

**PROPOSED FREE RANGE EGG LAYING UNIT AT NORTH PLANTATION,
TENFORD LANE, TEAN, STAFFORDSHIRE**

RESERVED MATTERS OF APPLICATION NO. 09/00465/OUT MJ

LANDSCAPING OF THE SITE

Introduction

Outline planning permission was granted on 28th July 2009 for the erection of a 9,000 bird free range egg laying unit at the above site. The outline application included details of access, layout, scale and appearance of the proposed development. The only matter reserved for future consideration is the landscaping of the site.

This reserved matters submission provides the details for the proposed landscaping of the application site.

Landscaping Details

The application site is located in an elevated position, but well screened from public vantage points by the topography of the land and existing tree planting. This application provides for additional landscaping works.

New Access

The proposed development involves the creation of a new access from Tenford Lane. The highway requirements for the new access are 6m width, with 6m western radii and 10m eastern radii, with the first 12m from the highway boundary constructed with a bound surface.

It is proposed that the new access is constructed with a tarmac finish. Tree planting is proposed at either side of the proposed access in order to provide screening. The proposed tree planting will be undertaken using 1u1 transplants, planted in rabbit guards with stakes and ties. The trees will be planted at 2.5m x 2.5m spacing (120 trees), with the following mix of species – 30% Oak, 30% Ash, 10% Scots Pine, 5% Field Maple, 5% Wild Cherry, 5% Willow, 8% Alder, 3% hawthorn, 2% Holly and 2% Hornbeam.

The trees will be planted in the first planting season following the completion of the proposed development. The trees will be weeded during May and August each year through spraying around the base of each tree with a suitable herbicide. In November each year the trees will be inspected and any failures will be replaced with a tree of the small size and species.

Existing Access

Within 3 months of the completion of the development, the existing access will be closed to traffic and the track reinstated to pasture land.

Access Track

The access track to the development is currently existing and surfaced with crushed stone. This will remain as existing.

Turning Area

The turning area between the existing building and the proposed free range egg unit will be surfaced with crushed stone, identical to the existing access track.

Area around the proposed building

A concrete apron is proposed adjacent to the proposed building at the north east and south west elevations. The area to the south west of the building will be surfaced with crushed stone.

Tree Planting to the North of the proposed building

Planting of standard individual parkland trees is proposed to the north of the proposed building to break up the bulk of the building. Parkland trees are a common feature within the field which the building is to be sited. The proposed parkland trees will be Oak and planted as standards at 1.8 – 2.4m in height. Each tree will be fenced for protection within a post and rail enclosure. The trees will be pit planted with stakes and ties.

External Building Surfaces

The proposed building will be of timber frame construction, with the external surface for the walls being dark stained 19mm tongue and groove timber weatherboard. The roof material will be a polyester coated profile sheeting in slate blue.

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