

MEETING:	PLANNING COMMITTEE
DATE:	14 June 2017
TITLE OF REPORT:	160852 - RETROSPECTIVE ENGINEERING WORKS TO PROVIDE EXTENSION TO SLURRY LAGOON AT CALDICOTT FARM, BROAD OAK, HEREFORD, HR2 8QZ For: Messrs E & O Partridge per Mrs Julie Joseph, Trecorras Farm, Llangarron, Ross-on-Wye, Herefordshire, HR9 6PG
WEBSITE LINK:	https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=160852&search=160852
Reason Application submitted to Committee – Redirected by Local Member due to public interest	

Date Received: 17 March 2016

Ward: Bircher

Grid Ref: 348195,221108

Expiry Date: 16 May 2016

Local Member: Councillor DG Harlow

1. Site Description and Proposal

- 1.1 Caldicott Farm and its adjoining barn are Grade II listed buildings located in an open countryside location in close proximity to the main built form of Broad Oak.
- 1.2 The farm is an established livestock business and the holding comprises numerous modern agricultural buildings and infrastructure adjoining the application site. The site is relatively flat having been a former grazing field. Access is proposed from the south via the existing farm track.
- 1.3 The site is stated to measure 0.8ha in the Application Form and the proposed lagoon has a total area of 5376m² with a depth of 2.5m. The site is on agricultural land.
- 1.4 The proposals are for the retrospective engineering works to the extension of a slurry lagoon.

2. Policies

- 2.1 National Planning Policy Framework (NPPF)
- 2.2 The following sections are of particular relevance:

Introduction – Achieving Sustainable Development

Section 7 – Requiring Good Design

Section 10 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

Section 11 – Conserving and Enhancing the Natural Environment

Section 12 – Conserving and Enhancing the Historic Environment

2.3 Herefordshire Core Strategy Policies

- SS1 - Presumption in Favour of Sustainable Development
- SS4 - Movement and Transportation
- SS6 - Environmental Quality and Local Distinctiveness
- SS7 - Addressing Climate Change
- RA6 - Rural Economy
- MT1 - Traffic Management, Highway Safety and Promoting Active Travel
- LD1 - Landscape and Townscape
- LD2 - Biodiversity and Geodiversity
- LD3 - Green Infrastructure
- LD4 - Historic Environment and Heritage Assets
- SD1 - Sustainable Design and Energy Efficiency
- SD3 - Sustainable Water Management and Water Resources
- SD4 - Waste Water Treatment and River Water Quality

2.4 Neighbourhood Plan

Broad Oak is located within the Parish of Garway and was designated as a Neighbourhood Planning Area on 22nd November 2012. The NDP is still being drafted and as such has no weight with regards to the assessment and determination of this application.

- 2.5 The Core Strategy policies together with any relevant supplementary planning documentation can be viewed on the Council's website by using the following link:-

<https://www.herefordshire.gov.uk/planning-and-building-control/planning-policy/core-strategy/adopted-core-strategy>

3. Planning History

- 3.1 DCSW2003/1781/S – Straw and machinery storage building – Prior Approval Not Required 11th July 2003
- 3.2 SW2002/2986/F and SW2002/2988/L – Change of use and conversion of timber framed and stone barns to form two residential dwellings and associated listed building consent – Approved w/conditions 2nd December 2002

4. Consultation Summary

Statutory Consultations

- 4.1 Natural England comments that the application site is within or in close proximity to a European designated site (also commonly referred to as Natura 2000 sites), and therefore has the potential to affect its interest features. European sites are afforded protection under the Conservation of Habitats and Species Regulations 2010, as amended (the 'Habitats Regulations'). The application site is within 10 km of the River Wye Special Area of Conservation (SAC), Wye Valley Woodlands SAC which are European sites. The sites are also notified at a national level as River Wye Site of Special Scientific Interest (SSSI), Upper Wye Gorge SSSI, Newton Court Stable Block SSSI, Fiddler Elbow SSSI .

