

December 2025

Prior Notification for a Slurry Storage Lagoon

at

**Sutton Lane Farm
Sutton Lane
Sutton Benger
Chippenham
SN15 4LW**

**Beechwood Court
Long Toll
Woodcote
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1 Introduction

- 1.1 Reading Agricultural Consultants Ltd (RAC) is instructed by Mr Henry Spencer (the applicant) to submit a Prior Notification under '*The Town and Country Planning (General Permitted Development) Order 1995*' (GPDO) (as amended), for construction of a slurry storage lagoon at Sutton Lane Farm, Sutton Lane, Sutton Benger, Chippenham, SN15 4LW.
- 1.2 This statement assesses the need for the new development in terms of the changing needs of the farm and improving its long-term viability, as well as considering the development in the light of relevant planning legislation.

2 Background

- 2.1 Sutton Lane Farm forms part of the wider Manor Farm holding which is located in Langley Burrell, approximately 2.5km to the south-west. Sutton Lane Farm is used to rear replacement cows for the main dairy herd of 500-cows which is located at Manor Farm. The wider holding is mixed farm extending to approximately 1,200ha located north-east of Chippenham. Along with grazing land for the dairy herd, the majority of the land at the farm is used to grow arable crops.

Figure 1: Google Earth Image of Proposed Site



- 2.2 Sutton Lane Farm comprises a number of straw bedded cattle accommodation buildings and general-purpose buildings. Grouped around the main dwellinghouse are a number of older agricultural buildings, which are less suitable for modern agriculture.
- 2.3 The proposed development site is located to the south of the farm in a long rectangular parcel of land which sits at the foot of an embankment to the Great Western Railway. The field in which the lagoon is proposed has been excavated as a 'borrow pit', with the minerals used to form the embankment of the adjacent railway.

Figure 2: The proposed development site facing north



- 2.4 As a result, the field at the development site is between 3-4m lower than the surrounding ground level at the southern end, with the borrow pit ground level and surrounding ground level the same at the north end.
- 2.5 Slurry storage at the farm comprises a weeping wall store, two concrete tanks, two smaller sediment chambers and an earth-bank slurry lagoon which is under construction (PL/2025/02406), which provide in the region of six-month's storage of slurry arising at the farm.
- 2.6 Although the farm meets the minimum storage requirements as outlined in *The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (SSAFO)* and the *Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 (also known as the Farming Rules for Water)*, it is considered best practice to exceed the minimum six-month storage capacity in order to provide some flexibility in terms of

operations, better matching the timing of application of organic fertilisers with the needs of certain crops.

- 2.7 In order to maximise nutrient uptake, it is best to spread in spring and early summer when arable crops have the most rapid growth and therefore the highest demand for nutrients such as nitrogen. Applying slurry when the plants are actively growing ensures the nutrients are readily absorbed and minimises the leaching of nitrogen from the soil.
- 2.8 The new lagoon will also allow the farm to pump slurry between the Manor Farm lagoon and the new Sutton Lane Lagoon, allowing for slurry to be spread more easily on land to the north of the holding using umbilical slurry spreading equipment.
- 2.9 The proposed lagoon would be located towards the northern end of the field, with gentle north-eastern and south-western slopes which will be returned to agriculture. The lagoon has been offset from the northern end by at least 10m from the bank top of the stream which forms the northern boundary of the field in order that the structure comply with the SSAFO regulations.
- 2.10 The nearest dwellings to the proposed development are Thornhill Farm, No. 9 and No. 10 Sutton Lane, and Manor Farm east of the River Avon. All of these are in excess of 400m from the bank top of the slurry lagoon.

3 Proposed Development

- 3.1 The proposal is to construct an earth-banked slurry storage lagoon, which combined with the new slurry lagoon at Manor Farm will provide in excess of six-months slurry storage for the wider Manor Farm/Sutton Lane Farm holding, in order that the farm exceeds the minimum volume advised by the Farming Rules for Water. Calculations using the ADHB Slurry Wizard software which demonstrate the additional storage capacity which will be created are provided in Appendix 1.
- 3.2 The proposed lagoon will extend to approximately 106.8m by 22.9m (internal bank top) and would be 3m deep. The lagoon would have 1 in 10 external slope to the north-east which would be returned to agriculture. The shallow slope to the north-east would match the adjacent fall of the surrounding landform and would allow easy access for tractors and slurry tankers for emptying operations. The 1 in 7 south-western slope would also allow access for tractors and tankers. The total area of works associated with the proposed lagoon extend to approximately 6,600m².

