

Area West Committee – 19<sup>th</sup> September 2012

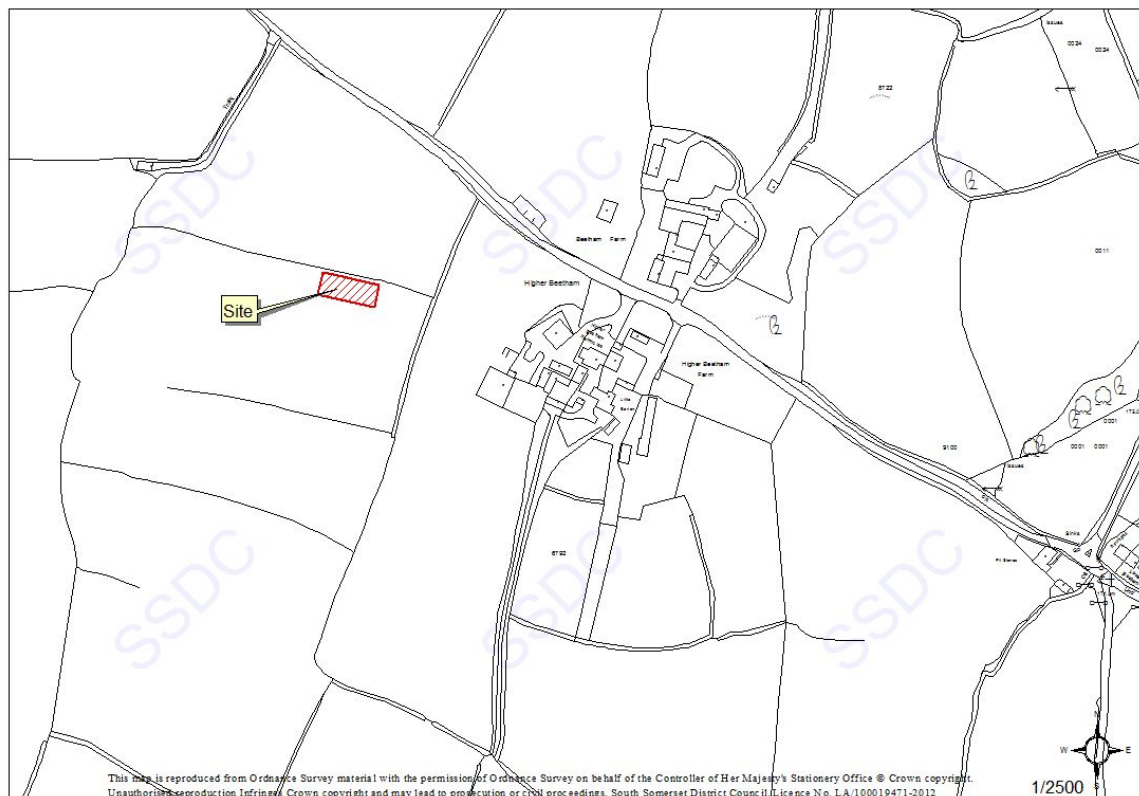
**Officer Report On Planning Application: 12/01733/FUL**

<b>Proposal:</b>	Erection of an agricultural building (GR 327702/112050)
<b>Site Address:</b>	Land At Beetham Higher Beetham Whitestaunton
<b>Parish:</b>	Whitestaunton
<b>BLACKDOWN Ward (SSDC Member)</b>	Mrs R Roderigo (Cllr)
<b>Recommending Case Officer:</b>	John Millar Tel: (01935) 462465 Email: john.millar@southsomerset.gov.uk
<b>Target date:</b>	12th July 2012
<b>Applicant:</b>	Mr K Parris
<b>Agent: (no agent if blank)</b>	Sheamus Machin St Ivel House Station Road, Hemyock Cullompton Devon EX15 3SJ
<b>Application Type:</b>	Minor Other less than 1,000 sq.m or 1ha

**REASON(S) FOR REFERRAL TO COMMITTEE**

The application is to be considered by Area West Committee at the request of the Ward Member, with the agreement of the Area Chair. It is felt that the application should be given further consideration by members, to consider the potential impact on local amenity.

**SITE DESCRIPTION AND PROPOSAL**



This application relates to a proposed new agricultural barn, for the winter accommodation of livestock on land adjacent to Higher Beetham Farm, near Whitestaunton. The site is located in open countryside and is within the Blackdown Hills AONB. It is located just to the west of Higher Beetham Farm, an agricultural holding itself, and several dwellings within the original farm complex. There is another residential dwelling and a holiday caravan park located further up the road, to the west.

