SITING, DESIGN AND ACCESS STATEMENT

RELATING TO THE ERECTION OF

AN AGRICULTURAL WORKERS DWELLING (OUTLINE SCHEME)

AT BLAKELEY FARM, BLAKELEY LANE, WHISTON, STOKE-ON-TRENT

ST10 2HB

ON BEHALF OF

DR & BA COTTON

Report produced by:-

C G Barks MRICS

Rural Planning Consultant

Craig.barks@bagshaws.com

December 2019 : V1 OUTLINE APPLICATION

CONTENTS

1.0	**INTRODUCTION**	**3**
2.0	**SITING OPTIONS**	**3**
3.0	**DESIGN**	**5**
4.0	**ACCESS**	**5**
5.0	**CONCLUSION**	**6**

1.0 INTRODUCTION

- This report has been produced to support an outline planning application to Staffordshire Moorlands District Council in relation to a scheme to erect an agricultural workers dwelling at Blakeley Farm. The proposed dwelling will serve as a second agricultural workers dwelling on this dairy holding.

- A full agricultural appraisal has been submitted with this application, named Planning Statement and Agricultural Appraisal.

2.0. SITING OPTIONS

- Prior to pursuing this scheme, various siting options have been explored around the farm. These options are annotated on the aerial below-

Aerial Image of Blakeley Farm – Showing Siting Options Considered



SITE A –

- Whilst closely located to the road, this site is prominent from the North and exposed. This site would be visible from the North.

- This site was discounted for that reason.

SITE B

- Whilst this site is close to the existing buildings and farmhouse, the topography of the land is difficult with the field ground level being considerably higher than the roadside and existing farmhouse.

- Therefore, any dwelling in this location would be unduly prominent from the road and wider locality.

SITE C

- This site has been identified as a suitable area to site a further agricultural building which is required to provide additional cubicle housing on this farm.

- Utilising this site for a residential property would restrict farm expansion and result in more prominent areas of the farm range being explored to expand the agricultural element of the business.

SITE D – North of Silage Clamps

- The topography of the land rises sharply in this location and whilst this site is not as prominent as Site A or Site B, it would be difficult to site a dwelling in this location without substantial engineering works and excavation to create a suitable access and level site for the dwelling.

- For those reasons, a dwelling in this location has been discounted.

PROPOSED SITE

- The proposed site is considered the most suitable location on this landholding for a second farm workers dwelling.

- This site would allow the occupier to be within sight and sound of the livestock.

- The topography of the land allows a dwelling in this location to sit below the peak of the hill. Furthermore, the massing of the buildings to the North, which are located on higher ground, will ensure that a dwelling in this location would not be prominent in the landscape.

- With this site being close to the main agricultural building group, the function of this dwelling would be clear.

3.0 DESIGN

- This scheme seeks outline planning permission for the erection of an agricultural workers dwelling.

- Design options will be explored prior to pursuing a Reserved Matters application with any dwelling being 'cut in' to the slopping embankment.

- The roadside dry stone wall will be retained as part of any future scheme.

- A full design including details of the boundary treatments and residential curtilage will be provided at Reserved Matters stage.

4.0 ACCESS

- The proposed access onto the public highway maximises the visibility in either direction. With a wide roadside verge, the existing drystone wall does not impede visibility in either direction.

- Any gateway installed (with detail provided at Reserved Matters stage) will be located at least 5 meters from the public highway, allowing vehicles to pull off the highway.

- Whilst this lane is a public highway, this road primarily provides access to residential properties located along this road and does not have a high vehicle usage. The road divides the farmstead and passing traffic tends to drive at a slower speed through this area due to the existence of farming activity and potential livestock crossing the road.

5.0 CONCLUSION

- This Statement explores the various siting options which have been considered prior to pursuing this scheme and identifies the constraints of other sites that have been appraised.
- The proposed site can accommodate a dwelling which serves the function of a second agricultural workers dwelling. A dwelling in this location can sit comfortably in the landscape whilst meeting the functional and essential need for the farm business.
- A detailed design will be submitted with a Reserved Matters application.
- The proposed access is considered suitable for this scheme.