- 3.3 The external banks would be overlaid with topsoil stripped from the working area, with the north-eastern slope cultivated to allow the growing of a crop – probably a forage crop for the cattle, as shown in Drawing RAC/10629/6 Site Plan. The banks would be formed using material extracted from the site and with imported clean subsoil registered with the CL:AIRE Protocol, which would be suitably impermeable to meet regulations. The lagoon would have a one-metre thick impermeable clay liner to meet the requirements of SSAFO and best practice as outlined in *CIRIA Livestock manure and silage storage infrastructure for agriculture – Parts 1 and 2 best practice guidance* (ref: 759b)¹. The position of the lagoon is well located at the centre of the holding to spread slurry using umbilical spreading equipment.
- 3.4 The lagoon would have a four-metre wide bank top to allow access for machinery for maintenance of the lagoon, and would be constructed using appropriate soils (following CIRIA guidance). The one metre compacted clay liner would have a permeability of less than 10^{-9} m/s.
- 3.5 The base of the lagoon is at ground level at the centre-point of the lagoon and has not been dug with only very limited storage below ground due to there being a very high water table in the area. Best practice advises that slurry storage should not extend into the water table.
- 3.6 As the lagoon has been positioned at least 10m from the bottom of the railway embankment to ensure that works do not affect the existing railway infrastructure. The works would also be located away from major trees to ensure that any works do not impact on their root zones.
- 3.7 Slurry would be pumped *via* an overground main between the Manor Farm lagoon and the proposed slurry lagoon as required.

¹ Publication C759b Livestock manure and silage storage infrastructure for agriculture. Part 2 Design and construction (2015). Available online at:
https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?Category=FREEPUBS&iProductCode=C759F

4 Development Framework

National Planning Statute

- 4.1 When considering an application for Prior Notification for excavation or engineering operations associated with a holding of five hectares or more, reference is made to Part 6, Class A of Schedule 2 of ‘*The Town and Country Planning (General Permitted Development) Order 2015*’ (as amended) (GPDO). Permitted development includes:

“The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of:

(a) works for the erection, extension or alteration of a building; or

(b) any excavation or engineering operations,

which are reasonably necessary for the purposes of agriculture within that unit.”.

- 4.2 Permitted development rights do not apply if:

“(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;

(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;

(c) it would consist of, or include, the erection, extension or alteration of a dwelling;

(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;

(e) the ground area which would be covered by—

(i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres; or

- (ii) *any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres², calculated as described in paragraph D.1(2)(a) of this Part;*
- (f) *the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;*
- (g) *the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;*
- (h) *any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;*
- (i) *it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building; or*
- (j) *it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.*
- (k) *any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—*

 - (l) *would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit;*
 - (ii) *is or would be within 400 metres of the curtilage of a protected building; or*
 - (l) *the erection or extension of a building would be carried out on land or a building that is, or is within the curtilage of, a scheduled monument”*

² As amended by *The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2024*.

5 Appraisal

Reasonably Necessary for the Purposes of Agriculture

- 5.1 Manor Farm/Sutton Lane Farm is an existing mixed arable and traditional dairy unit which has a herd of 500-high yielding dairy cows. The proposed lagoon will allow the farm to exceed the minimum best practice requirements, providing more flexibility in terms of spreading operations to maximise the nutrient uptake by crops and the potential for reduce water pollution. It is, therefore, considered that the proposed development is reasonably necessary for the purposes of agriculture.
- 5.2 In terms of the other requirements of Part 6, it is clear that the proposal relates to excavation, rather than the construction of a building. Such matters are dealt with under 'Conditions' in Part 6 Class A of Schedule 2 of the GPDO:

"A.2(1) Development is permitted by Class A subject to the following conditions—

where development is carried out within 400 metres of the curtilage of a protected building³, any building, structure, excavation or works resulting from the development shall not be used for the accommodation of livestock except in the circumstances described in paragraph D.3 below or for the storage of slurry or sewage sludge;...

... (2) Subject to paragraph (3), development consisting of—

(a) the erection, extension or alteration of a building;

(b) the formation or alteration of a private way;

(c) the carrying out of excavations or the deposit of waste material (where the relevant area, as defined in paragraph D.4 below, exceeds 0.5 hectare); or

(d) the placing or assembly of a tank in any waters,

is permitted by Class A" (underlined for emphasis)

- 5.3 Paragraph D.4 referred to above states:

³ GPDO definition of Protected Building: "protected building" means any permanent building which is normally occupied by people or would be so occupied, if it were in use for purposes for which it is designed; but does not include—

(a) a building within the agricultural unit; or

(b) a dwelling or other building on another agricultural unit which is used for or in connection with agriculture;

“D.4 For the purposes of paragraph A.2(2)(c), the relevant area is the area of the proposed excavation or the area on which it is proposed to deposit waste together with the aggregate of the areas of all other excavations within the unit which have not been filled and of all other parts of the unit on or under which waste has been deposited and has not been removed.”

