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APPLICATION STATEMENT

IN RELATION TO

PROPOSED ACCESS

AT

TINSLEY COTTAGES

HURN ROAD

HOLBEACH HURN

Job No. SE-2394

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Abstract

This statement supports the full planning applications for the introduction of two site accesses for Tinsley Cottages, Hurn Road, Holbeach Hurn.

Existing Arrangement

The existing site access for Tinsley Cottages is accessed through an existing neighbouring farmyard which is fully operable.

Vehicular access through the working farmyard is not considered appropriate in planning terms. The shared use of this access gives rise to potential highway safety concerns, as domestic vehicles have the potential to conflict with the movement of large agricultural machinery.

This arrangement also risks undermining residential amenity, with occupiers exposed to noise, dust and disturbance associated with ongoing farming operations.

In addition, the intensification of movements through the yard could prejudice the efficient functioning of the farm itself. For these reasons, an alternative, dedicated means of access is considered more suitable and in line with local planning policy objectives on safe and appropriate access.

Proposed Arrangement

The creation of a dedicated access to serve the existing dwelling provides clear benefits in terms of compliance with both national and local planning policy.

By removing the need for residential traffic to pass through the working farmyard, the proposal directly reduces the risk of conflict between domestic vehicles and agricultural machinery, thereby aligning with the National Planning Policy Framework (NPPF) requirement to ensure safe and suitable access for all users.

The arrangement also enhances residential amenity by avoiding unnecessary exposure to noise, odour and disturbance associated with farming operations, in line with local plan objectives to safeguard the living conditions of occupants. At the same time, the proposal supports the efficient operation of the farm by preventing disruption from domestic traffic.

Overall, the separation of residential and agricultural access represents a more sustainable, safe and policy-compliant solution.