

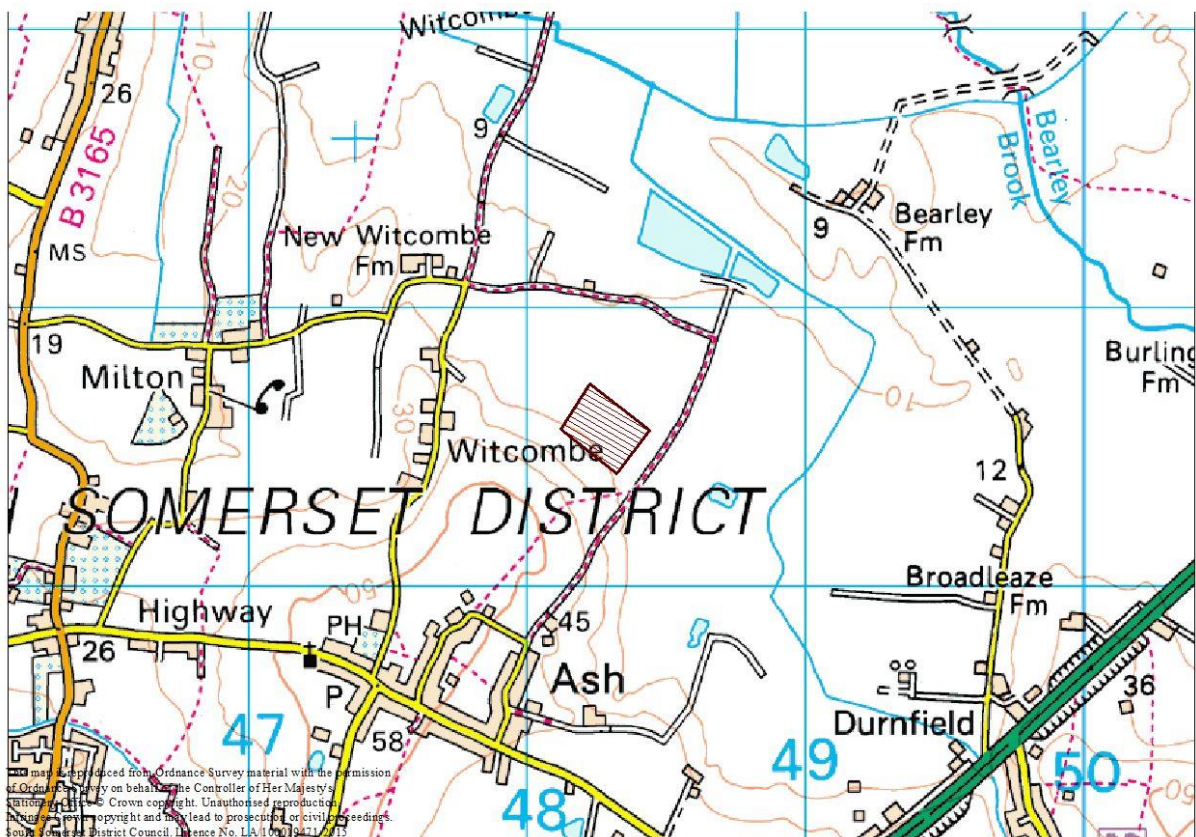
Officer Report On Planning Application: 15/01725/FUL