The applicant's holding in this locality comprises approximately 114 acres of mainly grassland. The applicant also has other land and the main farm unit, Birch Oak Farm, which is located just outside of the District, to the west near Yarcombe. It is advised that the current facilities at the other unit are now filled to capacity and additional accommodation is now required for additional livestock, which is grazed on land around the application site, land that is also mowed for grass to provide winter feed for cattle.

The proposed agricultural building is to have an approximate footprint of 12m by 32m and a height of 4.5m. It is to be clad with concrete panels and Yorkshire boarding and will have profiled roof sheeting. The building is also proposed to be open fronted with gates at either end and the cattle are proposed to be 'loose housed' on bedded straw.

This application follows recently refused scheme 09/04232/FUL, which was for the provision of a similar building approximately 350m to the north west, further up the lane. This re-submission hopes to deal with previous concerns about impact on the residential amenity of local residents, while also having a satisfactory impact on local landscape character and the setting of the AONB.

## HISTORY

09/04232/FUL: The erection of an agricultural building (Revised Application) - Refused.

08/01978/FUL: The erection of an agricultural building - Application withdrawn.

01/00388/OUT: Erection of an agricultural building and a slurry store - Application withdrawn.

## POLICY

Section 38(6) of the Planning and Compulsory Purchase Act 2004 repeats the duty imposed under S54A of the Town and Country Planning Act 1990 and requires that decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

### Relevant Development Plan Documents

Somerset and Exmoor National Park Joint Structure Plan:

STR1 - Sustainable Development

Policy 5 - Landscape Character

South Somerset Local Plan 2006:

ST5 - General Principles of Development

ST6 - The Quality of Development

EC2 - Area of Outstanding Natural Beauty

EC3 - Landscape Character

EP7 - Potential Odour Generating Developments

EP9 - Control of Other Potentially Polluting Uses

### Policy-related Material Considerations

National Planning Policy Framework:  
 Core Planning Principles - Paragraph 17  
 Chapter 7 - Requiring Good Design  
 Chapter 11 - Conserving and Enhancing the Natural Environment

South Somerset Sustainable Community Strategy (2008-2026):  
 Goal 5 - High Performance Local Economy: A competitive, high performing economy that is diverse, adaptable and resource efficient.  
 Goal 8 - Quality Development: Sustainably sited and constructed high quality homes, buildings and public spaces where people can live and work in an environmentally friendly and healthy way.  
 Goal 11 - Environment: Protection and enhancement of our natural environment and biodiversity.

### **CONSULTATIONS**

Parish Council: No comments received.

SSDC Technical Services: No comment.

County Highway Authority: No observations.

County Rights of Way: There is a public right of way (PROW) recorded on the Definitive Map that runs nearby to the access of the site at the present time (footpath CH 7/48). I have enclosed a plan for your information.

We have no objections to the proposal, but the following should be noted:

The health and safety of public using the footpath must be taken into consideration during works to carry out the proposed development. Somerset County Council (SSC) has maintenance responsibilities for the surface of the footpath, but only to a standard suitable for pedestrians. SCC will not be responsible for putting right any damage to the surface of the footpath resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the following outcomes listed below, then authorisation for these works must be sought from SCC Rights Of Way Group.

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Changes to the surface of a PROW being needed.
- Changes to the existing drainage arrangements associated with the PROW.

If the work involved in carrying out this proposed development would

- Make a PROW less convenient for continued public use (or)
- Create a hazard to users of a PROW

Then a temporary closure order will be necessary and a suitable alternative route must be provided. A temporary closure can be obtained from Sarah Hooper on (01823) 483069.

County Archaeology: As far as we are aware there are limited or no archaeological implications to this proposal and we therefore have no objections on archaeological grounds.

Environment Agency: No objections have been raised but the following informatives are suggested:

1) Drainage

The site must be drained on a separate system with all clean roof and surface water being kept separate from foul drainage. There must be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

2) Manure

Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off. The subsequent disposal of collected wastes must be undertaken in accordance with the "Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers".

SSDC Environmental Protection: 13th June 2012: The proposed building is to be sited within 400 m of existing residential properties.

