Design and Access Statement

New Agricultural Access to Land at Lask Edge Road, Leek, Staffordshire, ST13 8QG

Prepared upon Instructions received from:
Mr & Mrs AE Rogers
Greenwells
Lask Edge Road
Lask Edge
Leek
Staffordshire
ST13 8QG

1. The Site

The land as shown edged red on the Site Plan is located directly opposite the applicant's property and to the West of Lask Edge Road and extends to 2.54 hectares. The land was purchased jointly by the applicants and their neighbours at auction in spring 2016 and then divided equally into two parcels.

2. Existing Access

Currently the only access to the land is from Crowborough Road by crossing the neighbours field (shown edged purple) over the area shaded yellow on the 'Existing Site Access' plan. This makes it extremely difficult for the applicants to get livestock to and from the site as it requires them to be taken up Lask Edge Road and along Crowborough Road before being herded across the neighbouring field. This means that livestock are on the highway for an extended length of time posing a risk to themselves and other road users.

3. Proposed Access

The proposal is for a simple agricultural field gate with a regular width of 3.6m (12ft). The new access will be located directly opposite from the applicant's property, see plan titled 'Location of Proposed Agricultural Access' and the attached photographs showing the proposed location and the visibility looking North and South from the proposed access. The proposed location will enable the applicant's livestock to be herded to and from the land quickly and safely with the least amount of time spent crossing the highway.

The new access will be constructed of wooden hanging and clapping posts and a 3.6m (12ft) Galvanised Steel Farm Gate. This will be in keeping with other Agricultural Access points along Lask Edge Road. The gate posts and gate are proposed to be set on the line of the boundary.

It is intended to enter into a Section 184 agreement under the Highways Act 1980 in order to provide a properly constructed vehicular crossing, suitable for farm vehicles working the pasture land which will be served from the new access.

4. Traffic Generation

Development traffic generation will be extremely low and aside from seasonal peaks when the land may be mown for silage or treated for growth or similar, the traffic generation will be non-material.

During seasonal peaks and low traffic flows on Lask Edge Road, the increase in farm traffic even at its highest flow will not have a material impact on the capacity of Lask Edge Road. It is estimated that in season peaks for mowing or similar that daily trips are likely not to exceed 10 in number and will be spread across the working day.

Application for a New Agricultural Access into Land at Lask Edge Road, Leek, ST13 8QG



Figure 1 Proposed Location of New Gateway



Figure 2 Visibility Looking North from Proposed Gateway onto Lask Edge Road



Figure 3 Visibility Looking South from Proposed Gateway onto Lask Edge Road