

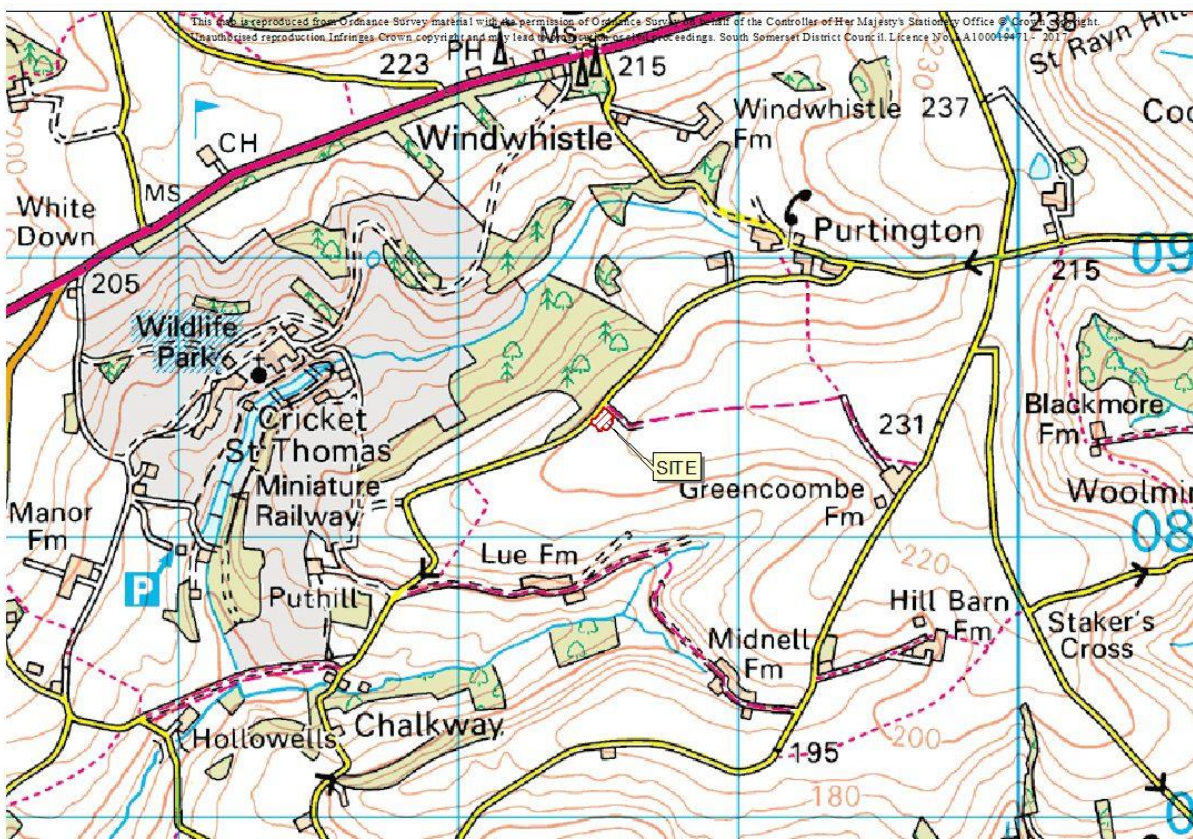
Officer Report On Planning Application: 16/03404/FUL

