SUPPORTING STATEMENT IN RELATION TO A

PRIOR NOTIFICATION FOR A

PROPOSED FIELD TRACK

ON LAND

AT

LAND TO THE SOUTH SIDE OF DELPHOUSE ROAD

CHEADLE

ON BEHALF OF

MR H HARTLEY

Report produced by:-

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1.0 INTRODUCTION

- This Report has been produced to support a prior notification to Staffordshire Moorlands District Council in relation to the proposed field track to access land off Delphouse Road.

- The application has been made in accordance with the Town and Country Planning (General Permitted Development) Order 2015, Part 6, Class A (agricultural developments on units of 5 hectares or more).

2.0 AGRICULTURAL BACKGROUND

- The applicant has farmed for approximately 30 years trading as H Hartley. The farm business operates under Holding Number 37/018/0238.

- In total, the applicants farms approximately 96 acres in the area which can be broken down as follows-

    - ✓ 16 acres at Delphouse Road (the application site)
    - ✓ 30 acres of land and buildings at Totmonslow
    - ✓ 10 acres at Boundary
    - ✓ 30 acres at Huntley
    - ✓ 10 acres at Butterton

- All is the above land is grassland which is used for either grazing or fodder production. The applicants purchases young store cattle and grows these on further selling as finished or grown stores at around 24-30 months of age.

- In addition, the applicant produces fodder comprising round baled hay, haylage and silage.

3. REQUIREMENT FOR A FIELD TRACK

- The application land extends to approximately 16 acres (6.47 hectares).

- The land slopes away from the round and is steep in parts and particularly wet at the lower end.

- This makes access with agricultural machinery difficult as there is only a single access point at the top of the land onto the public highway.

- Throughout the year, access is required for muck spreading in Autumn and Winter, field work in Spring and harvesting in Summer. The proposed track allows the land to be better managed throughout the year. For example, when muck spreading, muck is spread from the highest part of the field down to the lowest part and then use the proposed track to come back up the field to the field gate thus avoiding getting stuck at the lowest point. Similarly, round bales can be loaded on trailers at the lower end of the field and then carted along the track to reach the road.

- There is an agricultural building already approved on the land which has not been erected yet, however the site is within the existing hardcore area.

4. PLANNING HISTORY AND ASSESSMENT UNDER THE GPDO 2015 PART 6

- Two applications have been submitted previously which are summarized as follows-

- Application DET/2014/0004, this application was refused as the development was indicated on the submitted plans to be within 25m of a metalled part of a classified road. This is accurate, as there is existing hardstanding within this area.

- Application DET/2014/0017, this application was considered invalid, however the reasons given are unclear on the Councils records for this file when these have been inspected at the SMDC offices.

- With reference to the Town and Country Planning (General Permitted Development) Order 2015, Part 6, the development is considered to fall under Class A as the agricultural unit is in excess of 5 hectares and falls under category b) any excavation or engineering operations.

- The proposal should be reasonably necessary for agricultural purposes. The justification outlined Section 3 of this Statement is clear on the requirement for a track to service this land.

- The included site plan identifies the areas of existing hardstanding. The proposed field track is outlined in red, between points B-C. As annotated on the plan, this works is in excess of 25m from the classified road.

- Dimensions and constructions details are provided on the site plan and application form.