- 5.4 In this case, the area of excavation and deposition referred to in the application extends to approximately 1.15ha, as such A.2(2)(i) requires that it is necessary to seek Prior Approval from the Local Authority with regards to the *“...the siting of the excavation or deposit...”*

Siting

- 5.5 The proposed lagoon has been located at the northern end of a field which has previously been excavated for minerals and poorly restored. The railway embankment and the bank to the north, coupled with the graded slopes returned to agriculture would ensure that the lagoon limited impact on the surrounding landscape. There are no public viewpoints into the development site other than the railway.
- 5.6 The site has been chosen as it is well located in terms of slurry spreading operations, ensuring efficient spreading using umbilical equipment, and makes use of a poor-quality field which produces limited yields.
- 5.7 The siting of the lagoon has also taken account of the watercourse and associated flood risk area to the north of the field, ensuring all works are outside Flood Zones 2 and 3⁴. The lagoon has also been positioned away from the railway embankment and the larger trees in order that the root protection zones of these trees are not affected.
- 5.8 The siting of the lagoon in a field used to grow crops and forage will ensure that no ecologically protected species are affected by construction works.

Design

- 5.9 The proposed lagoon has been designed in accordance with best practice as outlined in CIRIA *Livestock manure and silage storage infrastructure for agriculture – Parts 1 and 2 best practice guidance* (ref: 759b).

⁴ The impact on flooding being the reason the prior approval was required and refused for a previous application – Ref: PL/2025/06222.

Other Matters

- 5.10 Local planning authorities (LPAs) have a duty to consult Natural England before granting planning permission on any development that is in or likely to affect a Site of Special Scientific Interest (SSSI) (Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28I of The Wildlife and Countryside Act 1981).
- 5.11 Given that slurry lagoons such as that proposed have the potential to cause harm to nearby SSSI by way of ammonia emissions and nitrogen deposition from the stored slurry. A preliminary screening assessment has been carried out using the online SCAIL software⁵, with results provided in Appendix 4. The results show that at the nearest sensitive SSSI (Sutton Lane Meadows), the Process Contribution of ammonia of $0.13720\mu\text{g m}^{-3}$ would be 4.57% of the ammonia site relevant Critical Level of $3\mu\text{g m}^{-3}$. The Process Contribution combined with the ammonia Background Concentration at the SSSI would be well below the Critical Level at $2.68\mu\text{g m}^{-3}$ and therefore would be unlikely to have an adverse effect on the SSSI.
- 5.12 When considering the cumulative effect of the proposed Sutton Lane lagoon with the newly constructed slurry lagoon at Manor Farm, the overall Predicted Environmental Concentration/Deposition (PEC) at the edge of the SSSI would be $2.75237\mu\text{g m}^{-3}$, still below the critical level at this site.
- 5.13 The Process Contribution of ammonia from the lagoon at all other SSSIs in the area would be less than 1% of the appropriate critical level and therefore not significant.