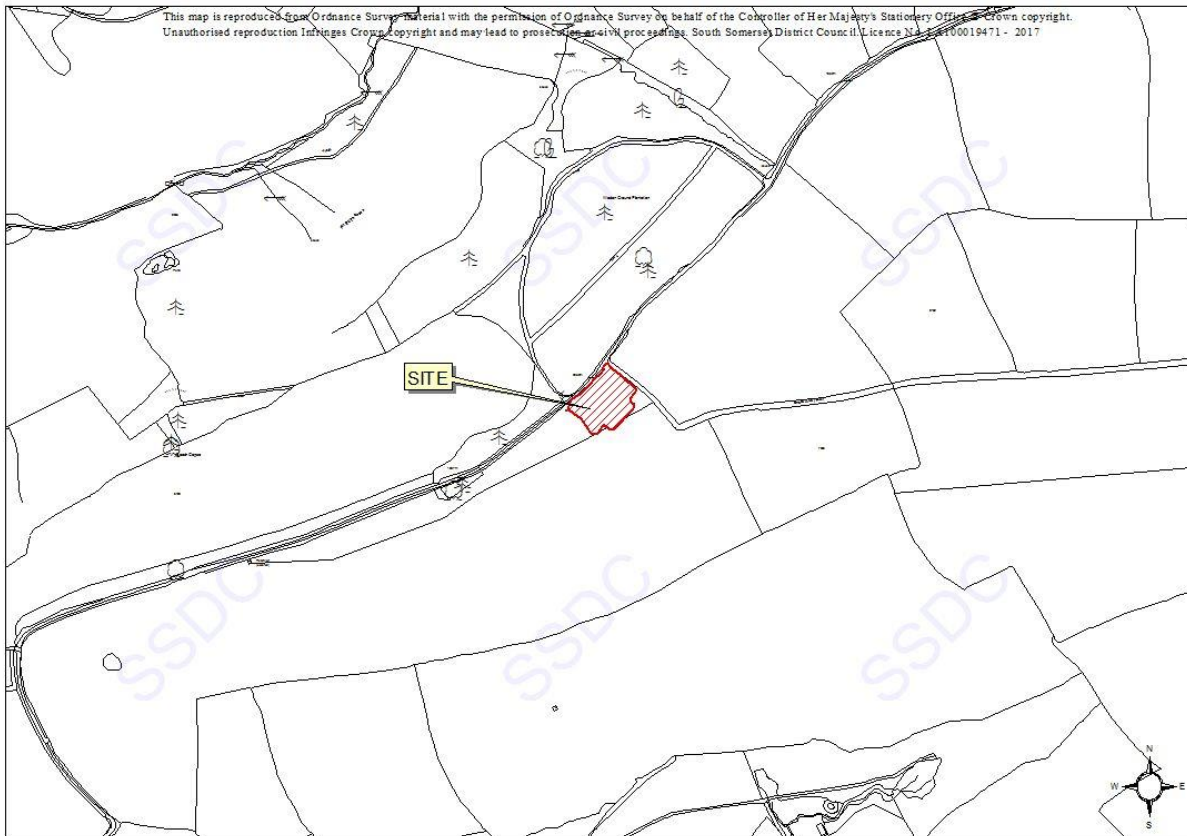
Proposal :	Alterations to access and erection of two adjoining agricultural buildings with silage pit and yard area.
Site Address:	Land At Hoarstones Cricket St Thomas Limekiln Lane Winsham
Parish:	Winsham
WINDWHISTLE Ward (SSDC Member)	Cllr S Osborne
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	6th December 2016
Applicant :	Mr Stephen Taylor
Agent: (no agent if blank)	Greenslade Taylor Hunt Winchester House Deane Gate Avenue Taunton TA1 2UH
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO COMMITTEE

The application is being referred to committee because of the local concerns about the proposal on a variety of issues.

SITE DESCRIPTION AND PROPOSAL





The application site consists of open agricultural land located within the Cricket St Thomas estate, a land holding of approximately 860 acres. The site is located on gently rising ground, approximately 300 metres to the south east of the Grade II Listed Cricket St Thomas Park Historic Park and Garden (HP&G). The site is accessed via an unclassified highway to the northern end of the site. There is a bridleway along a green lane running alongside the north eastern side boundary that is accessed adjacent to the proposed vehicular access for the development.

The proposed development consists of two agricultural buildings (1 livestock and 1 general store), hardstanding, vehicular access and silage pit. The livestock building would measure 36.5 by 25 metres. It would have a dual pitched roof with a maximum height of 6.4 metres. The application proposes external materials of green profiled sheeting for the roof and Yorkshire boarding and concrete block for the walls. The general storage building would measure 19 by 24 metres. It would have a dual pitched roof with a maximum height of 5.8 metres. The silage pit would consist of concrete block walls with a maximum height of 2.5 metres.

The buildings and hardstanding would be cut into the sloping site. Additional plans have clarified that a proportion of the excavated spoil would be distributed to the rear of the buildings in the form of an earth bund.

The access into the site would be hard surfaced at a gradient of no more than 1 in 10.

HISTORY

10/02986/FUL - Demolition of agricultural building and erection of 20 holiday lodges with reception/swimming pool - Permitted with conditions (contrary to officer recommendation).

