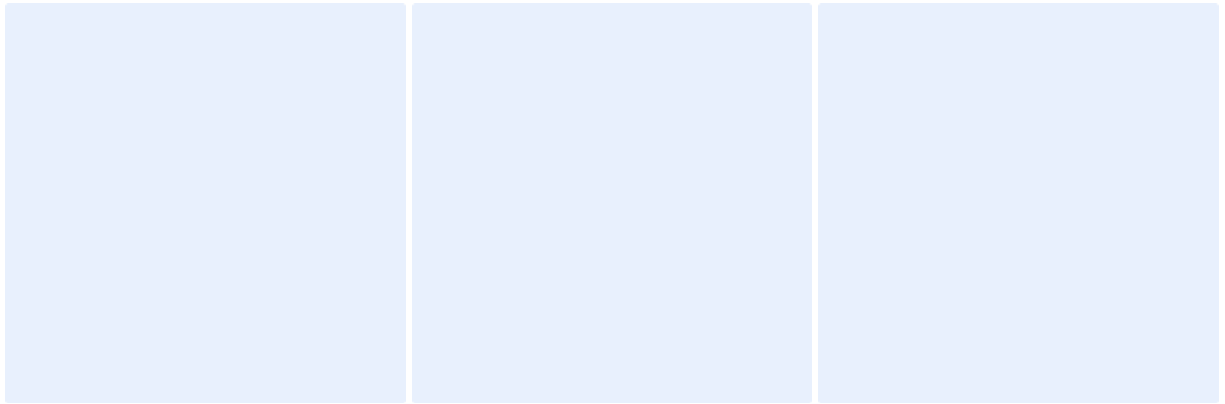




Planning & Design and Access Statement

Baxter Head Farm
Affetside
Bury

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Revision - /

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Contents

- 1.0 Introduction
- 2.0 General and Project Description
- 3.0 Summary and Conclusions

1.0 INTRODUCTION

1.1 Purpose and Format

This statement has been prepared in connection with proposed works to a residential property on Baxter Head Farm. The application is for a new access road off Watling Street to the grounds to the rear Baxter Head Farm house.

The purpose of the appraisal is to assess the new road which is to be completed on the land next to Baxter Head Farm.

1.2 Methods of Investigation

Inspections of the site were carried out in December 2022 in order to assess its physical nature. A laser survey was undertaken at this time to show accurately the road and the access on to Watling Street.

2.0 GENERAL DESCRIPTION

2.1 Site Location

Baxter Head Farm is situated in a Rural location approximately 5 miles north west of Bury town centre.

2.2 Site Image (Block Plan)

The site plan is given below in figure 1.