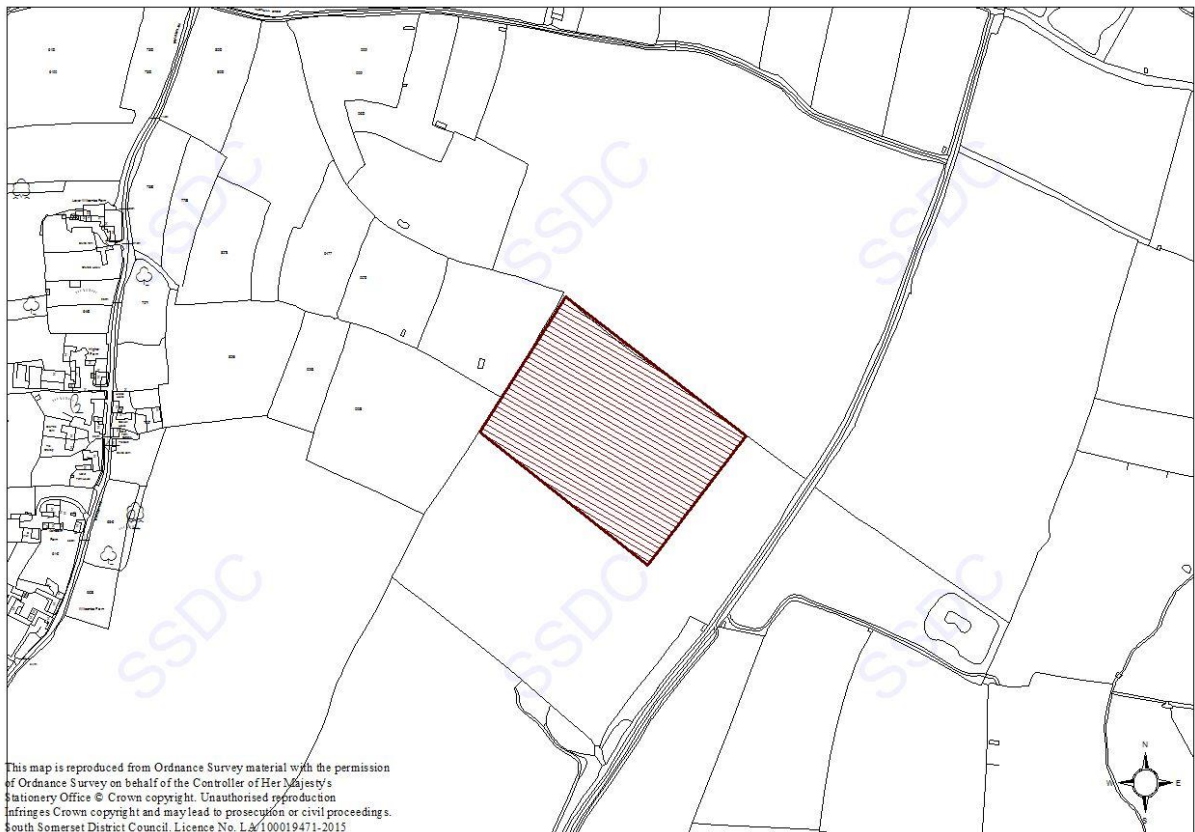
Proposal:	Engineering works to be carried out to provide a new Slurry Lagoon for the Dairy Unit (GR:347886/121967)
Site Address:	Land At Lower Witcombe Farm, Thornhill Drive, Ash.
Parish:	Ash
MARTOCK Ward (SSDC Member)	Cllr G Middleton Cllr N Bloomfield
Recommending Case Officer:	Tel: 01935 462430 Email: alex.skidmore@southsomerset.gov.uk
Target date :	28th July 2015
Applicant :	Mr Matthew Cobden
Agent: (no agent if blank)	Mr Vic Wheeler, Bourne Works, Collingbourne Ducis, Marlborough, Wiltshire SN8 3EQ
Application Type :	Major Other f/space 1,000 sq.m or 1 ha+

REASON FOR REFERRAL TO AREA NORTH COMMITTEE

The size of the proposed development is such that under the scheme of delegation the application must be determined by committee.

SITE DESCRIPTION AND PROPOSAL





This application is seeking planning permission to carrying out engineering works to construct a slurry lagoon.

This application follows the granting of planning permission, 12/04945/FUL and subsequently 13/02470/S73, for a new 1000 cow dairy farm. This development included a slurry lagoon which was to be positioned within the northeast corner of the new farm site however the development was not carried out entirely in accordance with the approved details and the space where the slurry lagoon was to be constructed has been partly built into by other structures. A separate application (15/02867/S73A) is ongoing to address the other alterations to the farmyard and the slurry lagoon sought under this current application is required in place of that previously approved.

Witcombe Farm is a 1100 acre dairy farm and is split across two sites, the new farmyard referred to above and the old farmyard which is located a short distance to the west on the south side of Screech Witch Hill lane.