English SACs – No objection with recommendation

The River Wye SAC and the Wye Valley Woodlands SAC are within 10 km of the proposal site. Based on the information provided, Natural England offers the following advice on European sites within England:

- the proposal is not necessary for the management of the European site

Further information on the subject of this report is available from Mr C Brace on 01432 261947

- that the proposal is unlikely to have a significant effect on any European site, and can therefore be screened out from any requirement for further assessment

SSSI – This application is within 10 km of the following SSSIs in England and Wales: River Wye SSSI, Upper Wye Gorge SSSI, Newton Court Stable Block SSSI, Fiddler Elbow SSSI. The advice provided on SACs applies equally to the SSSIs.

Natural England notes and welcomes the creation of a manure management plan in support of this application. The proposed amendments to the original application (in the form of revised calculations) are unlikely to have significantly different impacts on the natural environment than the original proposal.

- 4.2 The Environment Agency comments that Silage and Slurry storage for agricultural purposes is subject to The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO) as amended. Every farmer has to comply with the SSAFO regulations if they build a new store or substantially alter one built before 1 September 1991.

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.

Farmers must notify their environmental regulator before construction of a facility (new or substantially altered stores). In England, farmers are required to notify us in writing prior to construction of a facility. A completed WQE3 form will need to be submitted once the installation or alterations are complete, and at least 2 weeks before they commence use of the facilities. This could be an 'informative' of any planning consent granted.

Internal Council Consultations

- 4.3 The Council's Transportation Manager has no objection to the application, whilst there are concerns in regards to the state of the highways which is used by the farms and properties along A466, C1239 and U71220, a farmer can increase the number of their herd without planning permission implications. From the submitted documentation the site gains the benefit of accessing the land from the farm, therefore reducing the needs to access the highways network.
- 4.4 The Council's Environmental Health Manager comments are made with regard to any potential noise or nuisance issues that might arise as a result of development. The construction of the slurry lagoon will be regulated by the Environment Agency in accordance with the relevant legislation aimed at the prevention of the contamination of groundwater (The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 and I understand that dialogue is already underway with the Environment Agency to this effect.

Whilst there are some reservations regarding the siting of this development in relation to the proximity of residential premises immediately to the west, there is no general history of complaints or problems being reported to our department with regard to slurry storage issues. In the event of failure to manage the site appropriately, our department has powers to investigate and take action against alleged Statutory Nuisances under the Environmental Protection Act 1990.

- 4.5 The Council's Conservation Manager – Ecology, has no objection Given the 0.75 latitude in containment mentioned in the email and the approval from the Environment Agency, it is proportionate to find the arrangement satisfactory. Of course, if the construction arrangements regarding overtopping of the lagoon are inadequate, there will be a potential liability for a

pollution event but to my mind it appears that adequate safeguards are in place. Deference is made to the EA, the competent authority, regarding this. Further comments were received, the Ecologist notes that there does not appear to be new concerns or objections from the competent authority – the Environment Agency. Natural England have not raised objection, do not envisage any threat to the R. Wye SAC and their recommendations regarding submission of manure management plans have been fulfilled. The applicant must, of course, comply with best agricultural management practices however (as far as I am aware) this does not come under the regulatory function of the Local Planning Authority.

Following concerns about Great Crested Newts, given the retrospective nature of the works, the 'potential' for impacting on Great Crested Newts is past. There is nothing we can do to reverse the timeline and stop the applicant doing the development. If there has been a misdemeanour with Great Crested Newts by this development we have no proof. If we were to refuse the application on the grounds of lack of Great Crested Newt survey, and only grant the application when we have a survey done, this could be seen as 'mischief making' on the part of the LPA even though the LPA would be strictly complying with NE's 500 metre rule, to what end and purpose would this serve or meaningfully achieve?. Given any overspill is contained within the 0.75m freak flood capacity, the likelihood of overspill and impact on the Great Crested Newts is deemed to be minimal.

