

PROPOSED REPLACEMENT FIELD ENTRANCE AT HIGH HEATH FARM - FIELD OFF THE B656, NORTH OF MANSELLS LANE, CODICOTE, SG4 8TJ

PLANNING STATEMENT

Background

The holding at High Heath Farm extends to 242 hectares (600 acres) all of which is down to arable cropping, growing a range of cereals. The farm was purchased by the applicant early in 2025, with permitted development sought and approved for an agricultural storage building in January 2026 – ref: 25/03240/AG.

The existing access to the 24.2 hectare (60 acre) field off the B656, north of Mansell's Lane, Codicote is not ideal being on a bend in the road and adjacent to a public footpath.

Proposal

In order to improve safe access to the field, it is proposed to close up the existing field access to vehicles and create a new field access to the north east which will provide good visibility in both directions.

The removal of the the access away from the public footpath will also reduce conflict between large agricultural vehicles and pedestrians, which will in turn improve the safety of those using the footpath.

This new access utilises a break in existing vegetation along the road, therefore there will be no requirement for any hedge removal. Suitable splays and bound surface will be installed.