I refer you to guidance from the Environment Agency which indicates that 400 m is believed to be the physical separation distance which will provide sufficient distance for odours from such units to be adequately dispersed to such a degree that there should be no impact on the amenity of nearby residential properties.

I also understand that neighbouring properties are served by private water supplies which I understand are spring fed. Spring supplies are generally the most vulnerable to contamination. The Environment Agency should be consulted with regard to protection of ground water.

21st June 2012: As no slurry will be generated and the cattle will be bedded on hay, and the existence of the agricultural building between the application site and the nearby residential properties, I am not in a position to raise objections to this application.

SSDC Landscape Architect: I have reviewed the above application seeking the construction of an agricultural building at the above site. I also recollect previous discussions relating to this holding, where consent had been sought for a similar building in an alternative location.

The site lies within the Blackdown Hills AONB, where policy emphasis is upon the conservation of the natural beauty of the landscape. Such emphasis does not preclude the construction of new agricultural buildings, but the expectation is that any new build should be appropriately sited; suitably designed; and there should be clear justification. On this latter point, as I understand it, the case for the building is accepted in this instance.

With this application, a location has been selected that lays in close proximity to the settlement of Higher Beetham. Whilst the site does not provide a close correspondence with the current settlement footprint, it is sufficiently related to be viewed as part of the hamlet, rather than standing in isolation. It is also noted that from the majority of local vantage points, the site is seen to correspond with the adjacent built form, and it is not prominent to wider perception. From previous reviews of the farm holding, I am aware that there are few other options for a landscape-sympathetic site location. Hence on

balance, I do not consider there to be over-riding landscape grounds on which to base a refusal to this application. However, on the detail of the building materials, and landscape impact, I would advise the following conditions;

- 1) Roofing materials should be agreed before site commencement, as most views of the building will primarily see the roof, which is below the skyline. Hence the roof should avoid a bright finish, and be of muted tones. I would advise a product/finish similar to the 'farmscape' range, in 'anthracite' as suitable;
- 2) Landscape treatment is necessary, given the context. I recollect during the pre-application discussions that it was agreed the application field's north boundary hedge could be allowed to draw-up year on year, to a minimum of 3.0 metre height. A landscape proposal detailing this form of management should be sought.

## REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. 10 letters of objection have been received from local residents, making the following main points:

- The nearest properties to the site (5 residential units and farm business) do not have mains water due to prohibitive costs of installation and all the water is provided from local springs. The proposed development has the potential to cause pollution of groundwater from livestock slurry, dirty water run-off and accidental spillage of agricultural chemicals/fuels, which could contaminate these local water supplies, the long-term effects of which are likely to be irreversible. How will effluent and silage be contained so as not to contaminate these private water supplies? The site slopes towards the catchment area for the springs supplying the water supplies.
- Approval could set a precedent for further development of this site and additional impacts/hazards associated with that, as well as the possibility of a dwelling.
- The application is similar to that applied for under application no. 01/00388/OUT, which was not granted.
- It is appreciated that there may be a need for a building on the applicant's 114 acres of land but it is not acceptable being so close to the neighbouring farmstead. There are other sites that could serve the purpose without interfering with existing residents.
- In creating a new unit, the opportunity should be taken to not only design a building that integrates into the local landscape but also so it is sited to serve the best needs for the land having regard to livestock and vehicular movements. Being site at one end of the block of land ignores these factors. Furthermore, the proximity to another agricultural unit increases risk of disease being transferred.
- Concerned about the impact on Bettemoor Copse, a County Wildlife Site, the source of the local private water supply.
- Previous applications have provided for slurry storage and disposal but there is no reference to this in this application. The shed seems to cater for 80-100 head of cattle so there will be a need for waste management provision. This level of cattle is also likely to lead to above-acceptable odour levels well within 400m of residential properties (given as guidance by the EA as the acceptable level for there to be no interference).
- The location and access means that tractor traffic will be increased along this narrow lane, which is also of concern the previous application referred to the need for 500 tonnes of big bale silage to be stored on site, as well as straw and concentrates. This would still presumably be required, as well as other stock maintenance requirements, further large machinery movements and existing use by caravans, residents and walkers.
- The proposal involves the erection of a large building in the AONB.