The Council's Drainage Engineers comment: In principle we do not object to the proposed development on flood risk and drainage grounds. However should the Council be minded to grant planning permission, recommend that the following information is requested as part of suitably worded planning conditions:

- Demonstration of the management of surface water during extreme events that overwhelm the surface water drainage system and/or occur as a result of blockage;
- Demonstration that appropriate pollution control measures are in place prior to discharge.

The Council's County Land Agent has no objection, however comments:

- They (the applicants) must stick to the law concerning the lee-board to prevent any risk of an overflow.
- They (the applicants) must stick to the manure plan and not risk any pollution incidents. It is a very sensitive area.
- The lagoon itself should be fine. The lagoon is not lined and inevitably there will be some seepage into the soil/rock strata. It might be worth them being requested to drill a test hole to check on seepage every 5 years or so.

5. Representations

5.1 Garway Parish Council objects to the retrospective application as they consider it is contrary to the Herefordshire Core Strategy policies and NPPF as follows –

Policy SS6 – Concerns have been raised by local residents with regard to the possible pollution of pond and water courses near by which the PC concur

Policy SS4 – Broad Oak has small roads and lanes and the increase in tanker movements on and off the site will have significantly damage the road and verges. The slurry is being transported from another farm to the site

Policy SS1 – The slurry lagoon is visible from the highway and surrounding properties close to Caldicott Farm and would have a detrimental impact the character and amenity of the area and to those living in close proximity to the site.

The sustainability of the site is not in accordance with the core principles of the National Planning Policy Framework, with particular reference to 'Achieving sustainable development' (paragraphs 6 to 14), sections, 7, 10, 11, and 13, and paragraphs 186 to 207.

5.2 16 local residents object on the following summarised points:

- Impact on residential amenity
- Highway safety
- Impact on ecology and protected species
- Concerns over pollution
- Application is retrospective and applicants' conduct
- Concerns over water pollution
- Concerns over flies and odour
- Concern over precedent

5.3 A letter of support has been received, stating *As we live in a farming environment, I hope this application finds support from the planning department. There is no way to avoid effluent in the production of food and wool so reasonable solutions to cope with effluent must be found for all farmers. I am sure the applicants will be sympathetic to any concerns householders living nearest to the site may have and will make every effort to address and alleviate them. If this application stands I see great potential for a beneficial permanent wildlife area within the screening of the site.*

5.4 The consultation responses can be viewed on the Council's website by using the following link:-

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=160852&search=160852

Internet access is available at the Council's Customer Service Centres:-

<https://www.herefordshire.gov.uk/government-citizens-and-rights/customer-services-enquiries/contact-details?q=customer&type=suggestedpage>

6. Officer's Appraisal

Legislation

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states *"If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."*

6.2 Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 state the following respectively:-

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

6.3 Silage and Slurry storage for agricultural purposes is subject to The Water Resources (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO) as amended. Every farmer has to comply with the SSAFO regulations if they build a new store or substantially alter one built before 1 September 1991.

- 6.4 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.

Assessment of Policies

- 6.5 The development plan for Herefordshire is the Herefordshire Local Plan – Core Strategy. The Core Strategy was adopted on 16 October 2015. This followed Examination hearings in February 2015 and the Inspector’s subsequent conclusion that, with modifications as proposed, the Core Strategy is sound and provides an appropriate basis for the planning of the District.
- 6.6 Paragraph 14 of the NPPF states that there “*is a presumption in favour of sustainable development and for decision taking this means... where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole... or specific policies in this Framework indicate development should be restricted.*”
- 6.7 The NPPF sets out 12 core land-use planning principles in paragraph 17 which should underpin decision taking. These include the principle to ‘*proactively drive and support sustainable economic development to deliver homes, businesses and industrial units, infrastructure and thriving places that the country needs*’. Amongst the core planning principles set out in paragraph 17 of the Framework are that plan making and decision taking *should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*
- 6.8 If a proposal is considered to represent sustainable development, then the decision taker is required by paragraph 14 of the NPPF and Core Strategy policy SS1 to engage the positive presumption in favour of the proposal. The Government’s definition of sustainable development is considered to be the NPPF in its entirety, though a concise list of core planning principles is offered at paragraph 17. In terms of residential development, bullet points 4, 5 and 7 of this paragraph to be most relevant in requiring that planning and also where the application is deficient or does not comply:
- 4. always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - 5. takes account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
 - 7. contribute to conserving and enhancing the natural environment and reducing pollution
- 6.9 Paragraph 9 of the NPPF states that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, Including (but not limited to) improving the conditions in which people live, work, travel and take leisure. The Ministerial forward to the NPPF states *our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity* and goes on to set out the Government’s policies, aims and objectives in Section 7 Requiring Good Design, paragraphs 56-68.

