

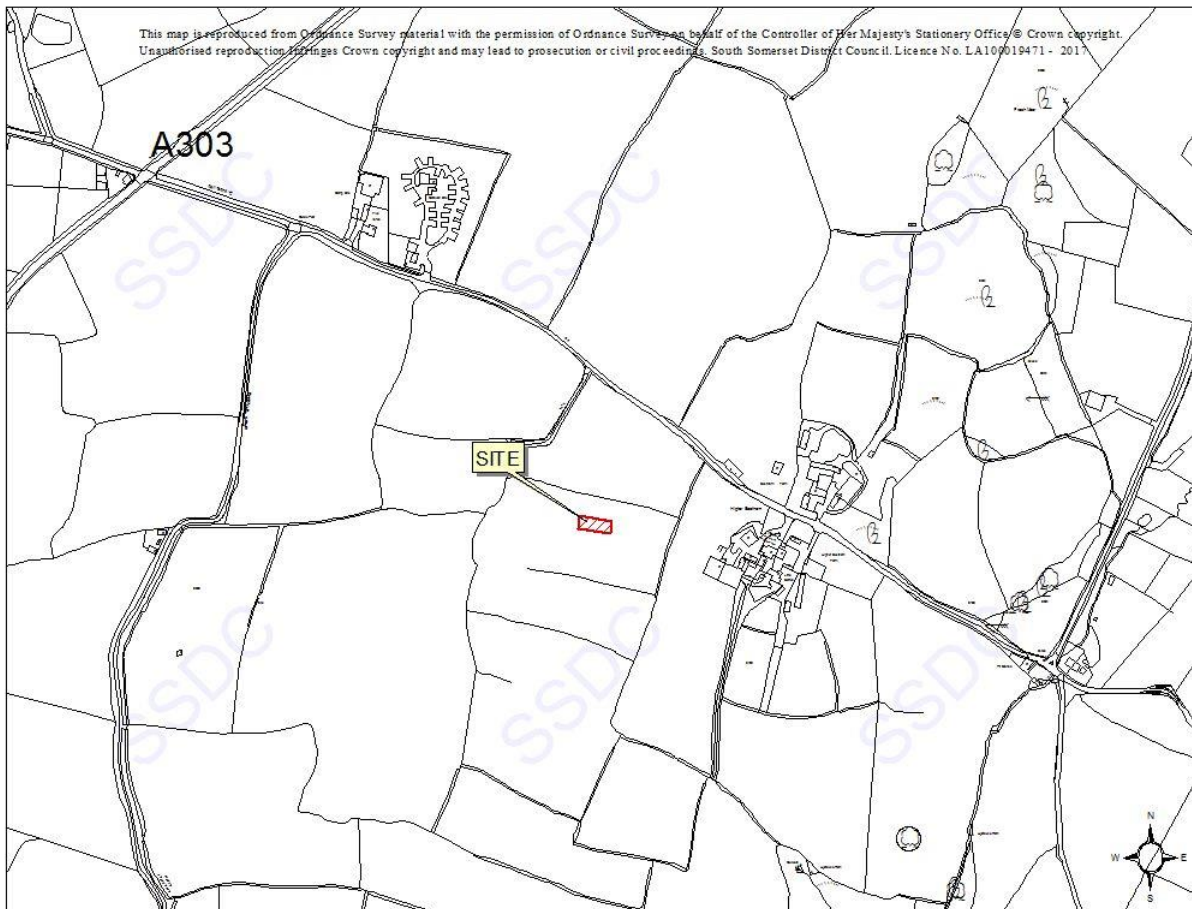
Officer Report On Planning Application: 17/02165/FUL

Proposal :	Erection of extension to existing agricultural building to house livestock
Site Address:	Land At Beetham Higher Beetham Whitestaunton
Parish:	Whitestaunton
BLACKDOWN Ward (SSDC Member)	Cllr M Wales
Recommending Case Officer:	Mike Hicks Tel: 01935 462015 Email: mike.hicks@southsomerset.gov.uk.
Target date :	13th July 2017
Applicant :	Mr K Parris
Agent: (no agent if blank)	Mr Sheamus Machin Windover Farm Barn Madford Hemyock Cullompton EX15 3QX
Application Type :	Minor Other less than 1,000 sq.m or 1ha

REASON FOR REFERRAL TO COMMITTEE

To allow members to debate issues raised by neighbours such as visual impact and neighbour amenity.