- If permission is granted, hardstanding must be provided so that tractor movements do not involve going down to Lower Beetham and damaging the traffic island and verges.
- The applicant owns an existing Dutch-style barn along Giants Grave Road (to the west of the application site). While this is not currently in a position to meet the requirements of the proposed application, it does have access and it is understood that where a farm building once existed, it can be replaced by another with minimum disruption to other local residents. A new barn on this site would require little or no landscaping and would be viewed a little higher only, being a more acceptable option in the AONB.
- In granting planning permission for the adjoining properties, it was understood that there was a S106 agreement that no other buildings could be placed on all the land at Higher Beetham and some buildings nearer the dwellings also had to be demolished prior to approval being granted. The erection of a new building on adjoining land would make a mockery of these restrictions placed on the previous owner, who sold the application site land to Mr Parris.

## CONSIDERATIONS

### Principle of Development

The proposed development relates to the provision of a new agricultural building for the winter accommodation for cattle that graze in the fields in the local vicinity, over the summer months. The applicant currently runs their business from the main unit at Birch Oak Farm, approximately 2.5 miles to the southwest. It is advised that not only have the facilities at this site reached full capacity, it is the applicant's desire to make use of the land around Higher Beetham to accommodate the surplus stock that cannot be housed or based at Birch Oak Farm. The proposal will also reduce the number of vehicle movements associated with moving stock from the application site and the land around the main farm. The application is supported by an agricultural appraisal that further discusses the justification for the proposed development and as was the case in the previous application, it is considered that there is adequate justification for the provision of a new building to service the block of land in the area.

Having therefore accepted the justification for the proposed development, particular consideration needs to be given to the impact of the proposed development on the amenities of the locality, local landscape character and highway safety.

### Landscape Character

While new development in the open countryside is generally resisted, it is noted that where there is an accepted proven need for a building to support the existing agricultural enterprise, these may be acceptable in principle. One of the main considerations at this site, is the fact that it is within an AONB and as such Local Plan policy EC2 advises that "development proposals which would cause harm to the natural beauty of AONBs will not be permitted". The applicant has undertaken extensive pre-application negotiations with the Council Officers, prior to and following the previous refusal.

In this case, the Council's Landscape Architect has raised no objection in principle, subject to there being adequate justification for a building in the first place. When giving consideration to siting, it is noted that any new building would have to have access to and from a highway, the access will need to have good visibility and the site needs to be relatively level to keep construction costs at a reasonable level and to make movements of stock and vehicles easier. The access requirements limit the proposed site to fields with a road frontage, which effectively means those fronting Higher Beetham or the A303, limiting available options.

In carrying out pre-application discussions, the application site was found to be one of only a few favourable options in terms of local landscape character. In this location it is relatively fairly well related to the built form to the east, even though it does not have a particularly close correspondence to it. However, in terms of wider views, the proposed development would be seen in the context of other development. In terms of location, only one building is proposed and it is sited within the field to be against an existing field boundary on a lower lying position, where views will be reduced. Subject to consideration of roofing material details and an adequate landscaping scheme to increase the height of adjacent hedgerows, it is considered that the proposal will have an acceptable impact on local landscape character and will not harm the natural beauty of the AONB.

It is noted that application 01/00388/FUL, which was for a similar proposal on this site, was withdrawn, pending a recommendation of refusal due to its scale, size and position and associated impact on the AONB. In this case, though, the proposed development is of a smaller scale, the former comprising a much larger covered cattle yard and silage clamp, large concrete apron and slurry store. This was also further to the south, spreading over to separate fields. The proposed building is considered to have a much reduced impact and have a better relationship with existing field boundaries.

### Local Amenity

Other than considering the principle of the development and impact on landscape character, the main concerns raised in relation to this application are regarding the impact on the residential amenity of local residents, the nearest of which are occupiers of Higher Beetham Farm and a number of converted buildings within part of the original farm site. These range from just over 120m to 160m away from the proposed building. These mainly relate to the impact of the proposal as a result of the potential odours from the occupation of livestock, as well as major concerns that pollution from the site could contaminate local groundwater, which feeds springs that provide the private water supply for a number of the local properties and the adjoining farm.

The main reason for refusing the previous scheme was the impact of odours on the dwelling and caravan park, to the north west of this revised site. In this case, it is not considered that such a harmful impact would be expected from the proposed development. It is now a significant distance from the original properties that were considered to be affected, although it is closer to other dwellings to the east. Despite this relationship to other properties, it is noted that their distance is greater than the other properties. Furthermore, there is also a working farm with currently used agricultural buildings, situated immediately adjacent to the neighbouring residential units. This existing agricultural holding is located directly between the application site and the neighbouring properties. For this reason, the Council's Environmental protection Officer does not consider it appropriate to recommend refusal and as such has no objection to the proposal.