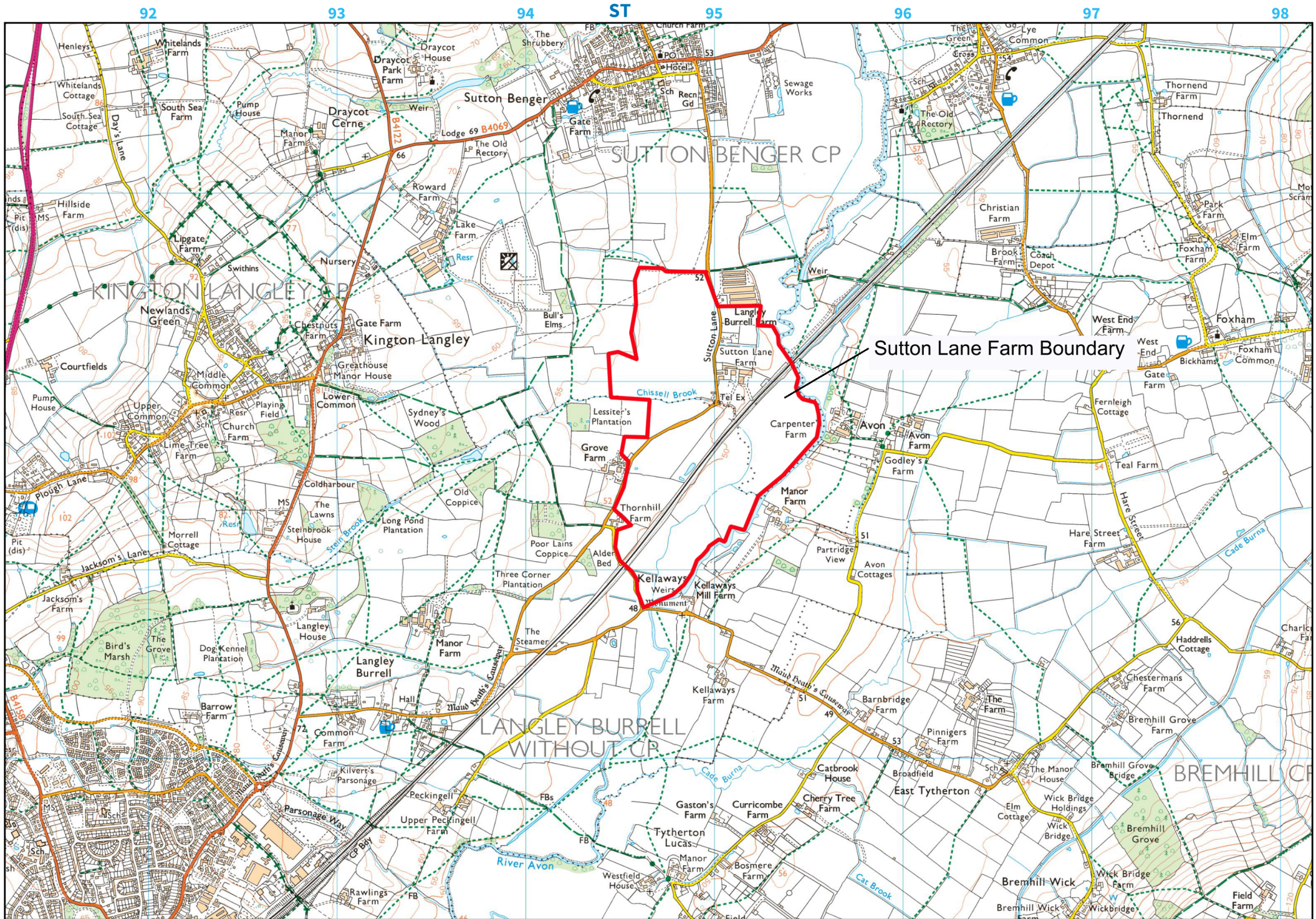
6 Conclusion

- 6.1 In conclusion, the proposed development is reasonably necessary for purposes of agriculture on the unit in that it will allow the farm to exceed the minimum best practice requirements, providing more flexibility in terms of spreading operations to maximise the nutrient uptake by crops and the potential for reduce water pollution.
- 6.2 As the aggregate of excavation and deposition at the development site would exceed 0.5ha, Prior Approval from the Local Authority is required with regards to the siting of the proposed development.

⁵ Available online here: <https://www.scail.ceh.ac.uk/cgi-bin/agriculture/input.pl>

- 6.3 The proposed development would not be visible from the surrounding area, being well screened by the railway embankment and the higher ground level to the south-west and north-west. The gentle north and south gradients of the lagoon will be returned to agriculture increasing the productivity of a field which has typically had low yields. The position of the lagoon towards the north of the farm block will allow the efficient use of umbilical slurry spreading equipment.
- 6.4 Accordingly, as none of the exclusions to permitted development rights on agricultural units of greater than 5ha apply (see Appendix 3), and it is reasonably necessary for agriculture on this agricultural unit, permitted development rights apply.

Appendix 1: Map of Manor Farm holding (local land ownership only)



Appendix 2: Slurry Wizard Slurry Storage Calculations



Slurry Wizard ~ Slurry Data Entry

Stores, yard and roof rainfall, parlour washings and wash water entry

Baseline farm data

Farm name / reference	Manor Farm
Total farmable area (hectares)	1200 Ha
Slurry store 10 figure grid reference (e.g. SE3548629596)	ST9354275886
Cattle in herd/ pig herd size (includes calves, heifers, bulls, sows, finishers etc)	1200 animals
Cows in milk	500
Milk yield/cow	9500 litres
Depreciation buildings (%)	5 %
Interest rate (%)	6.75 %
Water cost (£m3)	1.8 £m3
Slurry spreading cost (£/cubic metre)	3.0 £m3
Water storage cost (£/cubic metre)	85.0 £m3
Divert water cost (£/square metre)	5.0 £m2
Roofing cost (£/square metre)	120.0 £m2
Slurry store cost (£/cubic metre)	75.0 £m3