The application site for the proposed slurry lagoon is within the southwest corner of the field immediately to the south of the new farmyard and is within a slight natural dip. The field is enclosed by native hedgerows and a public footpath (Y 1/3) passes diagonally across the southeast corner of the field as does a high pressure gas pipeline. The site of the lagoon is positioned away from the gas pipeline but within the consultation buffer zone. Whilst the site of the new farmyard is within the consultation zone for various designated wildlife sites, including RAMSAR, SSSI, RSPB reserve and County Wildlife sites located to the north / northeast/west of the site, the site of the slurry lagoon is outside of these zones. It is noted that the wildlife site to the north is also a commercial fishery known as Ashmead Fishery.

The new farmyard site is accessed via Thornhill Drove, a green lane, along which passes a public footpath (Y1/17), which in turn gives on to Witcombe Lane. Under the previous

approvals it was agreed that farm traffic would arrive and leave via Witcombe Lane and would not use Ashmead Drove which leads into Back Street / Burrough Street in Ash.

The nearest residential properties are approximately 470m to the west of the site situated along Witcombe Lane with the nearest properties in Ash more than 700m to the south. There are a number of listed buildings within Witcombe however these are some distance from the site.

RELEVANT HISTORY

Planning history in respect of the new farmstead:

13/02470/S73: Section 73 application to amend condition 2 (Approved plans - to amend position of parlour building) and to discharge condition 3, 7, 8, 9, 10 and 13 on planning approval 12/04945/FUL. Permitted.

12/04945/FUL: Creation of a new dairy farm. Permitted.

Planning history in respect of the existing farmstead:

12/04552/FUL: Erection of an extension to a livestock building. Permitted.

12/03665/AGN: Notification of intent to erect an extension to an agricultural building to house straw and machinery. Permission required 2012.

97/02192/AGN: Notification of intent to erect a cattle shed. Permitted.

91067/C: Erection of agricultural buildings and use of an existing access. Permitted.

91067/B: Erection of agricultural dairy buildings including two silage barns, two cow buildings, loose boxes, bull pen, milking parlour and dairy and alterations to existing access. Permitted.

91067: Erection of an agricultural dwelling. Permitted.

POLICY

Section 38(6) of the Planning and Compulsory Purchase Act (2004), and Paragraphs 2, 11, 12, and 14 of the NPPF states that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of determining current applications the local planning authority considers that the adopted development plan comprises the policies of the South Somerset Local Plan 2006 2028 (adopted March 2015).

Policies of the South Somerset Local Plan (2006-2028)

SD1 – Sustainable Development

TA5 – Transport Impact of New Development

TA6 – Parking Standards

EQ2 – General Development

EQ3 – Historic Environment

EQ4 – Biodiversity

EQ7 – Pollution Control

National Planning Policy Framework:

Part 1 – Building a strong, competitive economy

Part 3 – Supporting a prosperous rural

Part 4 – Promoting sustainable transport

Part 7 - Requiring good design

Part 8 – Promoting healthy communities

Part 10 – Meeting the challenge of climate change, flooding and coastal change

Part 11 – Conserving and enhancing the natural environment
Part 12 – Conserving and enhancing the historic environment

CONSULTATIONS

Ash Parish Council: Whilst it is accepted that the slurry lagoon is a necessity for the dairy farm there was a considerable amount of concern from the people living in the village that the proposed change of site would bring the lagoon closer to residential properties and would be likely to cause more of an impact due to smell. For this reason the Parish Council would prefer to see the lagoon within the curtilage of the site, also for odour tests to be carried out to determine the likely effect on residents of the village. They further note that the odour model shows that residents in Witcombe will be on the edge of the 'moderately offensive' zone so there will be times when they will suffer a loss of amenity.

Long Load Parish Council (adjoining parish): There was some concern that this may create extra traffic through Long Load.

Martock Parish Council (adjoining parish): No comments received.

Tintinhull Parish Council (adjoining parish): No comments received.

County Highways: No observations

SSDC Highway Consultant: No significant highway issues provided the spoil is not being taken off site.

