Discharge of Condition Statement

Condition 3
No development shall commence onsite until details of the arrangements for the storage and/or disposal of manure and other material derived from the keeping of horses or livestock have been submitted to and approved by the Local Planning Authority.

In preparing this document reference has been sought from the guidance documents from Natural England for storing Horse Manure and Gov.UK web site, under the storing of organic manures in nitrate vulnerable zones the following is mentioned.

1.0 Notes on Gov.UK on **storing solid manures.**

1.1 Solid organic manure or animal bedding that contains organic manure must be stored in one of the following ways:

- in a container
- on a waterproof base, where you can collect and store runoff
- in a roofed building
- in a temporary field heap

2.0 Locating and constructing **temporary field heaps**

2.1 You must:

- the field heap is at least 10 metres from any surface water (such as a river, pond or ditch) or land drain, or 30 metres if the land slopes at 12 degrees or more.

  Drawing 10373-P-05 has been submitted showing the site, applicants land and the surrounding area confirming the land is over 50m from any surface water or land ditch.

- make sure the location of the field heap is not liable to being waterlogged or flooded.

  The Environment Agency Flood Map confirms the site and applicants land is within Zone 1.

- locate field heaps at least 50 metres from a spring well or borehole.

  From researching the British Geological Survey borehole information there is only one borehole within the immediate area.
  Located in the valley near Broadmead Lane.
  Legacy Borehole BGS ID: 395457, BGS reference ST84SE109.

- move the field heap at least every 12 months.
- leave a 2 year gap before returning to the same site
- keep a record of the sites used for field heaps and the dates of use.

2.2 Temporary field heaps must:

- be made from manure solid enough to be stacked in a freestanding heap

- not give rise to free drainage from within the stacked material
- occupy as small a surface area as is needed to support the weight of the heap without it collapsing.

3.0 The site is within **nitrate vulnerable zones** (NVZ)

3.1 NVZ guidelines regarding the use of nitrogen fertilisers in nitrate vulnerable zones state:

- You can apply up to 170kg per hectare of nitrogen in livestock manure (including manure deposited directly by livestock and spreading) on your holding in each calendar year. The applicants land has an area of 1.2ha. (Gov.uk , guidance Use of nitrogen fertilisers in nitrate vulnerable zones).
- Therefore, the applicants land can apply 204kg of nitrogen in livestock manure which equates to 40.8 tons of manure per calendar year.
- Horse manure has 3 macronutrients – nitrogen, phosphorus and potassium, 3 secondary nutrients – calcium, magnesium and sodium, as well as other micronutrients. As a rule of thumb, 1 ton of well-rotted manure contains **5kg (11lbs)** of nitrogen, 3.6kgs (8lbs) of potassium and 0.9kg (2lbs) of phosphorus.
- A horse typically produces 9 tons of manure per year. (40/9 = 4 horses)

4.0 **Water and Liquid waste**

To prevent pollution from washing out of the stables and yard the applicants will install a waterproof container than can be cleaned out by a registered company.

The proposal includes a 3,500 litre underground water storage tank. Drawing by Enduramaxx and drawing 10373-P-01 revision A is included confirming the tank details and position. This will be installed prior to any horse being kept in the stables.

5.0 **Summary**

In summary, the solid manure stored in field heaps and the installation of an underground waterproof tank for liquid waste complies with Natural England guidelines and should enable condition 3 to be discharged.

The site has been used historically as a paddock with a field shelter with field heaps for mature. The application has not sought to increase the number of horses.

6.0 **LIGHTING**

Condition 8

No external lighting shall be installed on the development site without the prior written approval of the Local Planning Authority.

6.1 External Lighting- All lighting will be LED energy efficient lighting comprising of the following:

6.2 5watt LED down lights mounted within the soffit / canopy out side the stable doors directed to the floor so no light pollution only illuminating the floor area.

6.3 Galvanised wall lights measuring H132mmxW267mmxD127mm with frosted diffuser mounted at 1750mm affl, see attached picture, directing light at the floor controlled by motion sensor so minimal light pollution.

