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Planning Statement

Discharge of Conditions

In relation to Full Planning Permission

For

New Field Access and Hard Track

At

Little Lymford Farm,

Tunstall Road, Cloudside, SK11 0PB

Prepared by

Stephen Locke Associates

For

Agri-Tradaco UK Ltd

March 2018

Stephen Locke Associates is the trading name of Stephen Locke Associates Ltd
Company Registered in England and Wales.

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March 2018

1.0 Introduction

1.1 This statement supports a planning application approval by Staffordshire Moorlands District Council under application ref. SMD/2016/0227. The decision was issued on 11.5.17 and provides full planning approval for the provision of a new field access and hard track at Little Lymford Farm.

1.2 The development site is located off Tunstall Road, Cloudside at postcode SK11 0PB.

1.3 The statement has been prepared by Stephen Locke Associates who have many years' experience in planning consultancy. The application follows instructions from the applicant Mr A Cornez of Agri-Tradaco UK Ltd to submit an application to discharge the pre-commencement conditions pending the start of work on site.

2.0 Planning Conditions

2.1 The full application was approved subject to a number of conditions. The conditions which require discharge prior to commencement of development are as follows:

- Condition 3 - Landscaping
- Condition 4 – Construction Specification – track construction
- Condition 5 – Construction specification – retaining wall
- Condition 7 – Importation of soil / fill material

2.2 The following sections of this statement provided details and information to cover each of the above conditions.

3.0 Condition 3 – Landscaping

3.1 It is proposed that a new native species hedgerow be planted along the southerly edge of the track from its junction with the public highway to the point where the new track crosses a field gulley and where the existing field boundary switches to start running in a westerly alignment. The route of the new native hedge is shown on the plan provided at ***Appendix 1***. The new hedge will be positioned approximately 6 m away from the existing field boundary.

3.2 The hedgerow will consist of a mixture of native species in the following proportions:

- Hawthorn 75%
- Hazel 10%
- Blackthorn 10%
- Holly 5%

The hedge plants will be planted in a double staggered row with 200 mm between the rows and 5-6 plants per running metre. The plants will be 40-60 cm high bare rooted transplants which will be carefully notch planted into the ground. Plants will be guarded with plastic spiral guards supported by canes.

3.3 The new hedge will also have occasional standard trees planted every 20 – 30 metres in random spacings. The trees will be native oak 1.2 – 1.5 m in height, secured with stakes and protected with plastic spiral guards.

3.4 The new hedge will be protected from livestock browsing by a new post and wire fence. The posts will have a height of at least 1.2 m and the wire will be a mixture of pig netting and barbed wire.

3.5 Once planted the new hedge plants and standard trees will be carefully managed to minimise losses and maximise growth. The new plants will be planted during the first season from November to February following completion of the development. The owner will aim to keep the strip of the new hedge weeded to minimise competition from grasses and other weeds.

3.6 Any plants which die or are lost or otherwise fail to establish in the first 5 years following completion of planting will be replaced in the next available planting season with plants of the same species, form and size as originally planted and will be maintained with the rest of the new hedge.

3.7 As part of the landscaping scheme, the existing hedge to the north of the new access track will be maintained and gapped up where necessary with new hedge plants.

4.0 Condition 4 – Construction specification for track

4.1 This condition relates to the construction of the new track. The width of the new track will be approximately 3m.

4.2 The objective is to construct a solid but free draining surface. The route of the track is shown on the plan provided at ***Appendix 2***. A tracked vehicle will be used to excavate the route of the track, carefully removing the top soil to be used for levelling the corner of the field. The ground level will be reduced by approx. 300mm and a geotextile membrane laid.

4.3 Approx. 150 mm of crushed MOT Type 1 hardcore will be laid over the length of the track and compacted. Another 100 mm of Type 1 hardcore will then be laid and compacted again. Finally, a top course of finer material such as sandstone fines from the local stone quarry will be laid to finish the surface which will be rolled with a cross-fall into the neighbouring ditch. An example picture is shown below:



4.4 The 3m wide track will widen towards the access onto the highway. The access point to the highway will be concreted to cope with heavy farm vehicles and delivery lorries. The concrete will fall to French drain and into the existing ditch system. The concrete will be laid for a minimum of distance of 8m back from the edge of carriageway in accordance with the approved plans.

4.5 The hedgerow either side of the access point will be cut back to ensure good visibility in the interests of highway safety.