County Rights of Way: (Comments from previous application) There is a public right of way (PROW) that runs over the access to the site (footpath Y 1/17). The proposed works must not encroach on the width of the footpath and the health and safety of walkers must be taken into consideration during works. 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 development. It is an offence to drive a vehicle along a public bridleway unless the driver has lawful authority to do so.

County Archaeologist: No objections

Health and Safety Executive: Do not advise, on safety grounds, against the granting of planning permission.

National Grid: No comments received.

Environment Agency: No objections. You may feel that the conditions as per our responses to the previous applications (relating to a Construction Environment Management Plan and Farm Nutrient Management Plan) should apply to this new application.

Lead Local Flood Authority: No comments.

Environmental Protection Unit: No objections. I have read the odour assessment and agree with the method, results and conclusion of the report.

Natural England: No comments.

SSDC Ecologist: No comments or recommendations

Landscape Officer: No landscape objection.

The proposal places the lagoon in the northwest corner of the field to the south of the current dairy complex site. On the negative side, the lagoon is geometric in expression, and thus clearly a utilitarian structure rather than a natural feature, and its presence is exacerbated by the introduction of security fencing around the lagoon, and site safety notices. However, whilst this extends the operational footprint further south than was envisaged by the original layout, the potential effect upon the landscape is likely to be limited as the proposal is primarily a localised cut and earth fill exercise, resulting in a rectangular 'pool' area, modelled into the landform and grassed over.

In itself, the proposal will have a minimal landscape impact, and one that is primarily visual, for earth embankments and lagoon forms are not uncharacteristic of the moors and their edge, and as I understand it there is no built expression, the fencing aside. Visually, the site is contained from wider view, other than the right of way that crosses the field to the south of the site, from where the lagoon will clearly be apparent. Noting the geometric layout, and need for fencing, the proposal will have the capacity to draw the eye, yet it is not an overly dominant structure. Consequently I am satisfied that with a sympathetic approach to site enclosure and landscape treatment, the impact of this development can be mitigated, and to that end I would suggest;

- (a) The form of site fencing should be dull-toned and aim to maximise transparency. As such, the form of fencing should be agreed and a sample submitted for approval;
- (b) The presence of fencing will be exacerbated to passing view by the likely difference in grass management regimes inside and outside of the fence, which will highlight the geometric outline of the lagoon and its surround. I would suggest that an outer, sinuous fence line, is established across the corner of the field, with the land behind this fencing and containing the lagoon ideally left unmanaged, or at least subject to two-annual grass cut meadow management, to thus enable long grass/tall herbs/scrub to play down its outline, and;
- (c) Selective tree planting is grouped behind this outer fence line, located to break up the outline of the lagoon.

If these mitigation elements can be agreed, then I have no further landscape issues to raise.

REPRESENTATIONS

Written representations have been received from 14 local households raising the following concerns and objections to the proposal:

- The drip-feed nature of the changes have left the LPA and local residents in the dark regarding the developer's long-term intention for the site. The inclusion of an Anaerobic Digester at this late stage is an example of this.
- The slurry lagoon is only required because the applicant has totally ignored the original approved plans and has increased the working capacity and layout of the farm to accommodate more cattle. Who knows what the final headcount of cows will be.
- The works carried out have been done without full impact assessments to determine the effect on the surrounding villages, roads or environment.
- The lagoon appears to be bigger than currently required and I am therefore worried that is being done in advance of further piecemeal alterations to this dairy scheme.
- The application cites sustainable agricultural development objectives, this should surely include its environmental impact as well as business sustainability which in this context is

not sustainable.