10/00030/DPO - Application to modify a section 106 agreement dated 1/11/1999 and Section 52 agreements dated 23/11/1987

And 17/05/1984 to allow leasing of land to facilitate holiday lodge development permitted under planning permission- Application permitted.

07/04050/FUL- Proposed demolition of agricultural buildings and erection of 20 holiday lodges and 1 administration lodge with associated access, car parking and landscaping works- Withdrawn.

04/00564/COU - Change of use from agricultural to equestrian use including horse manege, horse walker, use of buildings for stabling, exercise track across country and use of field for practice jumps - Permitted with conditions (contrary to officer recommendation).

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 the decision must be made in accordance with relevant Development Plan Documents unless material considerations indicate otherwise.

For the purposes of determining current applications the Local Planning Authority considers that the relevant policy framework is provided by the National Planning Policy Framework and the South Somerset Local Plan (2006-2028). The Local Plan was adopted by South Somerset District Council in March 2015.

The National Planning Policy Framework (NPPF) is a material consideration. The following chapters are of most relevance:

National Planning Policy Framework Chapter 7 - Requiring Good Design Chapter 11 - Conserving and Enhancing the Natural Environment

Local Plan (2006-2028) The following Local plan policies are considered to be relevant:

EQ2- General Development

EQ3- Historic Environment

TA5- Transport impact of new development

EQ7- Pollution Control.

National Planning Practice Guidance: The following sections have the most relevance:

Determining an application.

Design

Heritage Assets

Other Policy Considerations Somerset County Council Parking Strategy (March 2012)

CONSULTATIONS

Winsham Parish Council:

No objection. The Council requests the following conditions are included:

A Flood Risk Assessment is conducted.

That there is an appropriate scheme for clean and dirty water.

PROW CH30/19:

- New planning permission is sought should the owners wish to create an access onto the bridleway.
- The plans show a possible reduction in the bridleway entrance width. This is not acceptable, the Parish Council request that this not be changed.
- That the hedgerow that abuts the proposed site is maintained and not removed or significantly replaced.

County Council Highway Authority:

Standing Advice applies.

SSDC Highway Consultant:

No significant highway issues- no objection.

County Council Public Rights of Way:

I don't see too much of an issue as long as there's a standard note around the improvement of the entrance off the road (this should require them to apply for a s171 licence). This may be in the Standing Advice already from Highways. Improvement of the junction/ entrance area will more than likely interfere with the extent of the public highway, more so than with the public bridleway width. That said, the works to the road could affect use of the bridleway in terms of possibly needing a temporary closure for the bridleway during works. Also, as part of the s171 licence process consideration will need to be given to how the new improved junction affects horse riders primarily, as we would not want to have a tarmac finish that is too slippery for horse shoes.

I note the comments about other access into the field from the lane and in that respect I assume the white rectangle on the masterplan labelled 'access to field' is internal access between the barns and the pasture.

Landscape Officer:

First response:

I have undertaken pre-app on this proposal, which included a review of potential sites. That review was against the backdrop that much of the estate encompasses the HP&G (Historic park and garden) and given the landscape sensitivity of this heritage asset, the potential for additional development within the HP&G is precluded in most part, unless such can be undertaken by some consolidation of existing building groups.

The site before us lays outside the HP&G, and is a little removed from the core of the estate, laying alongside Limekiln Lane, to the southwest of the HP&G. The proposal intends two buildings and a silage clamp, with the profile of the land being cut to help reduce the visual profile of the new build.

The site is in an elevated and singular location, toward the head of one of the dissected plateau to the south of the main extent of Windwhistle Hill. It has some advantage in laying between a low ridge line to the south, and established woodland to the north, that would provide some visual containment, though it will introduce a bulk of built form that is currently not present along the lane, and generate additional vehicular activity. Whilst this will impact negatively on the immediate landscape character of the lanes environs, I also note that singular farm building groups are found elsewhere on the upper hillsides of the dissected plateau, thus the location for a farm building is not at variance with that wider characteristic of Windwhistles agricultural landscape.