5.0 Condition 5 – Construction specification for retaining wall

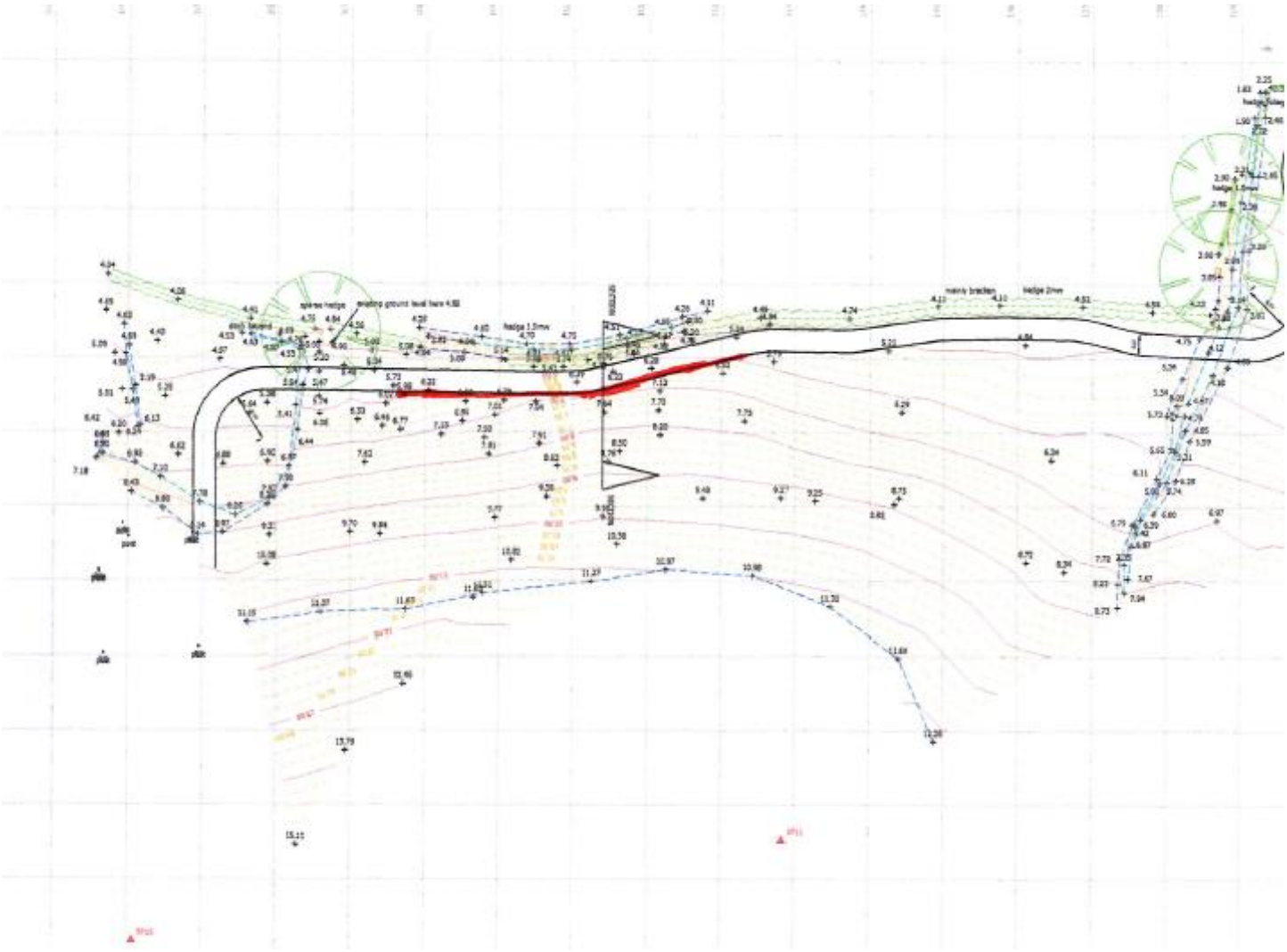
5.1 This condition relates to a short section of the track which will require a retaining wall along its length so that a level track can be constructed where the incline of the field increases. The length of wall required is approximately 50 metres and will be constructed from locally sourced stone in metal gabions (see below) which will naturally weather :



5.2 The wall will vary in height depending on the natural ground levels, but the maximum height will be 1.6 m dropping at either end to around 0.5 m. Some of the gabion wall will be set below the ground level of the track to give strength, stability and drainage. The gabions will be set on a slight curve to follow the bend of the track.