- This 1000 cow dairy unit is operating without a slurry lagoon.
- On the original application the cow numbers stated was 800, the later Section 73 application added 200 cows via a note on a building drawing and not mentioned in any text statement. At a public meeting held on 01/06/2015
- There should be a condition restricting the number of cows accommodated on site to 1070 as the slurry lagoon can only support this number.
- Further information should be provided setting out how many tractor movements are needed to empty the lagoon.
- There is no application for a bio-digester so there is no need to change the position of the lagoon from that approved.
- The effluent system and lagoon should be constructed and positioned in accordance with the original planning approval.
- The slurry lagoon will be placed outside the agreed curtilage of the new dairy and mean that the dairy complex will encroach further towards Ash village.
- The lagoon will be between the village and the landscaping required as part of the original permission.
- Loss of yet another field to development.
- The lagoon will be clearly visible from the footpath overlooking and running through this field. Its original location was contained within the farm site and could not be seen by the general public. There is still space to locate a lagoon of this size within the original site.
- The new lagoon must be fully landscaped.
- The applicant has a second slurry lagoon half a mile away, how will the applicant dispose of the effluent from both of these lagoons. There are strict controls on the volume of slurry that can be applied to fields, they will be transporting slurry away from their farm to other locations via tractor.
- Department of agricultural and rural affairs best practice states that to prevent water, air and soil pollution slurry lagoons should be covered. No responsible LPA should pass a slurry lagoon which does not conform with best practice?
- We have smelt the dairy on three occasions in June (the iodine smell used for cleaning), if this smell is so pervasive the slurry lagoon built closer to use would most certainly cause problems with smells.
- The smell can / will last for days.
- This new location pushes the lagoon closer to the village and will cause problems with flies and odours to nearby residents. A closed lagoon might reduce these problems.
- The increase in lagoon size by 8000 cubic metres or by 33% increase from that originally approved means more slurry will need to be spread on the land. This must be injected into the ground and not just sprayed on to the surface in order to reduce odours.
- The position of the lagoon will provide an area of dead ground that will be available for further extensions.
- The position of the lagoon is to facilitate the development of an Anaerobic Digester (AD) in the future. The lagoon should be considered together with the potential AD plant. These various developments will result in a large scale industrial complex covering many acres.
- The delay in constructing the slurry pit has result in the continuous movement of tractors hauling away slurry from the site on the roads around Ash, contrary to the traffic impact assessment.
- Traffic movements have increased far above the original estimates. Tractors were ignored in the last assessment as they would be contained within the farm land.
- The increased traffic movements are destroying and eroding the grass verges. A larger farm operating with a 50% increase in slurry will only make this worse.
- Residents of Witcombe have endured horrendous traffic conditions during the last 18 months during the construction period. The necessity to service the dairy complex by huge

modern farm equipment is ongoing and it is now very apparent that this road will not withstand these pressures.

- There should be no further increase in the already dangerous traffic through the village, especially agricultural vehicles.
- Road surfaces and verges are constantly being eroded and the threat of a major accident is imminent. In hind sight, a facility of this magnitude should only have been approved on a site where access to a main highway is available.
- The dairy complex is accessed down a single track road accessed through a village which is inappropriate for large volumes of traffic including HGV's including large farm tractors and implements.
- The new lagoon site plan does not show how to access this site for removal of slurry. The access must be directly through the farm as per the original approval.
- New scalpings have been laid along Ash Drove, I am worried that this is being prepared for large farm vehicles / lorries which would come in via Burrough / Back Street.
- The lagoon will be built on land that is used for providing feed for the dairy. The dairy is reliant on silage and other crops being brought in from some distance on public roads. Building on this land will result in increased traffic.
- Every time a tractor passes my property, my house vibrates.
- Concerned about the unofficial passing place in front of our house (Ashdown Farm).
- What if the soil tests show that the site is unsuitable for the lagoon?
- We own Ashmead Fishery, a 17 acre wetland and fishery which supports a wide range of wildlife including otter, bittern, osprey, hobby, peregrine falcon, owl, warbler and marsh harrier, all of which are dependent upon the rich and unpolluted nature of the wetland. This large scale open slurry store will create a new and unacceptable pollution risk to our property. This type of lagoon has failed elsewhere, this would be catastrophic for our property and the catchment downstream.
- The existing development has already caused pollution problems due to silage effluent run-off entering the drainage ditches.
- The smell from the slurry lagoon will directly affect the value and amenity of our property (Ashmead Fishery) and the enjoyment of those who visit. This could significantly affect our income. This similarly would affect the amenity of any using the footpaths around the site.
- The plans do not mention the planned location for storing solids / manure after separation.
- The dairy has been in operation without an adequate effluent disposal system which explains why slurry is being pumped and removed by tankers on a daily basis, sometimes from 6.00am until late in the evening.
- The dairy was brought into production before the developers complied with the existing planning conditions.
- Lack of action by the planning authority in response to breaches of the original permissions.
- The applicant should be made to revert to the original approved plans.
- Consultation by the owner / developer in relation to the development of this site has been poor.