SITE DESCRIPTION AND PROPOSAL





The site is located in open countryside and is within the Blackdown Hills Area Of Outstanding Natural Beauty (AONB). It is located in the open countryside to the west of Higher Beetham Farm. There are several dwellings approximately 120 metres to the east of the site.

There are two existing agricultural buildings, hardstanding and an access track which were permitted under planning references 17/01722/FUL and 13/03145/FUL. This application seeks consent to extend one of the barns and there is a concurrent application to extend the other barn under reference 17/02164/FUL.

The proposed extension would measure 21 metres in length by 12 metres in width. It would be clad with concrete panels and Yorkshire boarding and an anthracite grey roof. The building would be open fronted with a sheeted gate at one end. The building is proposed to house cattle. The cattle are proposed to be 'loose housed' on bedded straw.

The applicant's holding in this locality comprises approximately 114 acres of mainly grassland. As established by the previous applications, the applicant also has other land and the main farm unit, Birch Oak Farm, which is located just outside the District, to the west near Yarcombe. The applicant states that the building is required to house young cattle during the winter. The applicant wishes to expand the number of cattle on site to allow for expansion while housing all cattle on the site in order to reduce the likelihood of disease transfer.

HISTORY

17/02165/FUL: The erection of an extension to existing building to house livestock- Under consideration.
 17/01722/FUL: The erection of an agricultural building to be used for livestock accommodation and straw storage.- permitted with conditions.

13/03145/FUL: The erection of an agricultural building (Revised Application of 12/01733/FUL). (GR /FUL: 327552/112007)- Allowed on appeal (Reference 2216466).

12/01733/FUL: Erection of an agricultural building - Refused.

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

South Somerset Local Plan (2006-2028):

EQ2- General Development

TA5- Transport impact of new development

EQ7- Pollution control

Policy-related Material Considerations

National Planning Policy Framework:

Core Planning Principles - Paragraph 17

Chapter 3 - Supporting a Prosperous Rural Economy

Chapter 7 - Requiring Good Design

Chapter 11 - Conserving and Enhancing the Natural Environment

CONSULTATIONS

Parish Council: No formal Parish Council.

SSDC Landscape Architect:

First response:

These proposals intend a substantial increase in building mass within the site, approaching a doubling of the current footprint. Within a designated landscape, where national policy seeks to protect and enhance the character of the countryside, the potential impact of the projected growth of this farmstead needs to be moderated to ensure there is no significant harm to the local landscape. However, the application provides no landscape assessment of the potential impact of this extent of development, nor offers any landscape mitigation. Nor do I see any level information, and I suspect that a certain amount of cutting-in will be required if the floor levels of the buildings are to tally. In short, there is insufficient information submitted to enable a considered landscape view, and I would advise that additional information is supplied, that provides;

- (a) the theoretical zone of visibility (ZVi);
- (b) site photos where representative public viewpoints are identified within the ZVi;
- (c) a landscape mitigation proposal, and;
- (d) floor levels, and ground modelling proposals.

Second Response (in response to Landscape Visual Appraisal):

Without this information, my initial view is that the site may not have the landscape capacity to accommodate the extent of the new build proposals.

We now have additional information before us, to supplement the planning application. It includes an LVA (landscape and visual impact assessment) which has reviewed the proposed site works against the character of the local landscape; assessed the level of visibility of the proposed building extensions from local receptors; considered potential development options; and suggested site mitigation works.

In looking at site options, the potential to extend the development footprint south through new build was discounted, as this would be in greater evidence. The preferred siting is as submitted, as this arrangement enables the extension to be cut in to the hillside, behind the hedge profile, to help reduce its presence.

Whilst the LVA finds a moderate landscape impact within the site's context, it judges that this impact is not apparent in the wider AONB landscape. In then establishing the theoretical zone of visibility (ZVi) and testing potential viewpoints on the ground (as illustrated by 5 photographs, appendix D) it finds views to be limited and primarily within 400 metres of the site. To counter the perception of where visual effects will likely occur arising from the buildings' extensions, a scheme of mitigation is proposed that;

- (a) cuts the building in, to reduce its visual profile;
- (b) retains the bounding hedgerows at a height of 3 metre minimum, to assist visual containment;
- (c) proposes new hedgerow planting to the west/southwest side of the proposed extensions, to play down prospect of the new build, and;
- (d) include a grass bank on the building's south side, to lessen visibility of the building's profile.

I am satisfied that the LVA now provides the landscape detail to confirm the extent of the new build proposals can be accommodated within the local landscape without undue impact, and I agree the mitigation proposals. The submitted levels and elevations are also helpful in establishing how the new buildings/site relationship will work, however drg 1957/04A should indicate an angle of cut between the hedge and the proposed extension, to reassure that the root system is not compromised by the cutting-in works.