5.3 To ensure locally sourced materials, the stone is the same stone used to build the old farm buildings at the original “Lymford Farm” so it is the most local quarry in Macclesfield which would have been used, i.e. “Lee Hills Quarry, Crocker Farm, Crocker Lane, Sutton”.

5.4 A cross section of the wall is shown on drawing ref. 661-0217-T dated 23/2/17 no. 01/01. The plan shown below shows the approximate location (red lined) of the retaining wall structure.



5.5 Once the gabions are in place, a length of géotextile terram will be held vertically against them before natural local stone (+/- 50cm thick) is laid alongside; another length of terram will then be positioned to the rear of the gabions before the soil of the bank is pushed up against, thus providing a filter allowing any water to come through to drain away without allowing any soil and sediment to fill the gaps in the stones. This will also ensure the longevity of the gabions. On the top of the gabions, a layer of terram will be placed before soil is pushed over it to cover the top of the gabions and give a maximum natural effect as close to the front edge as permitting. The top soil can then be seeded down to create a natural effect.

6.0 Condition 7 – Importation of soil / infill material

6.1 This condition requests that a methodology for testing any top soil or fill material be agreed with the local council prior to any soils being imported onto the site.

6.2 The owner does **not** intend to import any additional topsoil as the soils present can be landscaped on the farm.

6.3 If any topsoil was required to be imported it would be chemically analysed to ensure that no contaminants are present. Soil samples destined for chemical analysis will be collected at regular intervals in appropriate sampling containers. All samples will subsequently be stored in cooled boxes prior to submission to appropriate scientific analysis laboratories for analysis in accordance with their UKAS accreditation where applicable.

6.4 Where materials are found to contain concentrations of potential contaminants at levels in excess of the site-specific screening criteria, the owner will undertake further assessment and recommendations on the appropriate use for the material in question.

6.5 In terms of imported material for the road base this will be either virgin quarried stone or inert crushed concrete. If crushed concrete is used the supplier will be asked to provide evidence that the material has been tested. One sample for every 250 m^3 of imported material will be tested and results sent to the local authority for approval.

6.6 The supplier will be Mr Rathbone of Croker Farm, Sutton who has supplied his waste licences to the applicant Mr Cornez. These are provided at ***Appendix 3***.

7.0 Conclusions

7.1 This planning statement provides details to assist in discharging pre-commencement conditions for approval ref. SMD/2016/0227.

7.2 It is considered that the proposals cover the information required and it is requested that the conditions listed above are discharged so that the applicant can progress the project as soon as possible.

Appendix 1

Location for new hedgerow and standard trees

Location for new field access at Little Lymford Farm, Tunstall Road, Bosley



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

1513/01 / Landscaping.

Client: Mr A Cornez

---- Location of new hedge + standard trees.

plans ahead by emapsite

Appendix 2

Route of new access track (shown edged red)

Location Plan Little Lymford Farm, Tunstall Road, Bosley

NEW FIELD ACCESS AND FARM TRACK.



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0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500, paper size: A4