Representations have been received from a further local household in support of the slurry lagoon. They note that that it may be that previous applications have not been complied with in every detail but that is a separate matter which needs to be dealt with in a proportionate manner. They are of a very strong view that a dairy unit of this size must have a fully sized and properly designed slurry management plan. The alternative to this involves numerous trailers of slurry being driven through our hamlet which is unacceptable. An acceptable agricultural waste traffic and slurry plan must be properly implemented and managed and that this be a condition of an approval of this application. My concern is that local sentiment will be arguing for rejection of the application for the new slurry lagoon when in fact that is exactly what is needed as part of a suitable slurry management plan.

CONSIDERATIONS

This application is seeking permission to construct an earth-lined slurry lagoon to serve the new dairy farm at New Witcombe Farm. The application follows the granting of planning permission, 12/04945/FUL and subsequently 13/02470/S73, for a new 1000 cow dairy farm. This development included a slurry lagoon which was to be positioned within the northeast corner of the new farm site however the development was not carried out entirely in accordance with the approved details and the space where the slurry lagoon was to be constructed has been partly built into by other structures. A separate application (15/02867/S73a) is ongoing to address the other alterations to the farmyard and the slurry lagoon sought under this current application is required in place of that previously approved.

Substantial local concern has been raised in relation to the development at New Witcombe Farm, in particular that it has not been built in accordance with the approved details and is being sought in a piecemeal fashion. They have made reference to the applicant's intention to install an anaerobic digester in the future and that this is one of the reasons why the lagoon is proposed in this new position. They have also stated that there is room within the existing farm site for the lagoon to be accommodated. A commonly expressed view within the public representations is that the farmer should be made to revert back to the approved scheme.

Whilst it is unfortunate that the development has been carried out without full compliance with the approved details the applicant has a right to regularise the situation through a retrospective application which he is attempting to do with this application and the associated Section 73a application. He is also entitled to seek to reposition the lagoon in a manner that fits with the future operating requirements of his business. It is the merits of this proposal as submitted that must be considered, its outcome should not be influenced by the rights and wrongs of how the new farm has been developed.

The key considerations in respect of this application are considered to be landscape impact and visual amenity, impact of the amenity of nearby residents, pollution / contamination control and highway safety.

Principle:

The NPPF sets out a presumption in favour of sustainable development and states that development proposals that accord with the development plan should be approved and that where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefit when assessed against the policies of the NPPF.

It has already been noted above that this slurry lagoon is required in association with an approved 1000 cow dairy unit. Although this proposal will result in the further encroachment of built form into farmland, given its agricultural nature and its essential need for the proper functioning of this holding it is considered to be acceptable in principle.

There have been queries as to the need for a slurry lagoon of this size and suspicion that it has been designed to allow the expansion of this dairy unit in the future. Whether the applicant is considering further expansions to his farm enterprise in the future is not relevant to this application. It is acknowledged that the lagoon is larger than that originally approved as part of the original farm scheme, and that its capacity (24,325 cubic metres) allows for six months storage capacity which is in-excess of the five month capacity currently required by the Environment Agency (EA). This increased capacity however allows for excessive rainfall and gives the farmer greater flexibility in terms of how they manage their farm waste, i.e. when the slurry is spread, and also helps to future proof the farm in regard to possible future legislation

changes. The EA has raised no objection to this proposal and as such the principle of the size of the lagoon is considered to be acceptable.

Visual amenity and landscape impact

There are local concerns that this application represents the further expansion of the new farm site, that the lagoon sits outside the area of landscaping agreed as part of the approved scheme and that it will be visible from the public footpath that passes across the southeast corner of the application field.