Given the relative isolation of the location, and the lack of built form associated with Limekiln Lane, a new build proposal will clearly impact upon the character of the local landscape. However, as set out above the proposal has come forward after consideration of options within the HP&G, where there appeared to be little scope for a sympathetic siting. Consequently, providing (i) you are satisfied that the case is made for these structures, and (ii) there is no suggestion of establishing an allied farm residence, then with appropriate landscape treatment, I would not discount this as an agricultural development site. If minded to approve, please condition a detailed landscape proposal, which should address long views along the lane, as well as from the immediate lane and bridleway. It will also be necessary to ensure that the hedgerow oaks in the green lane to the northeast are not impacted upon by any on-site engineering works, and a tree protection plan would also be a requirement.

Second response:

I would have no issue with a bund to 1.5m. max build up over existing ground level along the southeast boundary, providing;

- (a) the profile is as gentle as inferred by section AA " detailed ground modelling detail should be conditioned.
- (b) the precise areas of planting are agreed pre-determination. I consider the bund profile needs to be tempered by a robust plantation.

SSDC Ecologist:

I note the bulk of this site is an agricultural field that is unlikely to have any significant wildlife importance. The layout plan suggests there will be a small buffer to the boundary hedges.

As has been claimed, I consider the presence of dormice in local woods and the hedge network to be quite feasible or likely. It appears a small amount of hedge may have been removed next to the site's entrance. I consider this small amount of removal is very unlikely to have had a significant impact upon dormice.

Whilst slow worms may be present in the area, they are more likely to be associated with residential gardens and are unlikely to be present on the agricultural land of the application site and adjoining fields. I therefore have no objections to the proposed development. However, one omission from the application is any detail regarding location(s) for the tipping of spoil. Given there are potentially sensitive habitats on the estate that could be damaged by such an operation, I recommend further details are requested.

REPRESENTATIONS

Following consultation representations have been received from 12 nearby occupiers, 1 making representations and 11 objecting to the proposal. In addition representations have been received from Somerset Ramblers and Somerset CPRE. The following comments are made:

Agricultural justification:

- The animals do not belong to the Cricket St Thomas estate but to the tenant farmer.
- Other buildings are available.
- Applicant has deliberately reduced the number of buildings available. History of farm buildings being converted into other uses or demolished to make way for other development justified on the basis of lack of agricultural need.
- No business case.

Highway safety:

- Danger to other highway users such as walkers, horse riders etc.
- Adverse impact on adjacent bridleway.
- Limekiln lane is narrow with few passing places. The lane and banks are already being damaged by vehicles.
- Impact on the village of Purtington from vehicles.

Visual amenity:

- Adverse impact on landscape including historic park and garden.
- Light pollution.
- No landscape and visual impact assessment submitted.
- Suggestion that barns are moved further from road frontage/bridleway.
- Hedges should be retained/maintained if approved.

Flooding/drainage:

- Development will generate a significant amount of dirty water.
- Drainage measures not detailed enough.
- Increased runoff from hardstanding.
- There is a watercourse within 2 metres of the site.

Other matters:

- Dormice may use the roadside hedge.
- The area around the estate being degraded by the land owner.
- If approved could give rise to a dwelling in this location.
- Dumping spoil in the adjacent woodland is unsatisfactory.
- Suggestion that permitted development rights are removed if approved.
- Concerns over noise/smells and impact on residential amenity from construction and later use of buildings.

CONSIDERATIONS

Principle of development:

Consideration has been given to the principle of the development in terms of agricultural need and justification. Whilst the proposal would be sited on agricultural land and therefore would be an appropriate use in this context, the locality is sensitive given that it is within the setting of the HP&G.

It is acknowledged that in many circumstances the issues relating to agricultural need are not given such detailed consideration. Given that the site is located within the setting of the HP&G and considering the size of the proposed buildings, it is considered that an assessment of the justification and need for the building is pertinent. The grant of permission for a building for a use where there is not sufficient justification could result in a building in a sensitive location being used for a less suitable purpose or unused. As such, particularly where there is landscape impact, in order to guard against inappropriate development, it is considered reasonable to take this approach in determining the application. This approach has been upheld in appeal decisions and in High Court judgements.

Additionally, of some concern is the number of agricultural buildings within the land holding that have been proactively converted to other uses in recent years with lack of agricultural need cited by the owner of the estate and therefore it is necessary to consider whether the proposal is as a result of a genuine change in agricultural need/ circumstances having arisen.