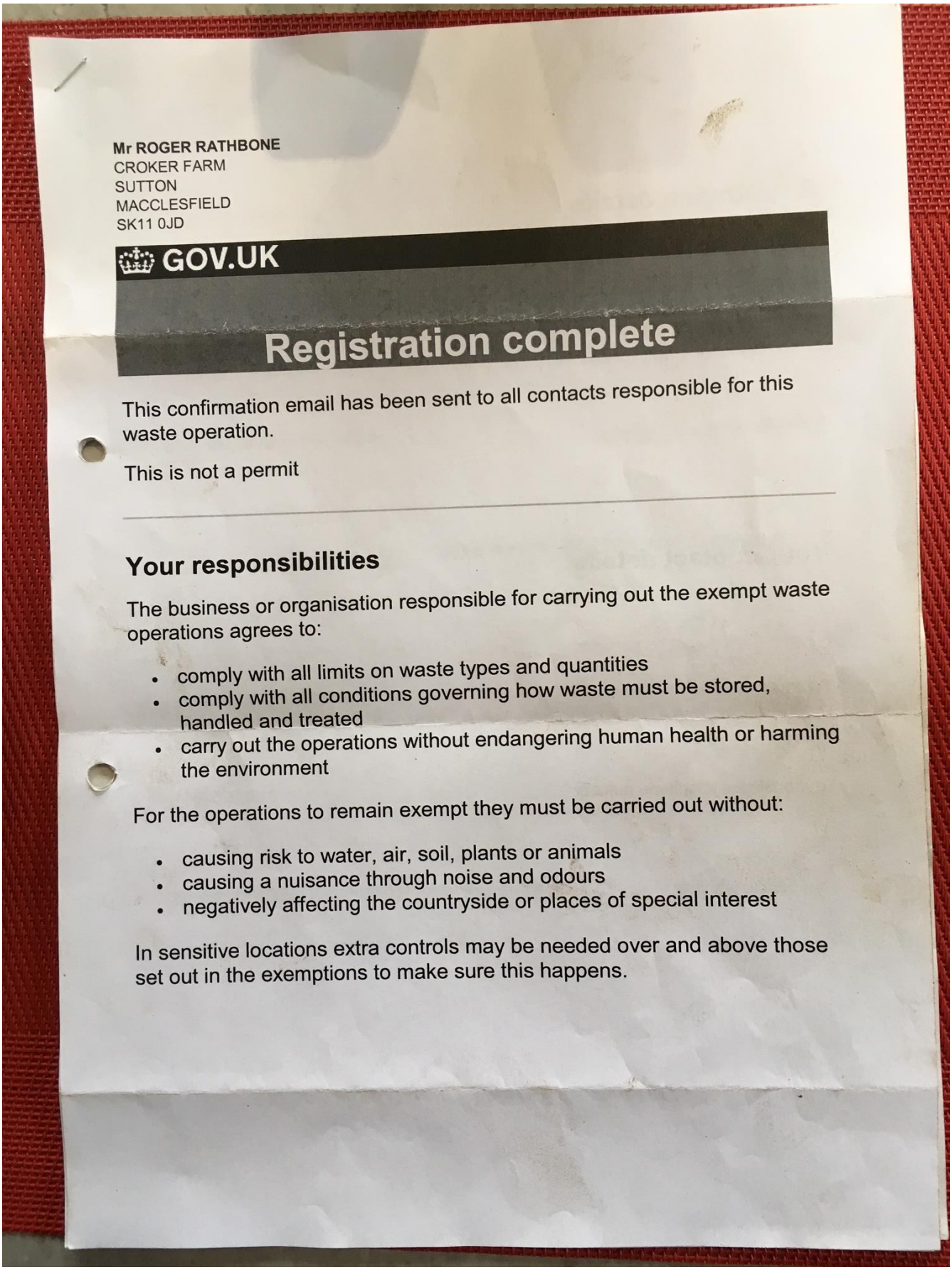
SSL 1513/01 LOCATION.

Client: Mr A Cornez

Little Lymford Farm
Tunstall Road
Bosley
Staffs
SK11 0PB

Appendix 3

Copies of relevant recycling licences for use of waste materials for track



Mr ROGER RATHBONE
CROKER FARM
SUTTON
MACCLESFIELD
SK11 0JD

GOV.UK

Registration complete

This confirmation email has been sent to all contacts responsible for this waste operation.

