Please see Annex AC10 for supporting information, and the "Introduction" for Health and Safety considerations and advice on the use of the guidance.

1. Ancillary matters
   As part of the overall return to agriculture, there are a number of aspects which may also need to be checked/verified, which do not fall within the requirements of the formal aftercare scheme. Thus:

2. Sites should be checked for the following
   a. are field access points in the correct place
   b. are gates correctly positioned and of the right size
   c. are the correct surface features in place
   d. are field sizes and boundaries of the correct size and type
   e. has the required hedge/tree planting taken place
   f. has a water supply system been installed

For more detailed information see: Cross references:
   - AP 3, 4
1. Ancillary Matters

The overall reclamation of the site to an agricultural after-use is likely to require the completion of other aspects of the planning permission which fall without the formal requirements of aftercare. *MPG7 The Reclamation of Mineral Workings* (DoE 1996) (para 58iii) states - ‘An aftercare condition can require only the treating of land - such as planting, cultivating, fertilising, watering, draining or other steps for treating the land (Schedule 5 para 2(5)). It cannot deal with such matters as the erection, construction or maintenance of fencing, gates, paths etc. (These issues may however, be dealt with under other conditions).’

At the planning application stage, particularly on larger sites where a mix of after-uses may be proposed, detailed drawings are often submitted showing the fully restored area with hedges, trees, ponds etc. This is quite often little more than an artist’s impression, and as a consequence, unlikely to have been drawn up with the needs of modern agriculture in mind. Thus, while the overall view presented at the application stage may well be desirable and acceptable, the final detail has to be based on what is practical and workable. The planning conditions should be clear about the stage at which the final restoration plan will be approved.

2. Sites should be checked for the following

   a. **are field access points in the correct place**
      It is important that access points are in the correct place, not only to enable the passage of modern agricultural equipment, but also for the efficient working of the restored and adjacent land. If the restored area is part of a larger block of land, the location of new access points may be dictated by existing access arrangements on surrounding land. If a site is to be restored to a variety of uses, this may also influence the installation of access points.

   b. **are gates correctly positioned and of the right size**
      Field gates are not always necessary, and where proposed, should have a specific use in mind, e.g. to prevent access from a public highway, livestock control, general vehicle thoroughfare etc. They need to be designed to accommodate the machinery/equipment and/or livestock on the holding and limitations on opening circle, in either direction, needs to be avoided.

   c. **are the correct surface features in place**
      On sites where a variety of after-uses and features are proposed, there can be a number of actions to be completed. Where formal agricultural aftercare is able to commence, it is important that these additional features such as trees, small wooded areas, ponds etc. are installed prior to the commencement of aftercare cropping where possible. Otherwise, contractors vehicles and machinery may need to cross cultivated areas at various times of the year, which may result in compaction and rutting problems.
d. are field sizes and boundaries of the correct size and type
   If the land is being returned back with a larger agricultural enclosure, there may be little choice about field size or shape. Where there is more flexibility, perhaps due to there being a variety of after-uses, a much greater variation in field size may be possible. Where field shapes, boundaries, hedges etc are imposed, or agreed without consultation with the farmer/landowner, it is often found that once the formal aftercare period has ended, many of the features which made the restored site ‘more’ attractive, are removed, simply because they do not fit within the farming system being operated. Full consultation at the planning stage will help to ensure new hedgerows, wooded field corners, ponds etc. remain in place once all the planning requirements have been met.

e. has the required hedge/tree planting taken place
   On a large site, this can demand a significant time input to check the details. Where there is a range of hedgerows, wooded field corners, fencing (post and wire, wooden etc.) gates and so on, the specifications need to be checked against the approved details.

f. has a water supply system been installed
   Any in-field system is likely to be for the supply of water to troughs for sheep and cattle drinking. From a practical point of view, if the water supply system can be designed and installed as a single operation, then disturbance of the restored profile is kept to a minimum and the route of any pipework can be planned more carefully. This will avoid any damage to, or conflict with, other ancillary operations, such as post hole digging, ditching, drainage etc., which may take place after the water supply has been installed. It is also helpful if the route of any pipework can be plotted onto a scale plan for future reference, e.g. location of leaks (which might be interpreted as a drainage problem) or for new connections to be made. The installation of, and the type of equipment installed, must meet all current standards for this level of supply.
   If water supply is required for irrigation purposes, the design and layout of underground services will also need to be considered at an early stage as above.