6.10 It is clear from the NPPF that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Paragraph 58 states planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

6.11 Section 11 of the NPPF, entitled 'Conserving and enhancing the natural environment' in its opening paragraph 109, sets out *The planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.*

6.12 Core Strategy policy SS6 describes proposals *should conserve and enhance those environmental assets that contribute towards the county's distinctiveness, in particular its settlement pattern, landscape, biodiversity and heritage assets and especially those with specific environmental designations.*

Policy SS6 then states in its list of criteria:

Development proposals should be shaped through an integrated approach and based upon sufficient information to determine the effect upon landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty.

Core Strategy policy LD1 criteria require new development must achieve the following:

- demonstrate that character of the landscape and townscape has positively influenced the design, scale, nature and site selection, including protection and enhancement of the setting of settlements and designated areas;
- conserve and enhance the natural, historic and scenic beauty of important landscapes and features, including Areas of Outstanding Natural Beauty, through the protection of the area's character and by enabling appropriate uses, design and management

Assessment of Proposal

6.13 The proposal is in an open countryside location subject to no landscape designations. The site features Caldicott Farm and its associated farmhouse, land and buildings. The agricultural enterprise is based around livestock. The farm also has holiday let units.

6.14 The business has grown over recent time and the applicants are now milking over 250 cows which will shortly be increased to a milking herd of 300 including milkers and followers. Whilst the majority of the animals are kept at Lower Buckholt, there are in excess of 100 cattle at Caldicott Farm and the majority of the grass leys which provide fodder for the herd are based at Caldicott Farm or in the immediate vicinity.

- 6.15 Caldicott Farm had a small slurry lagoon large enough to accommodate the original beef herd and the farm at Lower Buckholt had sufficient capacity to deal with the initial number of cattle. As the herd grew an application was submitted and approved for a new slurry storage pit at Lower Buckholt, planning reference P14005/F. This approval has the capacity to accommodate the required amount of slurry to meet the projected growth of the dairy herd and is similar in size to that forming part of the current application. However, the lagoon was located on a steep bank and would be very expensive to construct and the majority of the land on which the applicants spread out their slurry is located in the vicinity of Caldicott Farm. As such the applicants` sought to increase their slurry storage capacity at Caldicott Farm.
- 6.16 Core Strategy Policy RA6 recognises that rural areas have consistently played a strong role in local, regional and national food and drink production, particularly in areas such as agriculture and farming. This application directly relates to and enables an existing successful agricultural enterprise to run efficiently and fulfil wider obligations. Policy RA6 aims to support and strengthen local food and drink production where such applications –
- ensure that the development is of a scale which would be commensurate with its location and setting ;
 - do not cause unacceptable adverse impacts to the amenity of nearby residents by virtue of design and mass, noise and dust, lighting and smell;
 - do not generate traffic movements that cannot safely be accommodated within the local road network and
 - do not undermine the achievement of water quality targets in accordance with Policies SD3 and SD4
- 6.17 It is emphasised that the original lagoon has been in situ since the 1960s with no record of aquifer pollution and Officers are advised that the applicants drink water from a bore hole on the farm and it is tested annually. Further, the applicants have worked with the Environment Agency to test the porosity of the lagoon and the tests have come back positively to demonstrate that the lagoon meets their standards.
- 6.18 The lagoon subject of this retrospective application has been designed to accommodate the requisite 5 months storage as required by NVZ Regulations whilst allowing the herd to expand to its 500 milker capacity. The slurry lagoon is an essential requirement of the farm activities.
- 6.19 Sixteen objections have been received from local residents, along with the Parish Council. There is much concern over impact on residential amenity. The nearest third party dwellings curtilages are:
- Lemsford – 83 metres
 - Field House – 83 metres
 - The Villa – 100 metres
 - Old Post Office – 120 metres
 - Hillcroft – 127 metres
- 6.20 It is noted that these properties also adjoin a petrol station and garage and are separated from the proposal by an agricultural field. These properties are also currently and have historically, been adjacent to the existing agricultural infrastructure on site which includes livestock buildings.
- 6.21 Whilst other locations might be preferable, it is clear from technical responses received from Council advisers and external agencies that there is no technical basis to resist regularising the proposal as shown on the amended plans and on the basis of details that are provided.