Justification/need:

The application is made by the land owner who rents the land to a local farmer who farms cattle and ewes. The justification for the proposal centres around the need for the tenant farmer to have sufficient adequate accommodation to house the current livestock numbers and to provide some scope for numbers to be increased in the near future. The tenant farmer owns Horn Farm several miles away where there are three livestock buildings and several general storage buildings. The farmer rents several other sites including Knightshouse Farm, Cricket St Thomas (including storage buildings at Lue Farm) and buildings at Broadenham. The site at Knightshouse Farm has been sold so these buildings are no longer available. In addition, the buildings at Lue farm and Broadenham are understood to be rented on insecure tenancies.

The farmer currently has approximately 550 cattle, the majority of these (approximately 300) are kept at Horn Farm with the remainder spread around the various other rented sites. The site at Horn Farm is understood to be over its intended capacity and buildings which were intended for general storage are being used for cattle.

The proposed building would accommodate approximately 80-100 cattle. Along with an additional nearby building located at Puthill, there would be a total capacity for approximately 160 cattle within the vicinity. Given the sensitivities of the site and the history of the holding the acceptability of the justification could be argued positively and negatively. There can never be a guarantee of intent by a land owner to use agricultural buildings in perpetuity for agricultural purposes. As such, the rationale provided by an applicant needs to be taken at face value to a certain degree. It is considered that the submitted justification is reasonable having regard cattle numbers owned by the tenant farmer, over

capacity at existing sites and lack of other buildings on a secure tenancy. Having regard to the above it is considered that there is sufficient justification for the proposal in relation to agricultural need. Notwithstanding this, it is considered reasonable to restrict permitted development rights to dwellings and commercial uses for the proposed buildings.

Landscape Impact/Impact on Historic Park and garden:

The councils Landscape Officer has been consulted. It is noted that the application follows a review of potential sites within the estate by the Landscape Officer. Looking solely at landscape impact, the review identified a hierarchy of preference of locations for development resulting in the proposed site being suggested as not ideal but preferable to other locations.

The Landscape Officer notes that the site is isolated from other development but that it is located outside the HP&G and preferable to other potential sites within the land holding. Furthermore, that the agricultural need for the buildings must be considered and accepted and that reassurance given that there is no suggestion of proposing an allied farm residence.

There will be some visual impact on the immediate locality, however the site is considered to have an acceptable impact on the wider landscape. The setting of the Historic Park and Garden would not be harmed due to the distance from its boundary, intervening woodland and agricultural character of the development.

On the basis of the agricultural need being accepted, and subject to conditions, it is considered that the landscape impact of the development will be at an acceptable level to ensure that there will not be undue harm to landscape character and the setting of the

Historic Park and Garden and general local landscape character:

The Landscape Officer does not object to the amended plans showing an earth bund to the rear of the buildings provided that the bund profile is maintained in accordance with the submitted plan and that areas for planting are agreed prior to determination. These details can be secured through a planning condition. In relation to the materials for the roof it is considered that an anthracite grey would be more appropriate. The applicant has since confirmed by email that anthracite grey would be an acceptable finish for the roof. This detail will be secured via a planning condition.

Overall, subject to conditions it is considered that the proposal would have an acceptable impact on landscape character and the setting of the nearby Historic Park and Garden would not be harmed. The proposal would therefore accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

Residential amenity:

The nearest residential properties are approximately 600 metres to the north east of the proposed site. Given this distance, it is therefore considered that there would be no harm on the amenities of these adjoining occupiers in relation to noise, odour or general disturbance. Accordingly it is considered that the development would accord with Policy EQ2 of the South Somerset Local Plan (2006-2028).

Highway Safety:

Concerns have been expressed by local residents about the inadequacies of the highway infrastructure leading to the site. The Councils Highway Consultant has not raised concerns over the proposal. It is acknowledged that the lane leading to the site is narrow, however this is consistent with a significant proportion of the agricultural land within the district for which access is required for farming activities. It is therefore generally accepted that access to such locations will very often be substandard and farmers generally are used to managing their method of access accordingly.

Concerns have also been raised over a pinch point within Purtington and the general impact on these residents from increased traffic. The applicants accept that some larger vehicles would not be able to navigate this turn and state therefore that smaller vehicles would travel from this direction. Some of the

larger vehicles would be able to travel from the crossroads to the east of Purtington thereby negating the need to travel through the village centre. The applicants further contend that the site is accessible from internal farm tracks from within the estate, the main route joining the highway at the site of the existing agricultural building at Puthill to the west of the site.