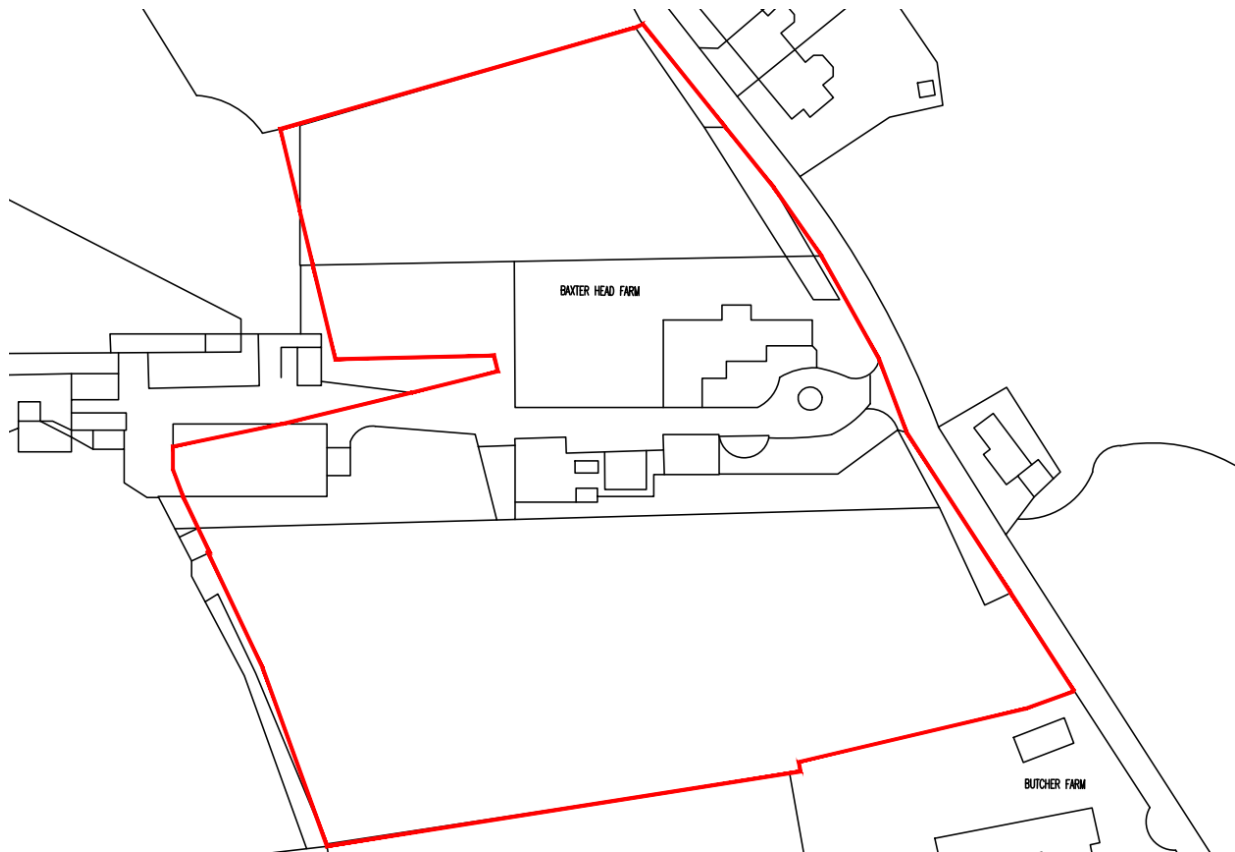


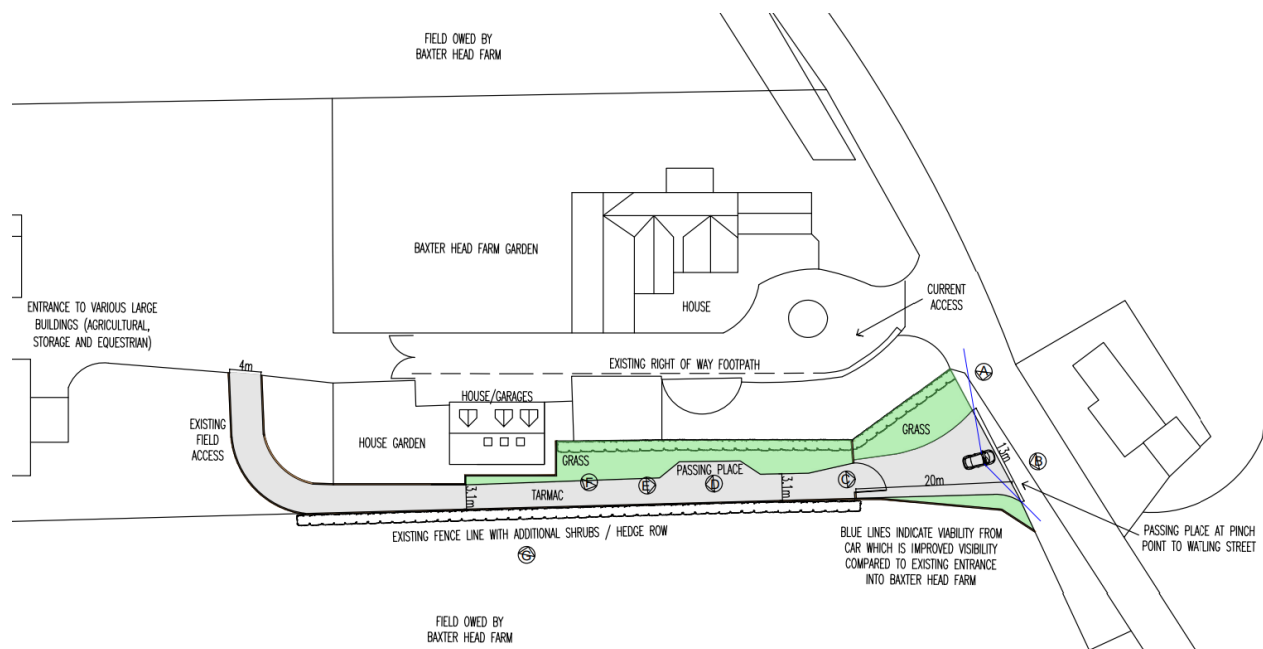
Figure 1. Site Plan (OS extract)