- 6.22 Review of the Environment Agency's Flood Map for Planning indicates that the site is located within the low risk Flood Zone 1. Flood Zone 1 comprises land assessed as having less than a 1 in 1,000 annual probability of river flooding. Review of the Environment Agency's *Risk of Flooding from Surface Water* map indicates that the site is not located within an area at significant risk of surface water flooding.
- 6.23 As the applicant is not increasing the area of impermeable surface by utilising the existing farm track, and the extended slurry lagoon will collect brown water runoff generated on site, it is not deemed necessary for the Applicant to provide a detailed surface water drainage strategy. However, relevant conditions do ensure appropriate works are carried out and maintained.
- 6.24 As the lagoon is not impounded by an earth bund there is no risk of this collapsing and contaminating the local groundwater and surface water resources. It is not clear from the information submitted as part of the application if the slurry lagoon will be covered. If the lagoon will not be covered then it is recommended that the Applicant demonstrates that there will be no risk of contamination to the local or downstream groundwater and surface water during extreme events that may cause the slurry lagoon to overtop. Relevant conditions along with the Environment Agency's powers will secure this position.
- 6.25 The existing slurry lagoon has not recorded any previous leakages and the Environment Agency have been consulted on the test results of the determination of permeability and are satisfied with the results.
- 6.26 On this basis Officers are satisfied that the proposal does not create a surface water issue hereabouts and measures and safeguards ensure this position and the protection of hydrological and ecological interests. As such Core Strategy policies SD3 and SD4 are satisfied.
- 6.27 A significant landscape planting area has been agreed with the applicants and this will be ensured, retained and managed by a condition. The planting proposals are based upon assessment of historic mapping. Generally orchard planting is used however within this local area orchards weren't that traditional, compared to some areas of the County. Furthermore with a 10m traditional orchard spacing and needing at least 3-4 trees wide by length of slurry lagoon this would mean losing a significant area of the wider field which would be disproportionate and undermine the functionality and viability of the remaining field.
- 6.28 Pursuant to the agreed landscape buffer area, conditions as detailed within the recommendation, below, will require a planting plan that shows:
- Details of species, numbers and stock sizes for all trees (a mix of stock sizes to give some initial height and more standard trees against the more shrubby species).
 - Undersowing with a shade tolerant woodland edge or hedgerow style grass/native wildflower mix eg [http://www.dlf.co.uk/wildflowers/pro-flora-7-\(hedgerows\).aspx](http://www.dlf.co.uk/wildflowers/pro-flora-7-(hedgerows).aspx)
 - Detailed planting and protection methodology
 - 10 year establishment/replacement and formative management plan including relevant grassland cut/collect regime
- 6.29 Measures to enhance the biodiversity of the site are secured in accordance with Paragraph 118 of the NPPF. Additionally, Section 40 of the Natural Environment and Rural Communities Act (2006) states that '*Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*'. Section 40(3) of the same Act also states that '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat*'.

