

Design and Access Statement



Planning Branch Ltd

**Stephney Farm, Calderbridge,
CA20 1DQ**

Creation of track (part retrospective)

December 2023 revised

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INTRODUCTION

Planning Branch Ltd has been commissioned to produce this report in support of the proposed development at Stephney Farm, Calderbridge. The proposal is for the creation of a hardcore agricultural track as part of a grant funded scheme. The proposal is part retrospective.

SITE DETAILS

Map & Description of site



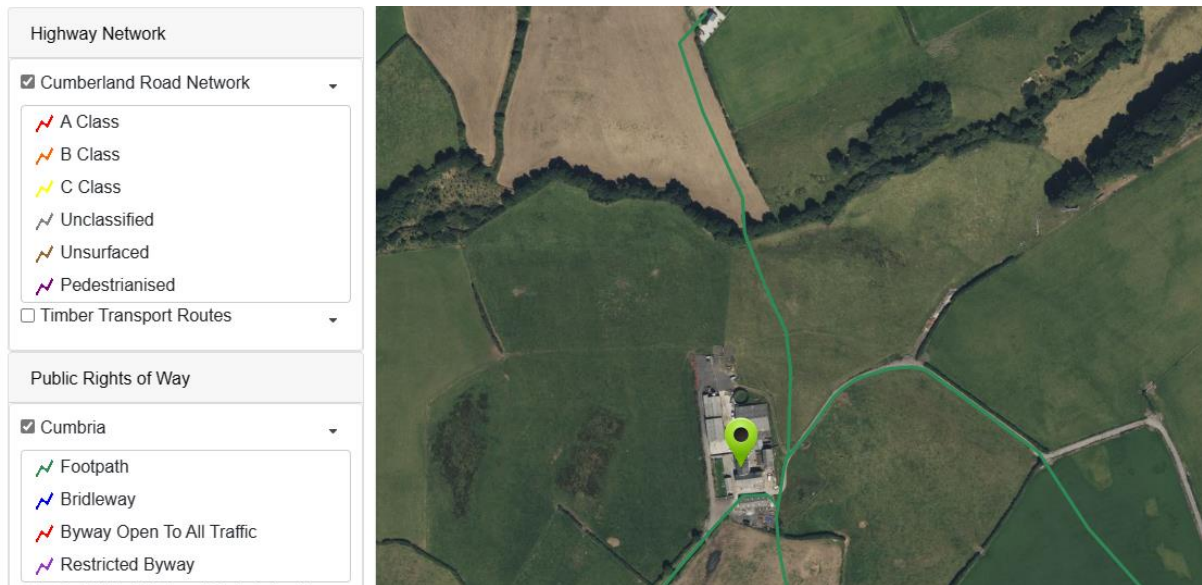
Stephney Farm is a livestock farm located outside of Calderbridge and Beckermat. There are a number of livestock tracks around the farmstead which allow livestock and farm vehicles to move around the farmstead avoiding poaching to the land which leads to pollution.

CONSTRAINTS

Flood Map & Drainage

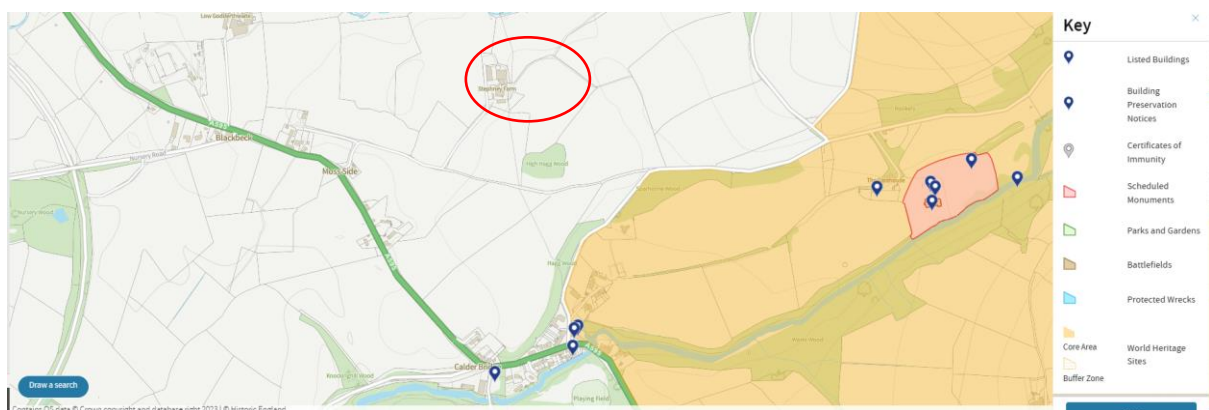
The site is located in flood zone 1. As the track is hardcore it will natural drain into the surrounding fields.

Rights of Ways



The site is adjacent to the public footpath as indicated above. The site of the improved route is not located on the public footpath.

Heritage Asset



The site is located outside of the World Heritage Site (LDNPA) and the nearest listed buildings are located in Calderbridge. Due to the distance from the heritage assets and the intervening fields the proposal would not impact on the heritage assets.

Woodlands

There are no woodlands that are close to this existing track that is to be resurfaced.

PROPOSAL

The proposal is for the hardcore surfacing of the existing partially hardcore track as part of a wider grant scheme to reduce poaching and pollution within the wider area. This part of the track has had hardcore laid to avoid poaching.

Amount

The track the subject is 185m long and 2.4m wide, resulting in 444m² of area.

Click or tap on the map to create a new point. Tap and drag an existing point to move it. Right-click (or tap and hold) on a point to remove it.

Distance: 606 ft (185 m)

[Reset](#) [Edit](#) [Close shape](#)



Layout

As set out above the track is located on the existing route used and part has been laid with stone.

Landscaping

No landscaping is proposed as the existing vegetation and field boundaries would providing screening from the wider public views.

Appearance

The track would be a 2.4m wide hardcore track.

PLANNING POLICIES

The most relevant guidance and policies to this development are:

National Planning Policy Framework (NPPF)

Copeland Local Plan 2013-2028

ST2 – Spatial Development Strategy

DM30 – Rural Buildings

The proposal for the resurfacing of the existing previously created track would match other tracks on the farmstead. It is part of a wider grant funded scheme to reduce poaching and thus reduce pollution on the farmstead and wider area. The proposal accords with the criteria within policy DM30. The track will meet the track the subject of the separate permitted development application.

CONCLUSION

In conclusion the proposal is for the creation of a hardcore access track along the route of the existing track that is used for livestock and farm vehicles to move around the fields. The track is part of a wider grant aid to improve pollution control and avoid poaching of the land.