This is not a permit

Your responsibilities

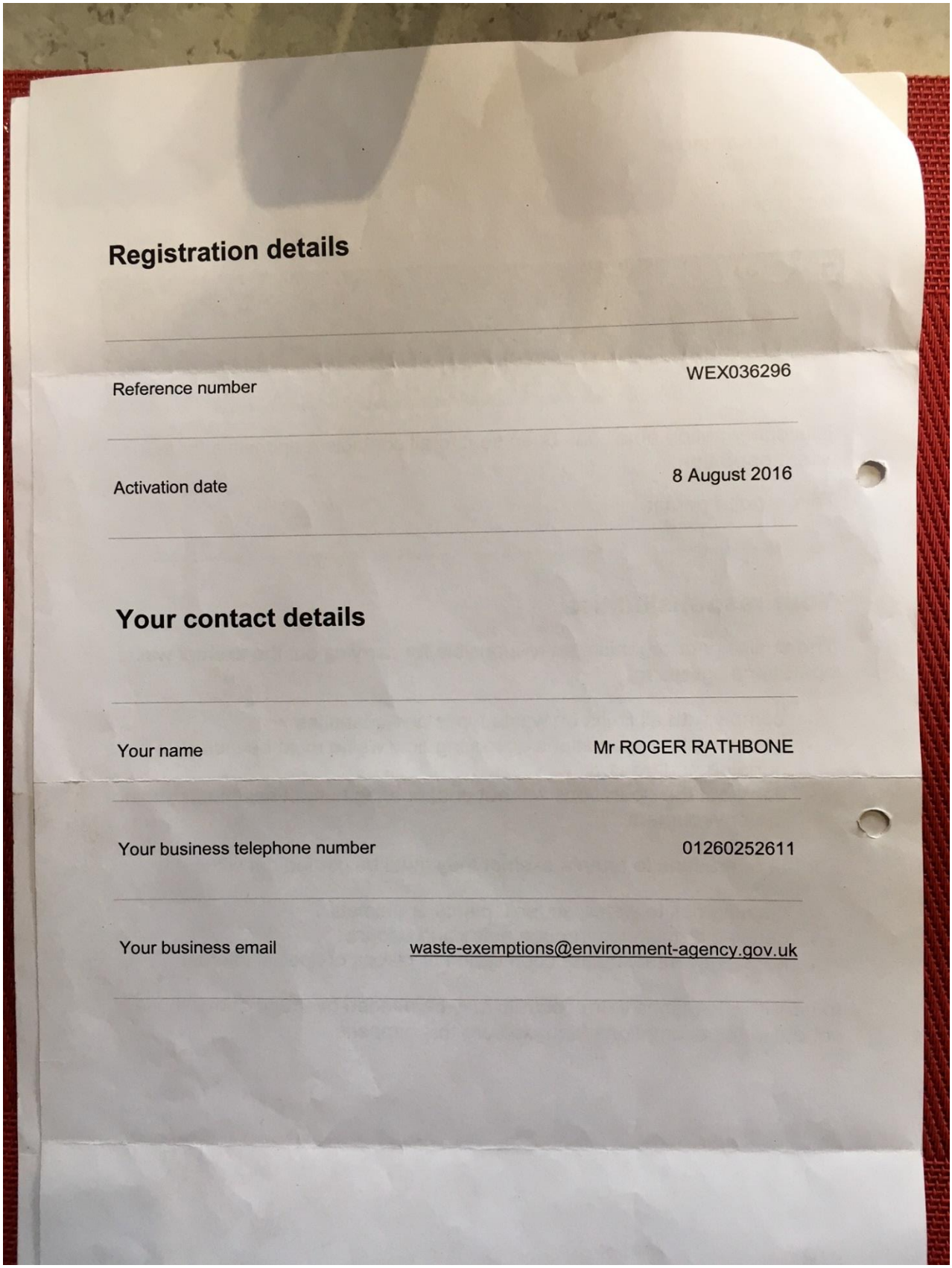
The business or organisation responsible for carrying out the exempt waste operations agrees to:

- comply with all limits on waste types and quantities
- comply with all conditions governing how waste must be stored, handled and treated
- carry out the operations without endangering human health or harming the environment

For the operations to remain exempt they must be carried out without:

- causing risk to water, air, soil, plants or animals
- causing a nuisance through noise and odours
- negatively affecting the countryside or places of special interest

In sensitive locations extra controls may be needed over and above those set out in the exemptions to make sure this happens.

