Carter Jonas

PLANNING STATEMENT

Full planning for the Proposed Construction of a Slurry Lagoon and associated works

at

Folly Farm, Lower Rudlow, Corsham, SN13 0PD

On behalf of

L M Maidment & Sons

13th September 2023

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1.0 Introduction

1.1 This planning statement accompanies a prior approval application for the proposed construction of a slurry lagoon, submitted by George Tiley of Carter Jonas on behalf of L M Maidment & Sons

1.2 This statement will provide sufficient information to demonstrate the agricultural and planning need for a new slurry lagoon at Folly Farm

2.0 Site Description And History

2.1 Folly Farm is located within Box Valley, northeast of the village of Box within Wiltshire.

2.2 Farming System

Folly Farm is a dairy farm which is currently milking 120 cows, operating largely a closed herd, keeping all animals on the farm, meaning they are currently running 300 cattle in total. The farm extends to 360 acres of grassland, being a mix of permanent paster and lays. The farm is currently farmed by 2 generations of the family.

2.3 Details of Proposal

The proposal is to construct a 3,474 cubic meter, above-ground slurry lagoon which extends to 29.032 meters in diameter and is 9.96 meters tall.

This system will give the farm the capacity to store 6 months of slurry/dirty water (see appendix 1 for calculations) at its current stocking density. This gives some a small amount of additional space, which will be utilised in the coming years when the herd is expanded.

The lagoon will be constructed at the edge of the farmyard so slurry can easily be diverted into this system from its current flow, and it is easily accessible when it is being emptied.

Being able to store the slurry will allow the business to utilise the slurry as fertiliser, reducing the reliance on artificial fertilisers. It will also give the ability to time the application of the slurry which will reduce the likelihood of runoff.

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3.0 Use

The proposed lagoon will be used solely for storing slurry which is produced on the farm when the cattle are housed during the winter months.

4.0 Scale

The scale of this lagoon has been calculated in line with the requirements set out within the NVZ rules (the site is not yet in an NVZ area), being storage for a minimum of 5 months of slurry produced on the farm. The store will also compile with the storage of silage, slurry and agricultural fuels regulations. However, the store gives a larger capacity to what the regulations require due to the likely expansion of the herd in the future.

5.0 Appearance

The surrounding landscape has been taken into account when designing the proposed lagoon, as the lagoon is most likely to be viewed from above (due to the farm being down in a valley overlooked by a road), it is being proposed that it will be constructed of green material which will help for it to blend into the surrounding grassland. It is also being proposed that a hedge will be plated to the north of the lagoon joining into the existing hedgerow. It is also considered that slurry lagoons are a common sight in the countryside.

6.0 Planning Policy

6.1 National Planning Policy

6.2 Within the National Planning Policy Framework, both sections 84 and 149 support this application. Section 84 gives provisions for the development of agricultural businesses to support a prosperous rural economy. As the land lies within the Bristol and Bath Green Belt, section 149 of the NPPF is also relevant which lays out what development is acceptable within the Green Belt, with agricultural buildings being one of these.

6.3 Local Planning Policy

6.4 Considering local planning policy, Core Policy 34 supports development to adapt to modern agricultural practices. This development will allow the farm to compile with current storage regulations for slurry and in turn, adapt to modern practices.

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The local core strategy currently references to Green Belt Policy as following the national policy, which is outlined above and supports agricultural building being constructed within the Green Belt.

7.0 Other Considerations

7.1 Access and Traffic Movement

The proposed slurry lagoon will reduce the number of traffic movements onto the highway as the slurry will now be stored and not spread daily. The lagoon will be accessed via the existing farm access so no new access onto the highway is being proposed.

8.0 Conclusion

8.1 Considering all the above, it is considered that this application falls within the definition of an agricultural building by its proposed use and construction. It is shown that the lagoon is reasonably necessary for the farming business going forward to compline with regulations, and the proposed has been sighted in a sympathetic location and built of materials which will blend into the landscape.

8.2 **If any conditions are proposed to be attached to the decision notice, please can these be pre-agreed in writing prior to issuing the decision notice.**

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9.0 Disclaimer

9.1 Neither the whole nor any part of this report may be reproduced in any document, circular or any other statement without the prior written consent of Carter Jonas, as to both the form and context in which it will appear.

9.2 If this report is disclosed or made available to any third party then it shall be disclosed in full and these terms and conditions shall be disclosed to, and imposed on, any such third party.

9.3 This report has been prepared by George Tiley who is a Member of the Royal Institution of Chartered Surveyors and a Fellow of the Association of Agricultural Valuers.

Signed G F Tiley

George Tiley MSc BSc (Hons) MRICS FAAV

Senior Surveyor

Dated 14/09//2023

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Appendix 1- showing 3291m3 is needed between September and February.

Slurry Wizard ~ Slurry Report

Go to Start | Go to Slurry Data Entry | Go to Livestock Data Entry | Print | User Guide

AHDB

ubic metres		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
ays		30	31	30	31	31	28	31	30	31	30	31	31	365 days
otal excreta as slurry (m3)		281	290	281	290	290	271	290	281	290	281	290	290	3422 m3
excreta to slurry store (100% for housed)		50	100	100	100	100	100	100	50	0	0	0	0	
xcreta to slurry store (m3)		140	290	281	290	290	271	290	140	0	0	0	0	1992 m3
lurry separated (m3)	No	0	0	0	0	0	0	0	0	0	0	0	0	0 m3
arlour washings (m3)	Yes	72	74	72	74	74	67	74	72	74	72	74	74	876 m3
TD code average rainfall (mm)		82	81	90	102	94	69	78	59	69	63	62	73	922 mm
own average rainfall (mm)														mm
ainfall adjusted to +25% for M5 (mm)		103	101	113	128	118	86	98	74	86	79	78	91	1153 mm
torage required		Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	
ard run off area to slurry store (m3)	2000 m2	205.0	202.5	225.0	255.0	235.0	172.5	195.0	147.5	172.5	157.5	155.0	182.5	2100.0 m3
lurry store rainfall to store (m3)	0 m2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 m3
oof water area to store (m3)	0 m2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0 m3
otal cubic metres (m3)		417	567	578	619	599	511	269	220	247	230	229	257	4742 m3
umulative production (m3)		417	984	1562	2181	2780	3291	3560	3780	4027	4256	4486	4742	4742 m3
otal storage capacity (m3)	0	0	0	0	0	0	0	0	0	0	0	0	0	0 m3
apacity less production (m3)		-417	-984	-1562	-2181	-2780	-3291	-3560	-3780	-4027	-4256	-4486	-4742	-4742 m3

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