Slurry storage capacity for earth bank stores

	Total Depth Do NOT deduct freeboard from the total depth	Slurry store bank slope*	Top length	Bottom length	Top width	Bottom width	Total volume	750mm freeboard	Working volume	Surface area	Tick if Covered Store	Surface area to store (m2)	
	(m)	Please select	(m)	(m)	(m)	(m)	(m3)	(m3)	(m3)	(m2)			
Manor Farm lagoon	4.25	Bank slope of 1:2.5 (21.8 degrees)	75	53.75	60	38.75	13669	3189	10480	4500	☐	4500	
Sutton Lane Farm Lagoon	3	Bank slope of 1:2.5 (21.8 degrees)	106.8	91.8	22.9	7.9	4644	1655	2988	2446	☐	2446	
Store 3		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 4		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 5		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 6		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 7		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 8		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 9		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
Store 10		Bank slope of 1:0.5 (63 degrees)		0		0	0	0	0	0	☐	0	
*Slope factor: click on cell for options							Totals	18313	4844	13468	6946		6946
Earth bank lagoons must have 750mm of freeboard to protect banks							Total area	6946					

Slurry storage capacity for rectangular & circular tower stores

	Length (m)	Width (m)	Circumference of circular store (m)	Diameter of circular store (m)	Depth (m) (less 0.3m freeboard)	Capacity (m3)	Surface area (m2)	Surface area to store (m2)	Tick if Covered Store
Weeping wall store	30	30			2.2	1980	900	900	☐
Rectangular tank 1	18	18			2.7	875	324	324	☐
Rectangular tank 2	14	14			2.7	529	196	196	☐
Sediment chamber 1	5	5			2.7	68	25	25	☐
Sediment chamber 2	5	5			2.7	68	25	25	☐
Store 6						0	0	0	☐
Store 7						0	0	0	☐
Store 8						0	0	0	☐
Store 9						0	0	0	☐
Store 10						0	0	0	☐
Store 11 - circular				0.0		0	0	0	☐
Store 12 - circular				0.0		0	0	0	☐
Store 13 - circular				0.0		0	0	0	☐
Store 14 - circular				0.0		0	0	0	☐
Store 15 - circular				0.0		0	0	0	☐
Total existing capacity						3520	1470	1470	

Freeboard : reduce the depth to allow for freeboard (0.3 metres for a steel or concrete store)

Slurry storage capacity for slurry bags

	Volume (m3)
Store 1	
Store 2	

Store 3	
Store 4	
Store 5	
Store 6	
Store 7	
Store 8	
Store 9	
Store 10	
Total bag volume	0

Slurry separator

Do you operate a separator for the slurry entering the store(s)	No
% reduction in slurry	

Adjust the % to reflect the average reduction in slurry volume (refer to manufacturers guidance)

Parlour washings to slurry store

Parlour washings to slurry store	Yes
Parlour washing litres per cow per day (l/hd/d)	30

Note: Suggested 5 to 15 l/hd/d robotic milkers (check with manufacturer). 20 l/hd/d low pressure system. 30 l/hd/d high pressure system.

Pig wash water to slurry store

Pig wash water to slurry store	
Do you want to use preset NVZ wash water values?	

Please select from drop-down list

Please select from drop-down list

Pigs	NVZ Preset Values Wash water l/place/day	User Entry Values Wash water l/place/day	User Entry Values Wash water total l/day
1 sow place inc. litters - Litter up to 7kg - With syn amino acid	1.43		
1 sow place inc. litters - Litter up to 7kg - No syn amino acid	1.43		
Dry sow - Above 150kg	0.08		
Weaner place - 7 to 13kg	0.28		
Weaner place - 13 to 31kg	0.37		
Grower place - 31 to 66kg - Dry fed	0.27		
Grower place - 31 to 66kg - Liquid fed	0.27		
Finisher place - Over 66kg - Dry fed	0.23		
Finisher place - Over 66kg - Liquid fed	0.23		
Maiden gilt place - Over 66kg	0.08		
Boar - 66kg to 150kg	0.08		
Boar - Over 150kg	0.08		

Uncovered areas of dirty yards, silage silos and earth bank surrounds to slurry store

	Length (m)	Width (m)	Area (m2)
Total dirty yard area			1840
Silage clamp	80	32	2560
Yard 3			0
Yard 4			0
Yard 5			0
Yard 6			0
Yard 7			0
Yard 8			0
Yard 9			0
Yard 10			0
Yard 11			0
Yard 12			0
Yard 13			0
Yard 14			0
Yard 15			0
Yard 16			0
Yard 17			0
Yard 18			0
Yard 19			0
Yard 20			0
Total yard area			4400

Note: For each yard please either enter yard dimensions and the tool will calculate the yard area, or if yard area known please enter the yard area in m2.