If you are minded to approve the application, please condition details of the proposed hedging.

Blackdown Hills AONB Partnership:

As we have commented previously on applications at this site, I'm not sure why the AONB wasn't consulted, but I picked it up from the weekly list and local press advert.

The Blackdown Hills AONB Management Plan 2014-19 is the agreed policy framework for conserving and enhancing the AONB and seeks to ensure that all development affecting the AONB is of the highest quality. It contains the following policy of particular relevance to this proposal:

PD 1/B Seek to ensure that any necessary new developments or conversions within the AONB or affecting its setting conserve and enhance natural beauty and special qualities, particularly by respecting the area's landscape character and the local character of the built environment, reinforce local distinctiveness and seek to enhance biodiversity.

The primary objective of AONB designation is to conserve and enhance natural beauty; one of the reasons for the designation of the Blackdown Hills AONB is that the area has retained a sense of remoteness and is largely unspoilt by modern development. As such the AONB Partnership believes that any development proposal in an isolated location requires very careful consideration of landscape and visual impact, and have regard to necessity, siting, scale, design and environmental considerations in order to conserve and enhance the natural beauty of the area. While the AONB Partnership is sympathetic to the demands of farm businesses operating in the Blackdown Hills, there is a need to balance this with the need to conserve and enhance the special character of the Blackdown Hills.

At the time of the original application we noted our concern that there should be no assumption of further

development at this site should the application be granted, seeing the building as a simple ancillary outpost of the main farm, and mindful that any large modern structure will have an impact on this attractive, unspoilt, rural landscape.

The continued incremental growth of this site is therefore of concern, and these further extensions will result in significant structures with a considerable footprint. The size and scale relative to the holding, the local landscape and the nearby hamlet requires careful consideration.

To this end I would also support the observations made by your Landscape Architect.

County Highway Authority: Standing advice applies.

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.

County Rights of Way:

I can confirm that there is a public right of way (PROW) recorded on the Definitive Map that abuts the site at the present time (footpath CH 7/48). I have attached a plan for your information.

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

Any proposed works must not encroach on to the current available width of the footpath.

The health and safety of walkers must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) 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 occurring 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 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 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.

Environment Agency:

Comments on previous application:

Please note that whilst it is outside of the Environment Agency's consultation checklist and therefore we should not be commenting. However, we have no objection to the proposed development, but we have the following advice to ensure that they comply with environmental legislation.

Impact on Water Supply

We note that some issues have been raised about the potential to impact on water supply for human consumption. Your Authority's Environmental Health Officers should lead on this matter.

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 our local Environment Management team via 03708 506 506 if you have any queries. SSSC Environmental Protection: I would recommend that the Environment Agency be consulted with regard to this application. That aside I have no other recommendations.

National Grid-

No comments received.

SSDC Ecologist:

I've considered this application and I don't have any comments or recommendations to make.

SSDC Environmental Monitoring Officer:

Comments under previous application- 17/0122/FUL (September 2016):

The sample taken from the spring indicates very slight faecal contamination of the water due to the presence of a single E.coli and low numbers of coliform bacteria. These results are typical for a spring source.

The sample taken from the tap at Lower Beetham Farmhouse contained a single coliform bacterium but can be classed as wholesome under the Private Water Supplies Regulations 2016. The single coliform could be the result of contamination from the tap at the time of sampling or be possibly due to the Ultra violet treatment system at the property not functioning at its optimum level.

REPRESENTATIONS

The application has been advertised by press and site notice for the requisite period. Letters have been received from 6 nearby neighbours objecting to the proposals. The following points are made:

- Concerns over visual impact of the building, track and hardstanding and harm to the AONB.
- Lack of justification- the buildings will be larger than required to house cattle grazing on 114 acres.
- Concerns over the scale of the increase in size of the building and the resulting risk of leakage into the local water table affecting domestic water supplies.
- Concerns that conditions attached to the previous consent have not been complied with.
- Concerns over additional vehicular movements.
- Adverse impact on tourists, cyclists, SSSI and local character.
- Inaccuracies within the submitted Landscape Visual Assessment.

CONSIDERATIONS

Principle of Development

The provision of agricultural buildings in the countryside is acceptable in principle, the acceptability being dependant on various considerations such as neighbour amenity, pollution and visual amenity. These issues are assessed against the relevant development plan policies.