It is also specified that there are expected to be about 60 head of cattle housed in the building and they will be accommodated on loose straw bedding (referred to as 'loose housed', which will mean that separate slurry and associated dirty water is not created at a level requiring separate storage facilities. This building is cleaned, usually once or twice a year, and the resultant farm yard manure is spread on the land in accordance with normal agricultural practice. This practice is currently exercised on the land in the vicinity, although the farm yard manure is brought onto the land from other buildings on the applicant's holding. In the Environmental Protection Officer's initial comments, reference was made to Environment Agency advice which indicates that 400m is believed to be the physical separation that will provide sufficient distance for odours to be adequately dispersed so they should not impact on amenity of nearby residential

properties. This however is advice in relation to intensive pig and poultry installations, as contained within the EA's working draft document '*Guidelines for developments requiring planning permission and environmental permits*', published May 2012. This scheme is not an intensive operation and there is no reason to expect an agricultural building of this scale to be at such a distance from other non-agricultural properties. Planning permission is required for new or extended livestock buildings, where they will be located within 400m of a non-agricultural dwelling, as indicated by Part 5 Class A of the GPDO 1995. Applications will then be considered on their own merits to consider the impact on residential amenity.

Consideration has been given to the need for conditions to control the use of the building and the numbers of livestock that can use it. It is noted that while about 60 head of cattle are proposed, the previous application suggested between 95-100 cattle. The building is slightly smaller than previously proposed but in this case, based on guidance within "*The Agricultural Budgeting and Costing Book*", the building capacity is between about 75 and 95 head of cattle. This assumes a requirement to provide between 4-5 square metres floor area per animal, depending on type. Assuming that no more than approximately 95 head of cattle could be accommodated within the building, and considering that this is at a level likely to avoid unacceptable harm to residential amenity, taking into account site circumstances, it is not deemed necessary to restrict the numbers of cattle by condition. The applicant has however made clear that the proposed development is solely for winter accommodation, which is to be occupied between early November and mid April. In order to reduce the likelihood of odours affecting neighbouring properties, it is considered reasonable to impose a condition requiring that livestock are only accommodated between this period of time and that it shall only be used for cattle and not other intensive agriculture, such as poultry or pigs. Any future application for consent to relax such a condition could then be assessed on its own merits.

The other main concern related to the potential contamination of local groundwater and subsequent contamination of the private water supply to local residential properties. This is a matter of great importance but it is noted that the manner in which the livestock are proposed to be housed should mean that there should be no slurry produced and being covered, there is limited opportunity for dirty water run-off. All clean water from the roof is proposed to be harvested and could then be used in water troughs or go to a soakaway. Ultimately though, the control of waste and the appropriate provision of drainage, in regard to agricultural developments, are controlled by separate legislation, which is enforced by the Environment Agency and needs to be provided in accordance with guidance such as '*Protecting our water, Soil and Air: A Code of Good Practice for Farmers, Growers and Land Managers*.' In this document, it is advised that storage of liquid waste, field silage, fertilisers and application of livestock manures and dirty water should be at least 10m away from any field drains, ditches and surface waters; and at least 50m away from springs, wells and boreholes where water is used for human consumption or in dairy farms. This indicates that 50m is a satisfactory distance for the safe dispersal of such contaminants into the ground to avoid detrimental impact on surface water and water supply sources. The source of the springs providing local water supply is over 400m to the south east of the site, although attention has been brought to presence of the catchment area for the springs, which spreads across the fields immediately to the south of the application site. This catchment area is just over 150m to the south, however it is noted that the application site slopes down towards this. Nevertheless, the proposal is limited to a building, which if managed properly and in accordance with separate legislation, should not lead to dirty water contamination of surrounding land and includes no further development or storage for other contaminants. The Local Planning Authority have no control over how the site will be managed but are entitled to assume that it will be well managed and maintained in accordance with relevant legislation. For this reason, it is not considered reasonable to refuse planning



permission on these grounds. It is still however considered appropriate to impose a condition for the provision of details of foul and surface water drainage details to be provided and agreed, prior to commencement.