Roof water area to slurry store

	Length (m)	Width (m)	Area (m2)
Roof 1			0

Roof 2			0
Roof 3			0
Roof 4			0
Roof 5			0
Roof 6			0
Roof 7			0
Roof 8			0
Roof 9			0
Roof 10			0
Roof 11			0
Roof 12			0
Roof 13			0
Roof 14			0
Roof 15			0
Total roof area			0



Slurry Wizard ~ Livestock Data Entry

Livestock	Age	Liveweight/milk yield (litres)	Number of livestock	% collected as slurry	Annual N output kg/year	Daily excreta (l/day)	Total collected as slurry (l/day)	Total N (kg/year)
Cattle								
Dairy Cow	After first calf	High (> 9000)	500	100%	115.0	64.00	32000	57500
Dairy Cow	After first calf	Medium (6000-9000)		100%	101.0	53.00	0	0
Dairy Cow	After first calf	Low (< 6000)		100%	77.0	42.00	0	0
Dairy heifer replacement	From 12 months to calving	-		100%	61.0	40.00	0	0
Dairy heifer replacement	2 to 12 months	-		100%	29.0	20.00	0	0
Beef Suckler	Over 24 months	Large (> 500)		100%	83.0	45.00	0	0
Beef Suckler	Over 24 months	Small (< 500)		100%	61.0	32.00	0	0
Grower	Over 24 months	-		100%	50.0	32.00	0	0
Grower	12 to 24 months	-		100%	50.0	26.00	0	0
Grower	2 to 12 months	-		100%	28.0	20.00	0	0
Bulls Beef	Over 2 months	-		100%	54.0	26.00	0	0
Bulls for breeding	Over 24 months	-		100%	48.0	26.00	0	0
Bulls for breeding	2 to 24 months	-		100%	50.0	26.00	0	0
Calf	Under 2 months	-		100%	1.4	7.00	0	0
		Total number of cattle	500		Totals for cattle		32000	57500
Pigs								
1 sow place inc. litters	Litter up to 7kg	With syn amino acid		100%	16.0	11.00	0	0
1 sow place inc. litters	Litter up to 7kg	No syn amino acid		100%	18.0	11.00	0	0
Dry sow	Above 150kg	-		100%	17.5	8.67	0	0
Weaner place	7 to 13kg	-		100%	1.0	1.00	0	0
Weaner place	13 to 31kg	-		100%	4.2	1.67	0	0
Grower place	31 to 66kg	Dry fed		100%	7.7	3.33	0	0
Grower place	31 to 66kg	Liquid fed		100%	7.7	6.00	0	0
Finisher place	Over 66kg	Dry fed		100%	10.6	4.33	0	0
Finisher place	Over 66kg	Liquid fed		100%	10.6	8.67	0	0
Maiden gilt place	Over 66kg	-		100%	11.1	4.33	0	0
Boar	66kg to 150kg	-		100%	12.0	5.00	0	0
Boar	Over 150kg	-		100%	17.5	8.67	0	0
		Total number of pigs	0		Totals for pigs		0	0
Sheep								
Ewe	Lamb under 6 months	<60kg		100%	7.60	3.33	0	0
Ewe	Lamb under 6 months	>60kg		100%	11.90	5.00	0	0
Lamb	6 to 9 months	-		100%	0.50	1.67	0	0
Lamb	Over 9 months	-		100%	0.70	1.67	0	0
Goats								
Goat	-	-		100%	15.00	3.67	0	0
Deer								
Breeding hinds	-	-		100%	15.20	5.00	0	0
Other deer	-	-		100%	12.00	3.67	0	0
Horses								
Horse	-	-		100%	21.00	24.67	0	0
Layers								
Replacement layer pullets	Under 17 weeks	-		100%	0.21	0.04	0	0
Laying hens - cages	Over 17 weeks	-		100%	0.40	0.12	0	0
Laying hens - free range	Over 17 weeks	-		100%	0.46	0.10	0	0
Broilers								
Broiler places	-	-		100%	0.33	0.05	0	0
Broiler breeder pullets	Under 25 weeks	-		100%	0.29	0.04	0	0
Broiler breeders	Over 25 weeks	-		100%	0.70	0.11	0	0
Turkeys								
Male	-	-		100%	1.23	0.14	0	0
Female	-	-		100%	0.91	0.11	0	0
Other								
Ducks	-	-		100%	0.75	0.08	0	0
Ostriches	-	-		100%	1.40	0.00	0	0
					Totals for all animal types		32000	57500