In terms of gaining access into the site, during consideration of the application the applicant has increased the width of the proposed access to assist in overcoming concerns over larger vehicles entering the site, this widening would necessitate the removal of a telegraph pole. Overall the access is considered to be acceptable in terms of providing an effective access into the site.

There is a public right of way (Bridleway CH 34/19) adjacent to the site entrance. Concerns have been raised by contributors in relation to the impact on users of the bridleway. The County Council Rights of Way Officer has not raised an objection but has commented that a S.171 licence may be required for the works to the entrance and that a temporary closure may be required. It is recommended that these matters are included as an informative on the decision notice.

Overall, the relationship of the vehicular access with the bridleway is not considered to be unusual. Considering the relatively low level of vehicular movements that would result from the proposed development it is considered that there would be no undue harm to the safety of users. The landscaping condition will ensure that the hedge bordering the bridleway is retained.

Drainage:

Concern has been raised over various drainage matters such as surface water from the site, dirty water, impact on watercourses and the highway. Subject to a condition relating to drainage matters, the proposal is considered to be acceptable in this regard. In terms of pollution, the housing of the livestock within the building would allow the cattle to be housed on a loose bed system which minimises the discharge of slurry. A separate soakaway will be provided for clean roof water in accordance with details to be submitted and approved. Additionally the applicant has proposed that effluent from the silage clamp would be drained

It should be noted that the control of pollution, waste and the appropriate provision of drainage in relation to agricultural developments are controlled by separate legislation, which is enforced by the Environment Agency. These matters need to accord with guidance such as DEFRA publication 'Protecting our water, Soil and Air: A Code of Good Practice for Farmers, Growers and Land Managers.' And the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (Wales) Regulations 2010.

An adverse impact on local water supply will only be caused where the applicant fails to adhere to the relevant regulations and codes of practice. In this respect, 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 this relevant legislation. For this reason, it is not considered reasonable to refuse planning permission on these grounds and it is not considered reasonable to attempt to condition foul drainage such as slurry unless there are exceptional circumstances as these matters are covered by other legislation. Nevertheless it is considered appropriate to impose a condition to secure details of surface water drainage, including from the roof, hardstanding and measures to prevent discharge of water onto the highway. This will allow some Local Planning Authority control in respect to drainage provision were the proposed management arrangements to change in the future. Informatives relating to pollution will be included within the decision notice.

Ecology:

Concerns have been raised over the potential for dormice to reside in the roadside hedge. The Councils Ecologist has been consulted and has commented that the removal of the small section of hedge is very unlikely to have any impact on dormice. It is noted that a small additional section of hedge row would be removed to provide the widened access, however given the comments from the ecologist it is considered that impacts upon dormice are very minimal. In relation to slow worms the Councils ecologist

has commented that their presence is very unlikely within this location. Having regard to the above it is considered that there is no appreciable risk of harm to protected species as a result of the proposed development.

RECOMMENDATION

Approve with conditions.

01. The proposal, by reason of the proposed agricultural use and accepted justification represents an appropriate land use within this isolated countryside location. The size, design, siting and materials would represent a development that would respect the landscape character of the area and would not harm the setting of the nearby grade II Listed Historic Park and Garden. The development would have no adverse impact on neighbour amenity or highway safety. As such the proposed development would accord with the aims and objectives of Policies EQ2, EQ3, EQ7 and TA5 of the South Somerset Local Plan (2006-2028).

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. Other than as required by conditions the development hereby permitted shall be carried out in accordance with the following approved plans: 1513J-PL-01 Rev. D; 1513J-PL-02; 1513J-PL-03; 1513J-PL-04; 1513J-PL-015; Fri 03/02/2017 09:37 only.

Reason: For the avoidance of doubt and in the interests of proper planning.

03. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), there shall be no permitted development of the development hereby permitted under Schedule 2, Part 3, Class Q and R of the said order without the prior express grant of planning permission.

Reason: To safeguard the amenities of the area and to protect the local water environment, in accordance with policy EQ7 of the South Somerset Local Plan (2006-2028).

