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DESIGN & ACCESS STATEMENT FOR OUTLINE PLANNING APPLICATION FOR AN AGRICULTURAL WORKER'S DWELLING

AT

GIBRALTAR FARM MOOR LANE CHEADLE STOKE ON TRENT ST10 1SH

Prepared on behalf of:
T W & D M Campbell
Gibraltar Farm
Moor Lane
Cheadle
Stoke on Trent
ST10 1SH

CONSTRUCTION OF AN AGRICULTURAL WORKERS DWELLING AT GIBRALTAR FARM, MOOR LANE, CHEADLE, STOKE ON TRENT, ST10 1SH

REPORT

1. **Introduction**

This statement has been prepared in accordance with the requirements of Section 327a of the Town and Country Planning Act 1990, based upon principals outlined in the CABE document – 'Design and Access Statements'. This document is provided in support of outline planning application relating to the erection of a new agricultural dwelling on land adjacent to Gibraltar Farm, Cheadle.

2. **Site Anaylsis**

The proposed site is located within close proximity of the existing dwelling house and the farm buildings. The whole farm extends to approximately 230 Acres (93.079 Ha) with all of this land being used for the agricultural business.

The proposed site for the dwelling is located South of the main farmhouse within an existing hedged paddock. The site would require very little ground works in order to accommodate the dwelling.

The proposed site would allow Mr S Campbell to be within very close proximity of the farm yard, this has been an important factor when considering the proposed site.

3. **3.1 Scale**

The proposal is for a modest family dwelling to accommodate Mr S Campbell and his family, with Mr S Campbell being employed full time on the Holding.

The application is for Outline Planning Permission with matters such as access, appearance, landscaping, layout and scale will be dealt with through a Reserved Matters application.

The expanding farm business is more than adequate to sustain three full time workers and the application proposed for a second dwelling is deemed reasonable considering the expanding size of the business.

3.2 Use

The proposed agricultural workers dwelling will be used to accommodate Mr S Campbell and his family and considering this, we would have no objection to an agricultural tie being put on the property. It is intended that the property will be used to accommodate an agricultural worker and therefore will be quite specific in its intended use.

3.3 Siting and Landscaping

The proposed dwelling will be located within close proximity to the farmyard with the proposed site being a small paddock which has the benefit of an established hedge around the perimeter.

4. Access

It is proposed that the dwelling will use the existing farm access with the track extending right up to the proposed site.

5. Development Proposal

The proposed agricultural workers dwelling will be used to provide accommodation for an agricultural worker on the Holding. As referred to in the Agricultural Appraisal, the business has been established over many years and over several generations and this shows clear intent for the family to continue doing so. The size of the Holding has increased over recent years taking into account market requirements.

The proposed dwelling will be occupied by Mr S Campbell and as an employee who will potentially enter into the partnership, being resident on the farm will be a considerable benefit.

SIGNED .....

DATED.....1/9/09.....