Slurry Wizard ~ Slurry Report

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Farm Nitrogen Loading48 Kg Nitrogen per Ha
NB This is the nitrogen loading BEFORE the import or export of manure

Action points	
Number of months of storage	6
Maximum likely 2 day rainfall	102
Recommended reception pit size (m3)	543
Farming Rules for Water recommendations	You comply with the guidance for minimum storage of 6 months
Roof water collection recommendations	
Slurry store cover recommendations	

		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
Days		30	31	30	31	31	28	31	30	31	30	31	31	365 days
Total cattle excreta as slurry (m3)		960	992	960	992	992	896	992	960	992	960	992	992	11680 m3
% Cattle excreta to slurry store (100% for housed dairy, 20 to 50% if housed overnight, 10% for grazed dairy)		100	100	100	100	100	100	100	100	100	100	100	100	
Total pig excreta as slurry (m3)		-	-	-	-	-	-	-	-	-	-	-	-	
% Pig excreta to slurry store		100	100	100	100	100	100	100	100	100	100	100	100	
Total other livestock excreta as slurry (m3)		-	-	-	-	-	-	-	-	-	-	-	-	
% Other excreta to slurry store		100	100	100	100	100	100	100	100	100	100	100	100	
Excreta to slurry store (m3)		960	992	960	992	992	896	992	960	992	960	992	992	11,680 m3
Slurry separated (m3)	No	-	-	-	-	-	-	-	-	-	-	-	-	- m3
Parlour washings (m3)	Yes	450	465	450	465	465	420	465	450	465	450	465	465	5,475 m3
Pig wash water (m3)	0.0	-	-	-	-	-	-	-	-	-	-	-	-	- m3

		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
Grid reference average rainfall (mm)		69	82	76	89	80	53	56	53	52	45	36	49	739 mm
Own average rainfall (mm)														mm
Adjusted likely rainfall, (mm)		79	95	88	102	92	61	64	61	59	52	41	56	850 mm

		Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
Storage required		Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	
Yard run off area to slurry store (m3)	4400 m2	350	416	386	449	407	268	281	267	261	227	181	246	3,740 m3
Slurry store rainfall to store (m3)	8416 m2	669	796	739	859	778	513	538	511	499	434	346	471	7,153 m3
Roof water area to store (m3)	0 m2	-	-	-	-	-	-	-	-	-	-	-	-	- m3
Total cubic metres (m3)		2,429	2,669	2,535	2,766	2,642	2,097	2,277	-	-	-	-	-	17,415 m3
Cumulative production (m3)		2,429	5,098	7,633	10,399	13,041	15,138	17,415	17,415	17,415	17,415	17,415	17,415	17,415 m3
Total storage capacity (m3)	16988	16,988	16,988	16,988	16,988	16,988	16,988	16,988	16,988	16,988	16,988	16,988	16,988	16,988 m3
Capacity less production (m3)		14,560	11,891	9,356	6,590	3,947	1,850	- 426	- 426	- 426	- 426	- 426	- 426	- 426 m3

0

Cost/Benefits	Net Benefit £/year
Divert roof water	0.0
Divert roof water & harvest	0.0
Roof dirty yard	-33841.0
Roof dirty yard & harvest water	-64647.4

The cost/benefit is based on a slurry storage cost of £75/cubic metre

Appendix 3: GPDO Summary

Part 6. Schedule 2	
The Town and Country Planning (General Permitted Development) Order 1995	
Requirement	Comment
Class A – agricultural development on units of 5 hectares or more	The wider farm holding operated by the Applicant is over 5ha
The carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of— (a) works for the erection, extension or alteration of a building; or (b) any excavation or engineering operations, which are reasonably necessary for the purposes of agriculture within that unit.	The proposal is for an excavation and engineering operation. The excavation is '<i>reasonably necessary</i>' for the farm to exceed the minimum regulatory requirements with regards to the storage of slurry. The additional storage period will allow the farm to time spreading in order that plant make the best of use of organic nutrients. .