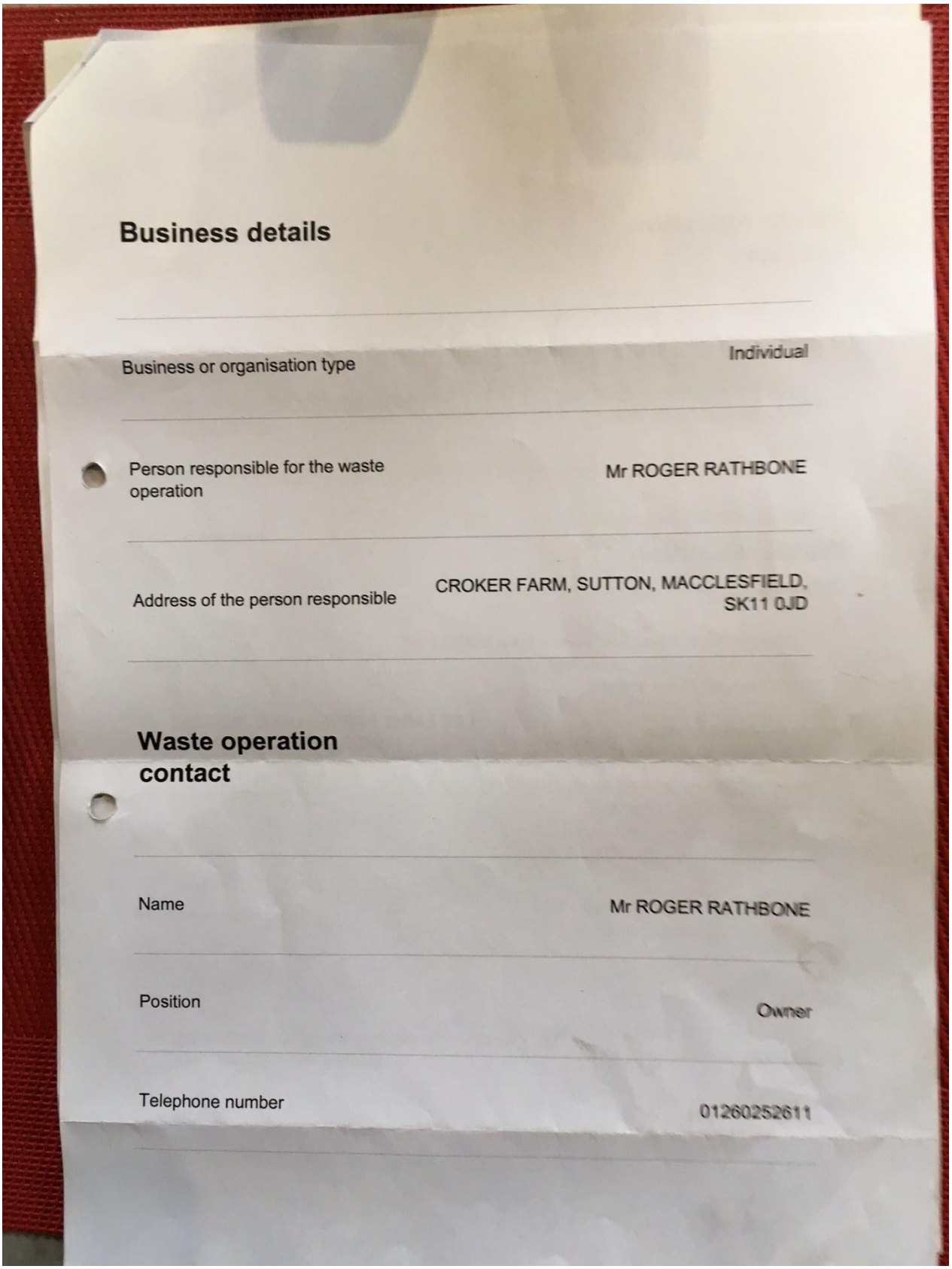


Registration details

Reference number	WEX036296
Activation date	8 August 2016

Your contact details

Your name	Mr ROGER RATHBONE
Your business telephone number	01260252611
Your business email	waste-exemptions@environment-agency.gov.uk