Justification:

The proposal is for agricultural development and as such is considered to be acceptable in principle. In this instance the site is deemed to be more sensitive than the average location due to the concerns over the impact on water supply and the location within the Blackdown Hills AONB.

It is accepted that the needs of an agricultural business changes and evolves over time. Under the original application the applicant had stated that the

Landscape Character

The application along with the concurrent application under reference

The Council's Landscape Architect initially raised concerns over the additional development on site on the basis of the additional scale and lack of detail demonstrating that the landscape impact would be acceptable. The applicant since commissioned a Landscape Visual Appraisal (LVA) which concludes a moderate impact but with a visual limited sphere of influence of 400 metres. Furthermore the appraisal proposes various means to mitigate the visual impact as follows:

- (a) cutting the building in,
- (b) retention the existing hedgerows at a height of 3 metre minimum,
- (c) new hedgerow planting to the west/southwest side of the proposed extensions,
- (d) include a grass bank on the building's south side, to lessen visibility of the building's profile.

On the basis of the above, the Landscape Officer concludes that whilst the development is relatively large, it can be acceptably accommodated without undue impact on the appearance of the AONB. There is an indicative plan included within the LVA that illustrates the proposed general location of the hedge and bund to the south of the building. A condition is considered to be a necessary mechanism to secure the details (including cross section) of these details. Subject to this condition it is therefore considered

that the proposal would comply with policy EQ2 of the South Somerset Local Plan (2006-2028).

Local Amenity

The principle issues relate to the impact from noise and odour and the impact on local private water supplies. These are set out within the relevant sections below:

Noise/odour

The principal considerations relate to the impact on nearby occupiers in relation to general amenity from noise and odours and the impact on private water supplies.

It is accepted that there would be a degree of noise and odour as a result of development. The livestock density can vary, however the applicant has confirmed that the extensions would each accommodate between 50-60 additional cattle. Combined with the existing buildings this would mean approximately 300 cattle housed on the site. It is accepted that this is a relatively high number, however it should be noted that odours from cattle buildings are not generally of the same intensity as those from other livestock operations such as intensive pig and poultry farming and these impacts are expected to a point within the countryside.

It is considered that the relatively significant distance to the nearby dwellings of 120 metres is sufficient to limit the impact to an acceptable degree. Furthermore, the Council's Environmental Health department have not objected. It is however considered reasonable in the interests of the amenities of these nearby occupiers to limit the use of the building to ensure use only for cattle and not for 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.

Private water supplies

Under the original application (13/01345/FUL) there was substantial discussion of the impact on the water supplies of nearby properties. There are two spring fed water supplies approximately 400 metres to the south east of the site which supply water to 5 nearby dwellings. This is of particular relevance as the bedrock of the hills is an extensive outcrop of Upper Greensand which has a sandy, porous structure. Water percolates through the Greensand and emerges along the spring line at the above location. There are many properties on the Blackdown Hills with spring fed water supplies.

It is acknowledged that the two current applications would increase significantly the number of cattle that can be housed on site. The concern relates to the potential impact of a pollution incident on the water supply of these nearby dwellings, however it has not been proven either way whether a pollution incident in this location would result in contamination. This could only be ascertained with a reasonable degree of certainty by carrying out a full drainage path investigation which would involve techniques such as dye tracing.

It was considered by the case officer under the previous proposal and by the planning inspector at appeal that pollution can be controlled at source and that this is central to ensuring that these water supplies are not adversely affected. The following paragraphs (18 and 19) of the Inspectors decision are relevant:

"Whilst noting the concerns of local residents, no conclusive evidence was submitted to demonstrate that the new building and its use would adversely impact on private water supplies. Both the On Tap report and the appellant's Drainage Path Study suggest that further investigations would be necessary to identify the sub surface drainage paths from the site in order to fully assess the impact of the building on the private water supplies. Given the nature and scale of the building and that there are mechanisms to control run off from both the building and hardstanding I consider that such investigation would be disproportionate to the nature and scale of the proposal. The concerns relating to seepage of waste and effluent from the building could be addressed through the imposition of suitably worded planning conditions relating to drainage, and also through the detailed design of the front and sides of the

building.