2.3 Project Description

An entrance has been created off Watling Street next to the access to Baxter Head Farm. The access was created in haste to allow building contractors and those accessing the farm buildings to remain separate for safety reasons. The reason for this new entrance is to provide separate safe access to the fields to the North and South of Baxter Head farm and also to the various buildings used for agricultural, storage and stabling to the West of Baxter Head Farm. The only current way that these fields and buildings are accessible is through the driveway of Baxter Head Farm. This driveway dissects Baxter Head Farms house, gardens, and car garage. The farmhouse is currently being refurbished into a family home.

The new entrance road will act as a separate access to this part of the property meaning cars, vans, plant and agricultural vehicles etc will be able to service this part of the property without coming through the middle of the family home driveway it will also reduce interaction of such vehicles with the public as a public footpath also runs directly down through the house's driveway.

The image below shows a plan of the surveyed road mouth to Watling Street along with the final materials which will be used to finish the access road.



Most fields in the village have direct access off Watling Street and not through domestic properties and the new access provides improved visibility from the existing access and will therefore reduce the chance of issues on Watling Street, the proposed access will have a visibility splay of 145°.

The gate for the new access is set well back from the road so long vehicles can access gain access without blocking Watling Street it is also wide enough to allow 2 vehicles to be able to pass side by side off the highway, again these are improvements on the existing access to Baxter Head Farm as the gate is set close to the highway and is not wide enough to allow two vehicles to pass one another

Watling Street is a narrow road with some locations only room for one car to use at a time. Due to the wide opening onto Watling Street the access road entrance is being used by cars as a passing point which is helping movement up and down the road in one of its tightest parts. It has been noted by the homeowner that due to the timing of the buses that travel through Affetside each hour they often pass by each other at this exact point and can cause traffic incidents the village which this widening has already improved being an additional pull over area

Once complete the road will be finished in Tarmac with grass verges on either side. Existing fencing and hedges are to remain. The gate installed will stop any vehicles from entering the farm who do not have clearance. The image above shows sight lines (Blue) from a car approaching the end of the road and as indicated when the car reaches the end the sight lines will be almost 180 degrees meaning a safe transfer on to Watling Street.

Photograph locations have been added to the above plan to show the current works undertaken. Please see below:

Photograph A



Photograph B



Photograph C



Photograph D



Photograph E



Photograph F



Photograph G



3.0 Summary & Conclusion

In the opinion of the author, the proposals represent a well conceived scheme, which acknowledges and responds to the significance of Watling Street allowing safe access and egress on to the property.

The road will be finished to a good standard and access to the Livery yards at the back will be kept separate from the residence which will help increase the safety of the people in the property along with people using the right of way public footpath.