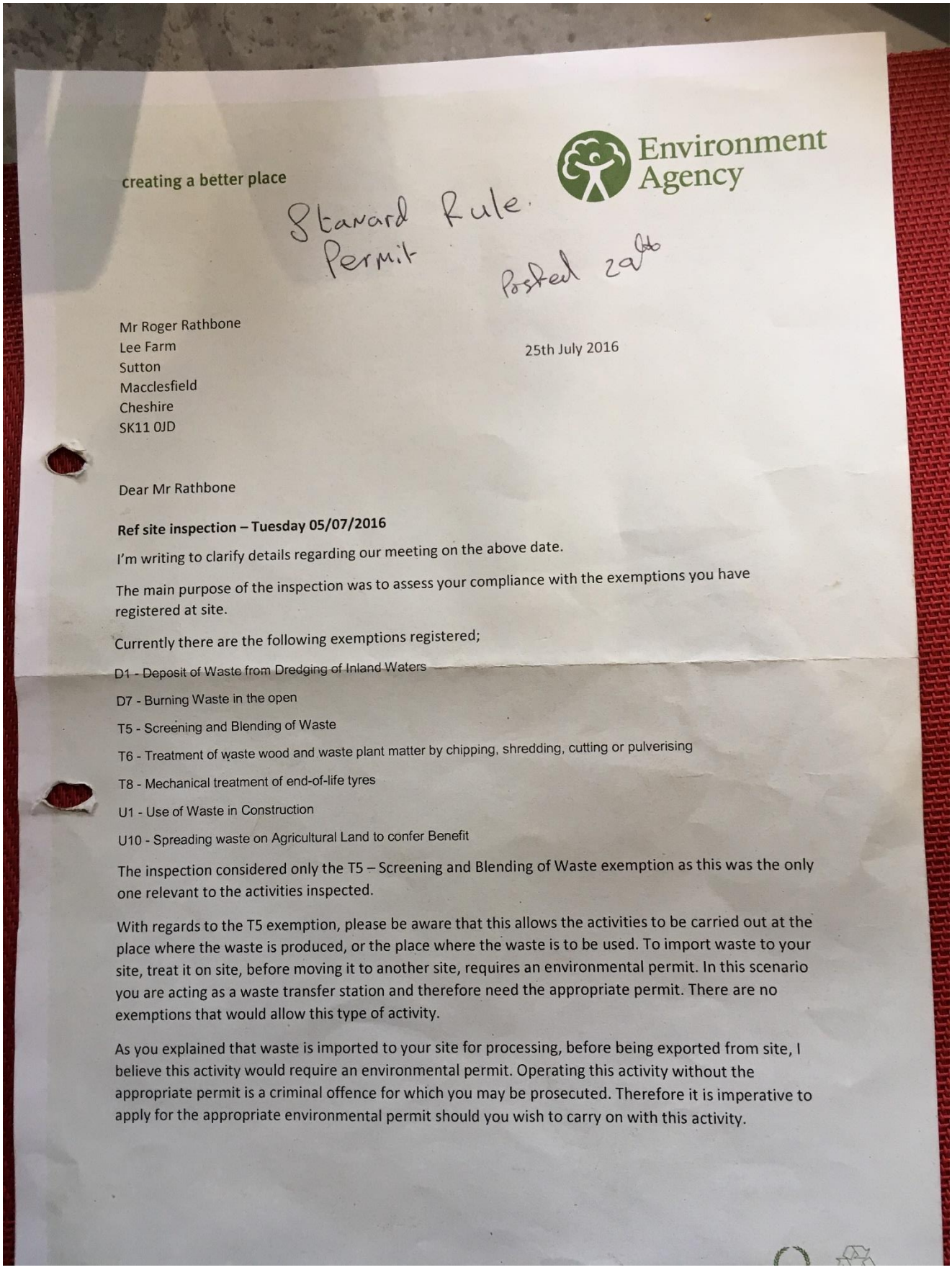


Business details

Business or organisation type	Individual
Person responsible for the waste operation	Mr ROGER RATHBONE
Address of the person responsible	CROKER FARM, SUTTON, MACCLESFIELD, SK11 0JD

Waste operation contact

Name	Mr ROGER RATHBONE
Position	Owner
Telephone number	01260252611



creating a better place

Environment Agency

Standard Rule Permit

Posted 29th

Mr Roger Rathbone
Lee Farm
Sutton
Macclesfield
Cheshire
SK11 0JD

25th July 2016

Dear Mr Rathbone

Ref site inspection – Tuesday 05/07/2016

I'm writing to clarify details regarding our meeting on the above date.

The main purpose of the inspection was to assess your compliance with the exemptions you have registered at site.

Currently there are the following exemptions registered;

