



PETER WINTER

Town Planning Services Limited



PLANNING AND ACCESS STATEMENT

**Proposed relocation of existing vehicular access, Nursery
Garden adjacent to The Croft, Kirksanton, Millom,
Cumbria, LA18 4NN**

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Proposal

- 1.1 The application site is 0.5 ha area of ground situated to the west of Kirksanton, Millom. Surrounded to the north, west and south by an extensive tree belt, the site was until recently used as a market garden. As the photograph on the front cover of this statement, and the photograph below, show there were several structures' on the site associated with that use, and although they have been removed their outlines remain clearly visible on the ground.



- 1.2 There are two existing and used vehicular accesses to the site: one at the northern end of the site direct from the A5093, the other at the southern end direct from the single tracked and unclassified U4074 narrow lane that leads from the village towards High Layriggs.
- 1.3 Both accesses are unsuitable for use by the type of machinery that is required to maintain the land and the trees – the latter access being narrow with height differences on either side, whilst the former (see photograph below) opens directly onto the A5093 with little visibility.





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1.4 As the two photographs below show, there is an existing 11,000 volt overhead line, with a transformer, that runs along the north western boundary of the entire site from the existing access onto the A5093. This line serves all of the properties in Kirksanton to the west but is vulnerable because of the proximity of the trees. Electricity NW use this access to enter the site and maintain/repair/replace the line and transformer, and regularly cut back the trees. This involves them entering the site in large vehicles with elevated work platforms- a manoeuvre made difficult by the restricted nature of the existing access onto the A5093.





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- 1.5 The site is let to a local farmer who cuts the grass for making silage and who grazes stock upon it after each cut. Consequently he needs to be able to enter and leave the site with a tractor, mowing attachment, and trailers.
- 1.6 The proposal involves significant improvements to the northern access i.e. onto the A5093, as detailed in the drawings accompanying this application. This stretch of the A5093, and therefore the existing access point, is within a 30mph speed limit zone and therefore we have sought to achieve minimum visibility splays of 2.4 X 60m and have set the gates 6m back from the back of the highway. This can be achieved without significant visual intrusion; with the retention of the roadside hedge at 1.05m above the carriageway level; with additional planting where the existing access is removed; with new fencing to tie into with the existing fence behind the hedge; as well as achieving significantly improvements to highway safety over and above the current situation for vehicles entering and leaving the site, and for other users of the main road.
- 1.7 It is therefore requested that this application is approved.