

**The Town and Country Planning (General  
Permitted Development) (England) Order  
2015 –  
Supporting Statement**



**Planning Branch Ltd**

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

**Creation of track**

**December 2023 revised**

## Contents

Introduction .....	2
Site Details .....	2
Map & Description of site .....	2
Proposal .....	2
Amount .....	3
Layout.....	3
Landscaping .....	3
Appearance .....	3
Assessment.....	4
Class A – agricultural development on units of 5 hectares or more .....	4
Permitted Development .....	4
Conclusion .....	6

## INTRODUCTION

This document has been produced to support the creation of an access track through use of Class A of the *Town and Country Planning (General Permitted Development) (England) Order 2015* at Stephney Farm, Calderbridge.

## SITE DETAILS

### Map & Description of site



Stephney Farm is a livestock farm located outside of Calderbridge and Beckermeth. 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.

## PROPOSAL

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

## Amount

The track the subject is 305m long and 2.4m wide, resulting in 732m<sup>2</sup> of area.



## Layout

As set out above the track is located on the existing route used.

## 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.

## ASSESSMENT

### CLASS A – AGRICULTURAL DEVELOPMENT ON UNITS OF 5 HECTARES OR MORE

#### Permitted Development

A. *The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of—*

- a) works for the erection, extension or alteration of a building; or*
- b) any excavation or engineering operations,*

*Which are reasonably necessary for the purposes of agriculture within that unit.*

A.1 Development is not permitted by Class A if—

- a) The development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

**area is over 1ha**

- b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

**No Class Q or S applications on the farmstead.**

- c) it would consist of, or include, the erection, extension or alteration of a dwelling;

**No dwelling**

- d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

**Grant aided agricultural proposal**

- e) the ground area which would be covered by—

- i. any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or

ii. any building erected or extended or altered by virtue of Class A, would exceed 1000 square metres, calculated as described in paragraph D.1(2)(a) of this Part;

total area is 732m2 below the 1000m2 requirement.

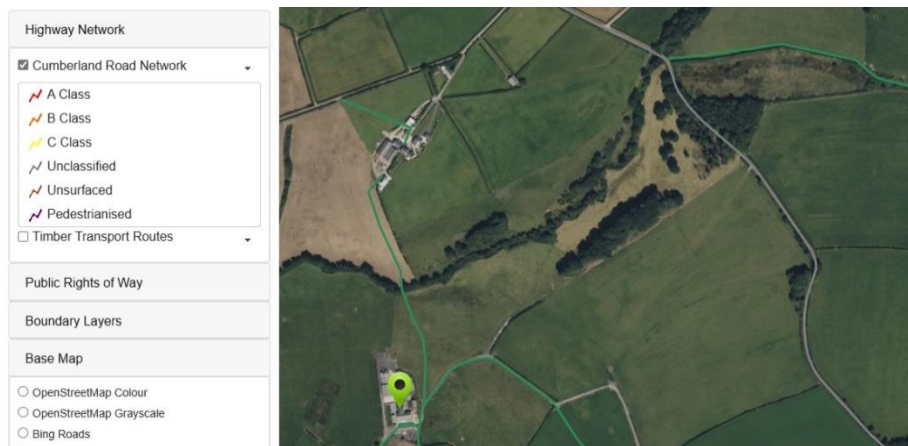
f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;

N/A

g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;

N/A

h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;



The road nearest to the site is an unclassified road.

i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;

no livestock or slurry building.

j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or

N/A

- k) any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—
- i. would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or
  - ii. is or would be within 400 metres of the curtilage of a protected building.

N/A

## **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. As set out above the proposal is a permitted development proposal.