The proposed slurry lagoon measures 120 metres long and 60 metres wide and is in the position of an existing natural compression within the contours of the field and close to the northwest corner of the field and will be constructed on a cut and fill basis with the excavated soil spread around the lagoon area. The dug-in nature of the lagoon means that its presence within the wider landscape will be relatively limited. Although its geometric shape is far from natural in appearance the Landscape Officer is of the opinion that the earth embankments and lagoon form is not at odds with this edge of moor setting and that other than from the public right of way that crosses the field and brief views from Ashmead Drove it will by and large be well contained visually. Subject to the position, type and colour of the fencing being agreed as well as an appropriate landscaping scheme to include meadow planting and trees, which can both be secured through condition, this proposal is not considered to raise any substantive visual or landscape harm.

Highway safety:

The lagoon itself is not considered to raise any new highway safety concerns. It is to be accessed directly from the new farmyard which in turn is accessed by Thornhill Drove and on to Witcombe Lane to the west. Under the Farm Waste Management Plan (FWMP) agreed under application 13/02740/S73a the slurry would be transported to the fields adjacent to the dairy, which totals around 230 hectares, by an umbilical system and by tanker for land that is further afield. The applicant has confirmed that this remains their intention and it is accepted that this can be secured through an updated FWMP by way of condition. On this basis there is no reason why the proposed lagoon would result in any increased traffic or other highway related concerns to that which could be potentially generated by the approved scheme.

There have been numerous concerns raised by members of the public in relation to increased traffic through Ash and along Witcombe Lane since works on the farmyard commenced and the impact that this has had on highway safety and the condition of the highway and the verges. Much of this traffic however would appear to relate to construction traffic whilst the new farm was being built and which overlapped with the farm coming into operational use. The lack of a slurry lagoon has also significantly contributed to this as it would appear that without this storage facility and the pipework in place to transport it the farmer has been disposing of the muck as it is generated, i.e. on a continuous daily basis.

Residential amenity:

The proposed slurry lagoon will be within approximately 470m + of the nearest nearby residential properties situated along Witcombe Lane to the west, with other properties within the village of Ash approximately 700m to the south. A number of objections have been raised that this proposal moves the slurry lagoon closer to residential properties to that previous approved and that it will result in harm to their amenity as a result of odour and flies. During the course of the application the applicant has provided an Odour Impact Assessment report. SSDC's Environmental Protection Officer has carefully considered this report and accepts that the methodology used and its findings are sound and that odour exposure levels will be within

acceptable levels. The EP Officer further notes that odours issues usually only occur during spreading activities which are infrequent and are to be expected in rural areas and generally accepted subject to these activities according with the relevant associated environmental codes. The EP Officer raises no other concerns or any objections to this proposal, on this basis there is no reason to expect that this proposal should result in any demonstrable harm to residential amenity either by way of odour, flies or other nuisances.

Pollution / Contamination:

The Environment Agency are satisfied with the details of this proposal and subject to a revised Farm Waste Management Plan secured by way of a condition, and referred to earlier in this report, they raise no objection.

The owner of Ashmead Fishery, which is a 17 acre wildlife site and commercial fishery, is concerned that the lagoon could be a pollution risk to their property and have stated that similar lagoons elsewhere have been known to fail with catastrophic results. Provided the lagoon is constructed in accordance with the EA's requirements there is no reason why the proposed lagoon should fail and it cannot be assumed that the applicant will not construct the lagoon appropriately. Should any such failure occur then they will be in breach of separate environmental legislation and at risk of prosecution by the EA as well as possible private legal action by affected third parties.

Other matters:

The application site lies outside any designated ecologically important areas or their consultation areas. The Council's Ecologist raises no concerns or recommendations in regard to this proposal.

The position of the lagoon development is away from the public footpath and therefore is no reason why it should adversely affect this public right of way.

A high pressure gas pipeline passes through the application field and the Health and Safety Executive (HSE) and pipeline operator, the National Grid, have both been consulted. No comments have been received from the National Grid however the HSE has raised no objection.

There are a number of listed buildings within Witcombe however these are some distance from the site and it is not considered that the proposal, especially in view of its low profile and the approved dairy unit next door, would have an adverse impact upon their setting.