- 6.30 This landscaping buffer will mitigate the proposal, assist protecting and maintaining the amenity of the area, and provide surface water and biodiversity and landscape enhancements and represent 'planning gain' in accordance with Core Strategy policies SS6, LD1, LD2 and LD3 and the relevant aims and objectives of the NPPF and above legislation.
- 6.31 With regard to the concerns relating to tourism, the applicants also run two holiday units from the farm. It is reported that no complaints from guests have been made about the lagoon or any smells to date and the bookings substantiate there's no significant issue. The lack of complaints to the Environmental Health department also supports this position.
- 6.32 Having regard to the context, existing buildings and distance, it is considered there is no adverse impact on the setting of Caldicott Farm or the Meadow Barn Grade II listed buildings.
- 6.33 There is no objection from the Transportation Manager on highways grounds and the detailed comments from the Council's Conservation Manager – Ecology and Natural England confirm no objection. Furthermore the landscape planting proposed will provide ecological enhancement and other benefits.
- 6.34 The concerns of the community are noted and respected, however, as described above, there is considered to be no basis upon which to refuse the application and as such approval is recommended as Core Strategy policies SS1, SS4, SS6, SS7, RA6, MT1, LD1, LD2, LD3, LD4, SD1, SD3 and SD4 are satisfied along with the relevant aims and objectives of the NPPF.

RECOMMENDATION

That planning permission be granted subject to the following conditions:

- 1. C01 Time limit for commencement (full permission)**
- 2. C07 Development in accordance with approved plans and materials**
- 3. C95 Details of Boundary treatments**
- 4. C96 Landscaping scheme**
- 5. C97 Landscaping scheme – implementation**
- 6. CA1 Landscape management plan**
- 7. CA2 Landscape maintenance arrangements**
- 8. CA3 Landscape monitoring**
- 9. On an annual basis for the first three years from the date of this Decision Notice, a Monitoring of seepage report shall be submitted to the Local Planning Authority. The report shall include methodology and results regarding water quality and in the event of issues being identified how they are to be resolved.**

Reason: To protect adjoining land uses, the local and downstream groundwater and surface water and in the interests of human safety and the environment and to comply with Herefordshire Core Strategy policies SS1, SD3 and SD4.
- 10. Written demonstrable evidence of the appropriate management of surface water during extreme events that could overwhelm the surface water drainage system and/or occur as a result of blockage shall be provided to the Local Planning Authority for written approval within 3 month from date of this Decision Notice. The**

measures shall thereafter be maintained and used as such.

Reason: To protect adjoining land uses, the local and downstream groundwater and surface water and in the interests of human safety and the environment and to comply with Herefordshire Core Strategy policies SS1, SD3 and SD4.

11. Written demonstrable evidence that appropriate pollution control measures are in place for discharge from the development hereby permitted shall be provided to the Local Planning Authority for written approval within 3 month from date of this Decision Notice. The pollution control measures shall thereafter be maintained and used as such.

Reason: To protect local and downstream groundwater and surface water and in the interests of human safety and the environment and to comply with Herefordshire Core Strategy policies SS1, SD3 and SD4.

INFORMATIVES:

