Our Ref: AS/272/2026-06-10

10th June 2026

FAO Planning Department
Amber Valley Borough Council
Town Hall
Ripley
Derbyshire
DE5 3BT

Stock Planning Ltd
Cromford Creative
Cromford Mills
Mill Lane, Cromford
Matlock
DE4 3RQ

stockplanning.co.uk

Dear Sir/Madam,

RE: PRIOR APPROVAL - FORMATION OF AN ACCESS TRACK AT CONEYGRAVE FARM, SHOTTLE, BELPER, DE56 2DQ

I am writing on behalf of Mr Barney Oulton (the 'applicant') in relation to their landholding at Coneygrave Farm, Shottle and the formation of an access track to be used in association with their farm enterprise.

SITE

The application site relates to several parcels of land associated with Coneygrave Farm. The land is owned by the applicant and forms part of their existing established farming enterprise (Holding Number 09/114/0004).

Their holding extends to approximately 194 hectares (480 acres) and is used for a range of agricultural activities at Coneygreave Farm. These include the rearing of replacement heifers for the associated dairy enterprise at Springfield Farm, Ambergate. The main holding at Coneygreave Farm is also used for the storage of straw and fertiliser, purchased for use across the wider farming business, as well as the production and storage of silage for winter feed, which is subsequently transported to the dairy farm. In addition, the farm provides storage for tractors and agricultural machinery when not in use.

Slurry is transported from the dairy unit to Coneygreave Farm to fill existing slurry stores, from where it is later applied to land in the spring as fertiliser for crop production.

The site is not located in a Conservation Area, an Area of Outstanding Natural Beauty or within the Green Belt. The site is not covered by any statutory environmental designations. The trees on the site and those on the site boundaries are not protected by Tree Preservation Orders (TPOs). The Flood Risk Map for planning shows the site as lying within Flood Zone 1 (Low Probability of Flooding from rivers or sea).

PROPOSAL

Prior Approval is sought for the formation of an access track to be used in association with the applicants farming enterprise (Holding Number 09/114/0004).

The proposed agricultural track will provide a suitable modern means of access to Coneygrave Farm, following the existing access route from Springfield Farm, Ambergate. The route will reduce the overall length of the journey currently undertaken which, at present, passes where the new access is proposed, onto Chequer Lane and then onto Peat Lane which serves Coneygrave Farm. This will reduce the length of additional movement by approximately 0.5 miles.

There is an existing gated access from Palerow Lane that provides unrestricted access to the applicant's wider landholding. However, the proposed access track location offers a more direct route to the farm and, importantly, improves the efficiency of agricultural operations by creating rectangular field parcels on either side of the track, rather than leaving irregularly shaped areas that are more difficult to cultivate.

The proposed access track will be 4 metres wide, as shown on the accompanying plans. It will be constructed using a layer of crushed stone.

ASSESSMENT

The relevant legislation relating to the track is permitted under the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 6, Class A – agricultural development on units of 5 hectares or more, in particular Condition A. (b) which allows *"*any excavation or engineering operations*"*.

The legislation states that the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of - (b) any excavation or engineering operations which are reasonably necessary for the purposes of agriculture within that unit will be acceptable, provided that, amongst other restrictions relating to buildings, it is not within 25m of a classified road.

Palerow Lane is an adopted, non-classified road.

The holding, referenced as 09/114/0004 extends to approximately 480 acres, is used for a range of agricultural activities at Coneygreave Farm.

Although an existing gated access from Palerow Lane already provides unrestricted access to the applicant's wider landholding, the proposed formation of a track would establish a more direct and functional access route to the farm. In addition, the track would improve the practical use of the surrounding agricultural land by forming regular, rectangular field layouts, avoiding the irregularly shaped sections that are less efficient to cultivate. The new track is therefore reasonably necessary for the purposes of agriculture within that unit.

The track must be suitable for various modern agricultural vehicles, rather than relying solely on large machinery to gain access to existing agricultural buildings. Dependence on large machinery alone can limit the flexibility and efficiency of agricultural operations. With a track that accommodates a variety of vehicles, the applicant can have more options and greater control over the agricultural operations on site.

The proposed track is typical for agriculture and would not appear discordant within its rural setting. The resulting finish of the track would be identical to other existing tracks within the applicants landholding. Furthermore, the area is already in agricultural use and, as such, an additional section of agricultural access track would not appear out of place in the landscape.

When having regard to the above, it is considered that the proposed development is reasonably necessary, in accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 Part 6, Class A. As such, it is considered that the Council's prior approval is not required, in this case.

**CONCLUSION**

Prior Approval is sought for the formation of an access track to be used in association with the applicants farming enterprise (Holding Number 09/114/0004).

The proposed agricultural track is reasonably necessary for the purpose of agriculture as it will provide suitable access to the wider landholding. The proposed track is a typical construction for an agricultural track in a rural location, such as this, and would not appear discordant as a result of its construction.

When having regard to the above, we respectfully ask that the Council confirms that Prior Approval is not required.

We hope the above information is clear and helpful. We are keen to work proactively with the Council to resolve any potential issues. If we can assist you further with the issues at hand or require more information about the site, please do not hesitate to contact me.

Yours sincerely,



**Andrew Stock BA** (Hons) MPlan MRTPI
Director | Chartered Town Planner

For and on behalf of Stock Planning Ltd

**Tel:** 07737 272098
**Email:** andrew@stockplanning.co.uk