Conclusion

Notwithstanding the concerns and objections raised locally, it is considered that for the reasons set out above that the proposed slurry lagoon, which is required for the proper operational running of this dairy unit will not result in any new substantive adverse impact on visual amenity or landscape character, residential amenity, highway safety, pollution control or other material planning consideration. Indeed it is anticipated that the provision of the slurry lagoon should help to reduce traffic levels that have been experienced since the dairy first became operational and address many of the highway related concerns. On this basis the proposal is considered to be an acceptable form of development and is therefore recommended for approval.

RECOMMENDATION

Grant consent for the following reason:

The proposed slurry lagoon, which is essential infrastructure required for the proper operational running of this holding is, by reason of its nature, position, scale and design, considered to be an appropriate form of development that causes no demonstrable harm to visual amenity or landscape character, residential amenity, highway safety, pollution control, ecology or any heritage assets and as such accords with the aims and objectives of policies SD1, TA5, TA6, EQ2, EQ3, EQ4 and EQ7 of the South Somerset Local Plan and the provisions of the National Planning Policy Framework.

Subject to the following conditions:

01. The development hereby permitted shall be carried out in accordance with the following approved plans drawings numbered 01920-00-R DRG No 01 (Location Plan) and 00460-03 sheet 01 (Plans and Sections) received 20/04/2015 and 01920-00-R DRG No 02 (Location Plan) received 28/04/2015.

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

02. The slurry lagoon hereby permitted shall be constructed and become fully operational within four months of the date of this permission.

Reason: The slurry lagoon is essential to ensure the proper functioning of the associated dairy unit, in particular the Farm Waste Management Plan, to accord with policies SD1, TA5 and EQ7 of the South Somerset Local Plan.

03. The development hereby permitted shall not be commenced unless details of all new fencing, to include details of position, design, colour and finish has been submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full and shall thereafter be maintained and retained in this fashion unless otherwise agreed in writing by the local planning authority.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

04. The development hereby permitted shall not be commenced 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 completion of the development; 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.

Reason: In the interest of visual amenity to accord with policy EQ2 of the South Somerset Local Plan.

05. Notwithstanding the submitted details, the development hereby approved shall not be commenced unless a Construction Environmental Management Plan, incorporating

construction details of the slurry lagoon, has been submitted to and approved by the local planning authority. The plan shall subsequently be implemented in full accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment in accordance with policy EQ7 of the South Somerset Local Plan and Part 11 of the NPPF.

06. The development hereby approved shall not be commenced unless a Farm Waste Management Plan has been submitted to and approved by the Local Planning Authority. The plan shall subsequently be implemented in full accordance with the approved details and agreed timetable and shall thereafter be permanently complied with unless otherwise agreed in writing by the local planning authority.

Reason: To prevent pollution of the water environment to accord with policy EQ7 of the South Somerset Local Plan and Part 11 of the NPPF.

07. All vehicle movements to and from the slurry lagoon hereby permitted, shall be via the adjacent dairy unit immediately to the south and shall not be via Ashmead Drove to the west.

Reason: In the interest of highway safety as Ashmead Drove, by reason of its means of egress into Burrough and Back Street, which are narrow lanes with few passing places, is not considered to be an appropriate route for use by large farm vehicles and machinery to accord with policy TA5 of the South Somerset Local Plan.

Informatives:

01. The proposed development must comply with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO). These regulations aim to prevent water pollution from stores of silage, slurry and agricultural fuel oil. They set out requirements for the design, construction and maintenance of new, substantially reconstructed or substantially enlarged facilities for storing these substances. Storage facilities should be sited at least 10 metres from inland freshwater or coastal water and have a 20-year life expectancy. The applicant must notify the Environment Agency in writing about any new, substantially enlarged or substantially reconstructed system at least 14 days before it is first used. Further information on the regulations can be viewed at <http://www.environment-agency.gov.uk/business/sectors/118798.aspx>.
02. Please note the comments made by County Rights of Way dated 21/01/2013 in respect of any disruption to the public footpath that bounds the site.
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