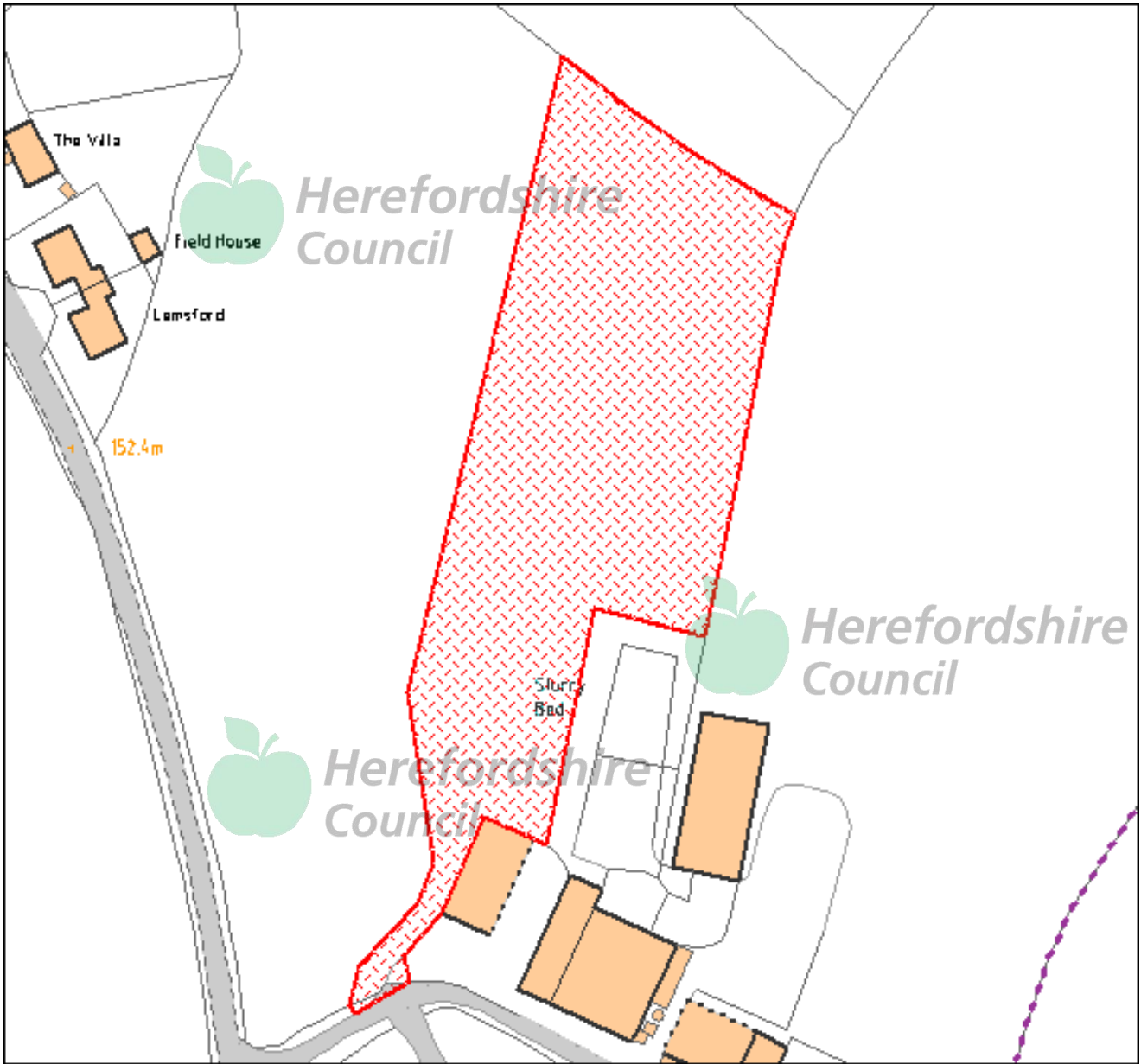
1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations, including any representations that have been received. It has subsequently determined to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Reference to requirement to follow submitted manure plan listed under Condition 2
3. Further guidance on 'Slurry reception pits and in-situ or above-ground slurry stores or tanks' (amended February 2011) is available at:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/290135/LIT_7783_9e2698.pdf
4. Further advice is contained within the DEFRA Code of Good Agricultural Practice (CoGAP) for farmers, growers and land managers.
<http://www.defra.gov.uk/publications/files/pb13558-cogap-090202.pdf>

Decision:

Notes:

Background Papers

Internal departmental consultation replies.



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APPLICATION NO: 160852

SITE ADDRESS : CALDICOTT FARM, BROAD OAK, HEREFORD, HEREFORDSHIRE, HR2 8QZ

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