Further to the impact of agricultural buildings on residential amenity, it is noted that there is a Section 52 Agreement attached to the approval of the barn conversion on the neighbouring 'Higher Beetham Farm', which is also referred to by an objector. The objector states that when the barns were converted, there was a requirement to demolish some existing agricultural buildings and that no more buildings would be permitted on any of the Higher Beetham Farm land, part of which extends to the applicant's holding in the vicinity. It should be noted that this legal agreement does not prohibit the erection of new buildings but imposes the requirement to apply for planning permission to erect any new buildings. This does not mean that the owner of the land is not entitled to apply for new buildings and the impact of any proposed buildings can be properly considered.

### Highway Safety

Objections have also been received, raising concern about increased vehicle movements and larger vehicles accessing the site and using what is a relatively narrow lane, which already caters for several residential properties, existing agricultural operations, walkers and users of the neighbouring caravan site.

The proposed building is to be located in a field that already benefits from an existing access and is already used in relation to the agriculture taking place on the land. The County Highway Authority did originally have concerns about the level of visibility out of the existing access but having considered that there is only envisaged to be one additional movement per day over winter months and any other movements are associated with existing activities, which don't require the benefit of planning permission. Therefore, taking into account the minimal increase in vehicle movements, no objection is raised.

### Conclusion

Overall, there is considered to be adequate justification for the proposed building and it is also deemed that with an appropriate landscaping scheme, the proposal will not have a detrimental impact on local landscape character and the natural beauty of the AONB. It is also considered that there will be no adverse impact on highway safety or on residential amenity of local residents. As such, it is considered appropriate to recommend approval of the proposed scheme.

## **RECOMMENDATION**

Approval with conditions

01. The proposed development, by reason of siting, size, scale and materials, is considered to have no adverse impact on local landscape character or on the natural beauty of the AONB. Furthermore, it is not considered that there will be any unacceptable harm to residential amenity or highway safety, in accordance with the aims and objectives of policies 5 and STR1 of the Somerset and Exmoor National Joint Structure Plan, saved policies ST5, ST6, EC2, EC3, EP7 and EP9 of the South Somerset Local Plan 2006 and the core planning principles and provisions of chapters 7 and 11 of the National Planning Policy Framework.

**SUBJECT TO THE FOLLOWING:**

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To accord with the provisions of section 91(1) of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out in accordance with the following approved plans: 'Location Plan SM1', received 8th May 2012 and 'Location Plan SM2', '1208/01', '1208/02', '1208/03', '1208/04' and '1208/05', received 17th May 2012.

Reason: For the avoidance of doubt as to the development authorised and in the interests of proper planning.

03. No development shall be carried out on site unless particulars of the materials (including colour and finish) to be used for the roof of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy 5 of the Somerset and Exmoor National Joint Structure Plan Review, saved policies ST5, ST6, EC2 and EC3 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

04. No development shall be carried out on site unless foul and surface water drainage details to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority and such approved drainage details shall be completed and become fully operational before the development hereby permitted is first brought into use. Following its installation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the area, in accordance with saved policies ST5, ST6, EP7 and EP9 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

05. No work shall be carried in relation to the development hereby approved unless there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development, as well as details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The landscaping scheme shall include a management scheme for the maintenance and improvement of existing field boundaries, as included in the Council Landscape Architect's comments dated 15th June 2012 and as agreed in correspondence dated 18th June 2012.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy 5 of the Somerset and Exmoor National Joint Structure Plan Review, saved policies ST5, ST6, EC2 and EC3 of the South Somerset Local Plan 2006 and the provisions of chapters 7 and 11 of the National Planning Policy Framework.

06. The agricultural building hereby approved shall not be used for the accommodation of livestock except between 1st October in any one year and 30th April in the succeeding year.

Reason: In the interests of residential amenity to accord with saved policies ST6, EP7 and EP9 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the agricultural building hereby approved shall not be used for the purposes of intensive livestock rearing (i.e. pigs and poultry) or the accommodation of any livestock other than cattle, without the prior express grant of planning permission.

Reason: In the interests of residential amenity to accord with saved policies ST6, EP7 and EP9 of the South Somerset Local Plan 2006 and the core planning principles of the National Planning Policy Framework.

**Informatives:**

01. Drainage

The site must be drained on a separate system with all clean roof and surface water being kept separate from foul drainage. There must be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct to watercourses, ponds or lakes, or via soakaways/ditches.

Manure

Manure/dung heaps must be sited in an area where it/they will not cause pollution of any watercourse or water source by the release of contaminated run-off. The subsequent disposal of collected wastes must be undertaken in accordance with the "Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers".