

Mr. B. Haywood
Staffordshire Moorlands District Council
Stockwell Street
Leek
Staffordshire
ST13 6HQ

2nd July 2026

Dear Ben

FORMATION OF FARM TRACK – LAND AT PARKFIELDS FARM, CHEADLE, ST10 4QS

On behalf of my client Mr. R. Whitehurst I would be grateful if you would find enclosed a prior approval application submitted pursuant to the provisions of Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

Schedule 2, Part 6, Class A of the Order makes provision for the carrying out of engineering operations on agricultural units that exceeds 5 hectares where the works are reasonably necessary for the purposes of agriculture.

The applicant's agricultural unit extends to approximately 99 hectares and is registered under Parish Holding Number 37/022/0092, and thus qualifies for such permitted development rights, subject to prior approval being granted.

The application proposes the formation of a farm track across his existing fields to connect an established vehicular access off Lockwood Road to the northeast of the holding, with the existing farmyard to the southwest. The access track will be surfaced with crushed stone and is required so as to prevent poaching of the land by agricultural vehicles that use the existing vehicular access onto Lockwood Road to gain access to other parts of the applicant's land holding further to the north (see enclosed location plan). The proposed development is consequently concluded to be reasonably necessary for the purposes of agriculture.

The proposal accords with the specific criteria of Schedule 2, Part 6, Class A.1 of the Order, having regard to the following considerations:

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- (a) No buildings are proposed, but the development is to be provided on a parcel of land that exceeds 1 hectare in area in any event (6+ hectares)
- (b) There are no buildings within the agricultural unit which have been subject to Class Q or Class S submissions under Part 3 of the Order within the last 10 years.
- (c) The proposal does not involve the erection, extension or alteration of a dwelling
- (d) The proposal does not involve the provision of a building, structure or works not designed for agricultural purposes.
- (e) The ground area covered by the works will not exceed 1000m² – please see discussion below.
- (f) This criterion is not applicable as no building is proposed
- (g) This criterion is not applicable as no building is proposed
- (h) No part of the access will lie within 25 metres of the metalled part of a classified road
- (i) The proposal does not include any works that are to be used for the keeping of livestock
- (j) The development does not involve excavations or engineering operations related to fish farming
- (k) The proposal does not incorporate any form of biomass boiler
- (l) This criterion is not applicable as no building is proposed

In terms of criterion (e) above, we wish to draw attention to the provisions of the Planning Practice Guidance (Paragraph 115, Reference ID: 13-115-20180222) which confirms that:

*“Farm tracks may be developed, rearranged or replaced on both larger and smaller agricultural units under existing agricultural permitted development rights where they are reasonably necessary for agricultural purposes. The permitted development rights, set out in Class A and Class B of Part 6 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, include the conditions for developing farm tracks under these rights. **There is no size or ground area limit on the extent of the farm track that can be developed.**” (our emphasis)*

As the proposal is for solely an agricultural track, it derives no conflict with criterion (e) of the Order.

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I enclose a copy of drawing 00987-SK-11 Rev.B which shows the layout of the proposed farm track, which will connect the existing vehicular access off Lockwood Road with the main complex of farm buildings further to the southwest. The access track is to be finished in concrete.

The Local Authority is requested to provide its determination as to the siting and means of construction of the private way, in accordance with the provisions of the prior approval process set out in Schedule 2, Part 6, Class A.2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended).

I trust this application will be of interest and look forward to hearing from you. Should you have any queries or concerns with the proposal, then please contact me to discuss.

Yours sincerely



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