D1 - Deposit of Waste from Dredging of Inland Waters

D7 - Burning Waste in the open

T5 - Screening and Blending of Waste

T6 - Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising

T8 - Mechanical treatment of end-of-life tyres

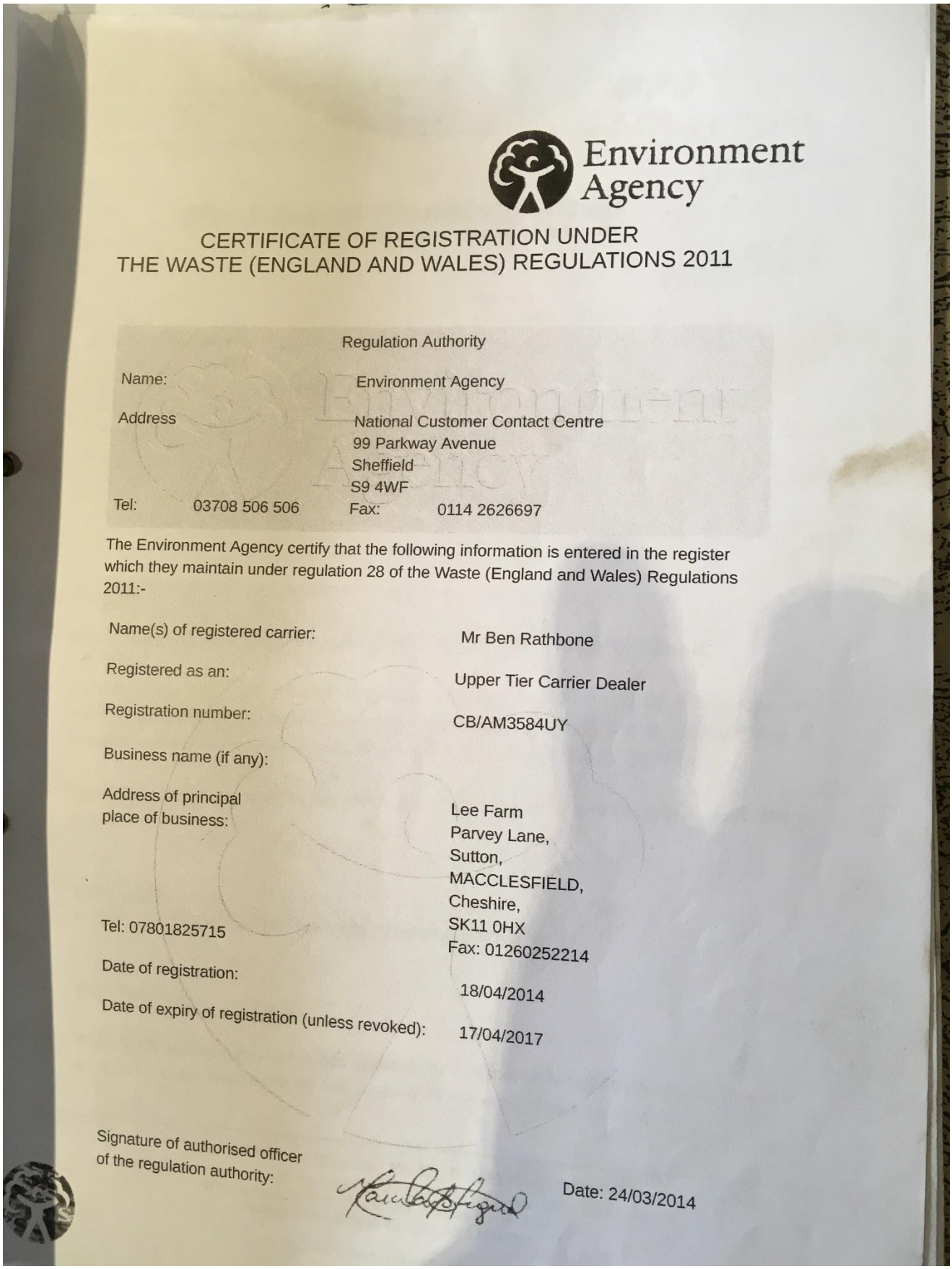
U1 - Use of Waste in Construction

U10 - Spreading waste on Agricultural Land to confer Benefit

The inspection considered only the T5 – Screening and Blending of Waste exemption as this was the only one relevant to the activities inspected.

With regards to the T5 exemption, please be aware that this allows the activities to be carried out at the place where the waste is produced, or the place where the waste is to be used. To import waste to your site, treat it on site, before moving it to another site, requires an environmental permit. In this scenario you are acting as a waste transfer station and therefore need the appropriate permit. There are no exemptions that would allow this type of activity.

As you explained that waste is imported to your site for processing, before being exported from site, I believe this activity would require an environmental permit. Operating this activity without the appropriate permit is a criminal offence for which you may be prosecuted. Therefore it is imperative to apply for the appropriate environmental permit should you wish to carry on with this activity.



Environment Agency

CERTIFICATE OF REGISTRATION UNDER
THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

Regulation Authority

Name: Environment Agency

Address: National Customer Contact Centre
99 Parkway Avenue
Sheffield
S9 4WF

Tel: 03708 506 506 Fax: 0114 2626697

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011:-

Name(s) of registered carrier: Mr Ben Rathbone

Registered as an: Upper Tier Carrier Dealer

Registration number: CB/AM3584UY

Business name (if any):

Address of principal place of business: Lee Farm
Parvey Lane,
Sutton,
MACCLESFIELD,
Cheshire,
SK11 0HX

Tel: 07801825715 Fax: 01260252214

Date of registration: 18/04/2014

Date of expiry of registration (unless revoked): 17/04/2017

Signature of authorised officer of the regulation authority:

Date: 24/03/2014