Furthermore, I must have regard to the fact that there is a separate regulatory system that controls private water supplies. Private water supplies are tested by the Council and there are measures that can be taken if the water supply is found to be unsafe. Moreover, the control of waste and drainage provision in relation to agricultural development is controlled and enforced by the Environment Agency. Farmers are required to follow the DEFRA guidance Protecting our Water, Soil and Air - A Code of Good Practice for Farmers, Growers and Land Managers. It must be assumed that the pollution control regimes will be properly applied and enforced. In light of the foregoing, I am satisfied that the new building would not pose a significant risk to the quality of local water supplies. There would therefore be no conflict with the objectives of Policy EP9 of the SSLDF in relation to pollution control".

It is accepted that the additional building will intensify the existing use of the site in terms of the number of cattle that are accommodated. The applicant has stated under this and the previous application that the cattle will be housed in a 'loose bed' system, meaning that cattle will be bedded on straw and being covered there would be minimal dirty water runoff. The manure that is produced is then spread on the land in accordance with usual farming practices.

Whilst the intensity of the use will be increased it is considered that the principles behind the Inspectors comments are equally applicable to this scheme. Matters relating to pollution are controlled by separate legislation and codes of practice which are enforced by the Environment Agency. 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. The Planning Inspector considered that it must be assumed that pollution control regimes are adhered to. Notwithstanding these considerations, given the issues around the greensand geology and situation in relation to private water supplies it is considered that there is a good argument to say that additional controls are put in place such as planning conditions to cover matters such as drainage and restrictions on manure spreading in proximity to the spring.

A condition was included under the previous application to extend the existing building under reference 17/01722/FUL to agree a pollution management plan and included details of the floor construction of the building, the location of manure and slurry spreading and silage storage. The applicant did not apply to discharge this condition prior to constructing the previous extension. Under this application the applicant has stated that no slurry will be generated as the cattle are loose bed housed, the existing and proposed floors are concrete and dirty water drains into a tank located at the eastern end of the buildings. The applicant has further confirmed the locations for manure storage are within three fields in the holding that are the furthest from the site and the nearby spring. A condition is considered reasonable to restrict manure storage to these areas unless otherwise agreed in writing. The applicant has also confirmed that silage will always be wrapped in accordance with best practice guidelines.

In relation to drainage, the applicant has confirmed that the development will link into the existing clean and dirty water system that was approved under the previous application. Notwithstanding this, for the avoidance of doubt as to what the drainage details would comprise, it is considered necessary and reasonable to it is considered necessary and reasonable to include a drainage condition

Subject to the conditions outlined in this report it is considered that the proposal would comply with policy EQ2 of the South Somerset Local Plan (2006-2028).

SSSI

There is a SSSI located approximately 350 metres to the north of the site. It is considered that there would be no detrimental impact on the SSSI given the significant distance from the proposed building. As such the proposal would comply with policy EQ4 of the South Somerset Local Plan (2006-2028).

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 proposal will not result in a significant enough increase in vehicular movements to and from the site to warrant refusal on these grounds.

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 or the nearby SSSI. Furthermore, it is not considered that there will be any unacceptable harm to residential amenity, highway safety or the local water environment, in accordance with the aims and objectives of saved policies EQ2, EQ7, EQ4 and TA5 of the South Somerset Local Plan (2006-2028) and the relevant sections of the National Planning Policy Framework (2012).

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 condition the development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan SM2; 1957(2)/06; 1957(2)/04A; letter dated 9th September; unnumbered document titled 'NVZ report' only.

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

03. The development hereby permitted shall not be commenced until particulars (including the submission of samples if appropriate) of the colour and finish of the external facing materials for the roof has 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 saved policy EQ2 of the South Somerset Local Plan (2006-2028).

04. No development shall be carried out on site unless foul and surface water drainage details (including details of the construction of the floor of the building hereby approved) including dirty water storage to serve the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such approved drainage details shall be completed and

become fully operational before the development hereby permitted is first brought into use and 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 saved policy EQ7 of the South Somerset Local Plan (2006-2028).

05. No later than the first planting season following substantial completion of the building hereby approved a 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 a full specification of new hedgerow planting including maintenance details following completion, full details of the earth bund to be provided in accordance with the submitted Landscape and Visual Impact Statement (including cross sections if appropriate) and details of the angle of cut at the western elevation of the approved development. 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).

06. Silage and manure storage to serve the proposed development shall accord with the details and location referenced within the letter dated 9th of September 2017 and the document titled 'NVZ report' 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 saved policies EQ2 of the South Somerset Local Plan (2006-2028).

07. 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 saved policies EQ2 of the South Somerset Local Plan (2006-2028).

08. 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), 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 EQ2 of the South Somerset Local Plan (2006-2028).

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.

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:
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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:
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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's local Environment Management team via 03708 506 506 if you have any queries.