04. Notwithstanding the details submitted with the application and as shown on the approved plans, finish for the external surfaces of the roofs of the buildings hereby approved shall be anthracite in accordance with the email sent by the applicant on Fri 03/02/2017 09:37. The development shall be carried out in accordance with these approved details and shall be retained in perpetuity unless otherwise agreed 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 EQ2 of the South Somerset Local Plan (2006-2028).

05. No development shall be carried out on site unless surface water drainage details to serve the development hereby approved, including measures to prevent discharge of water onto the highway, 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 or implementation such approved scheme shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the area and to protect the local water environment, in accordance with policy EQ7 of the South Somerset Local Plan (2006-2028).

06. No later than within the first planting season following the substantial completion of either of the buildings hereby approved a soft landscaping scheme shall be completed in accordance with details that shall have been submitted and approved in writing by the Local Planning Authority. The scheme shall include the retention of all hedges within the site (other than for provision of the access hereby approved) details of any changes proposed in existing ground levels; all planting, seeding, turfing or earth moulding. 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.

Reason: In the interests of visual amenity to accord with policy EQ2 of the South Somerset Local Plan (2006-2028).

07. Prior to the commencement of any works on site, details of hedge protection measures for all hedges, hedgerows and trees immediately adjoining the development site, including details of the construction and finish of the 'access to field' as illustrated on plan No. 1513J-PL-01 Rev. D shall be submitted to and approved by the Local Planning Authority. Any part(s) of hedges or hedgerows removed without the Local Planning Authority's consent or which die or become, in the opinion of the Local Planning Authority, seriously diseased or otherwise damaged within five years following contractual practicable completion of the approved development shall be replaced as soon as is reasonably practicable and, in any event, by not later than the end of the first available planting season, with plants of such size and species and in such positions as may be agreed in writing with 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 EQ2 of the South Somerset Local Plan (2006-2028).

08. No means of external lighting or other illumination shall be installed on or within the building hereby approved or operated on any part of the subject land unless details of all new lighting have been submitted to and approved in writing by the Local Planning Authority. Such approved details, once carried out shall not be altered without the prior written agreement of 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 EQ2 of the South Somerset Local Plan (2006-2028).

09. The finished levels of the development hereby approved shall accord with the details on the approved plan, drawing No. 1513J-PL-01 Rev. D.

Reason: In the interests of visual amenity and to safeguard the character and appearance of the area, in accordance with policy EQ2 of the South Somerset Local Plan (2006-2028).

Informatives:

01. Where works are to be undertaken on or adjoining the publicly maintainable highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to Transport Development Group, Environment Department, County Hall, Taunton, TA1 4DY, or by telephoning 01823 355645. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and

specifications supplied. The works will also be inspected by the Superintendence team and will be signed off upon satisfactory completion.

Public Right of Way:

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council 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) 357562.

02. 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.

Pollution Prevention during Construction Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover: - the use of plant and machinery - oils/chemicals and materials - the use and routing of plant and vehicles - the location and form of work and storage areas and compounds - the control and removal of spoil and wastes. The applicant should refer to the Environment Agency's Pollution Prevention Guidelines at: <http://www.environment-agency.gov.uk/business/topics/pollution/39083.aspx>

Nitrate Vulnerable Zones

If the site is located within a Nitrate Vulnerable Zone (NVZ) then the Nitrate Pollution Prevention Regulations 2008 may apply. The applicant should refer to DEFRA at the following link: <http://www.defra.gov.uk/food-farm/land-manage/nitrates-watercourses/nitrates/>

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" which can be found at: <https://www.gov.uk/government/publications/protecting-our-water-soil-and-air>

Oil and Chemical Storage

If any oil or chemical storage facilities are required as part of the operations on the site then they should be sited in bunded areas. The capacity of the bund should be at least 10% greater than the capacity of the storage tank or, if more than one tank is involved, the capacity of the largest tank within the bunded area. Hydraulically inter-linked tanks should be regarded as a single tank. There should be no working connections outside the bunded area.

Any oil storage facility of 200 litres or more must include a bund, and comply with the Oil Storage Regulations ("The Control of Pollution (Oil Storage) (England) Regulations 2001"), a copy of which can be found at: <http://www.environment-agency.gov.uk/business/topics/oil/>

Please contact the Environment Agency Local Environment Management team via 03708 506 506 if you have any queries.