Development not permitted	
Requirement	Comment
(a) the development would be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area;	The proposed development is on a block of land over 1 ha.
(b) it would consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins;	The proposal would not require the erection or extension of an agricultural building.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	The proposal would not require the erection or extension of a dwelling.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	The proposed building is designed for agricultural purposes. It will store slurry arising from the dairy herd at the farm.
(e) the ground area which would be covered by— (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from	The proposed development is not for accommodating livestock and is not plant or machinery. The proposed development is not a building.

engineering operations would exceed 1,000 square metres; or (ii) any building erected or extended or altered by virtue of Class A, would exceed 1,500 square metres, calculated as described in paragraph D.1(2)(a) of this part;	
(f) the height of any part of any building, structure or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres;	The proposed development is not within 3km of an aerodrome and is not more than 3m high.
(g) the height of any part of any building, structure or works not within 3 kilometres of the perimeter of an aerodrome would exceed 12 metres;	The proposed development is no more than 3m above existing ground level at any point.
(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;	The metalled part of the nearest public highway is approximately 70m from the proposed development.
(i) it would consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building;	There are no protected dwellings⁶ within 400m of the nearest bank top of the lagoon. All of the nearest dwellings are related to existing farm holdings with associated County Parish Holding (CHP) numbers⁷: • Manor Farm (east) - 415m from bank top; • Thornhill Farm (south) – 435m from bank top; • Grove Farm (west) – 290m from bank top; • Carpenter’s Farm (north-east) – 650m from bank top.
(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.	The proposed development does not involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming.
(k) it would be used to store fuel for or waste from a biomass boiler or an anaerobic digestion system.	The proposed development would not be used to store fuel for or waste from a biomass boiler or an anaerobic digestion system.

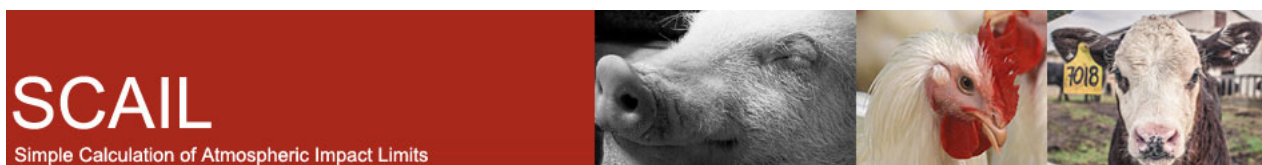
⁶ As defined by the General Permitted Development Order 2015 (as amended)

⁷ Further information available here: <https://www.gov.uk/guidance/apply-for-a-county-parish-holding-cph-number>

Conditions Development is permitted by Class A subject to the following conditions	
Requirement	Comment
(1) (c) waste materials shall not be brought on to the land from elsewhere for deposit except for use in works described in Class A(a) or in the provision of a hard surface and any materials so brought shall be incorporated forthwith into the building or works in question.	All material brought onto site will be in accordance with the CL:AIRE The Definition of Waste: Development Industry Code of Practice ⁸ . It will therefore not be a waste material.
(2) Subject to sub-paragraph (3), development consisting of— (b) the formation or alteration of a private way;	The proposed development will not require the formation of a private way.
(i) the developer shall, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required to the siting, design and external appearance of the building, the siting and means of construction of the private way, the siting of the excavation or deposit or the siting and appearance of the tank, as the case may be	No works have commenced, and this statement sets out the siting of the proposed development.

⁸ Available online here: <https://claire.co.uk/projects-and-initiatives/dow-cop/28-framework-and-guidance/111-dow-cop-main-document>

Appendix 4: SCAIL Ammonia Assessment



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NOTICES

November 6th 2025 Since 15th May 2023, SCAIL was wrongfully using combustion meteorological output files, instead of agriculture meteorological output files, for **Welsh met sites only**. Whilst wind parameters and met station location are unaffected some land use parameters have been updated which lead to higher modelled concentrations. This has been corrected today. We apologize for the issue, and advise to rerun affected cases.

September 9th 2025: SCAIL background pollution maps for **Ireland** have been updated to the the **year 2021** in line with current APIS ([see announcement](#)).

[Notice Archive](#)

Simple Calculation of Atmospheric Impact Limits from Agricultural Sources (SCAIL-Agriculture) is a screening tool for assessing the impact from pig and poultry farms on human health and on semi-natural areas like SSSIs and SACs. The model provides an estimate of the amount of acidity and nitrogen deposited from a farm as well as predictions of air concentrations of odour and PM10. These values can then be used to assess whether impact limits for human health or habitats are exceeded or not.

Information regarding the use of SCAIL-Agriculture as a screening tool and instructions for completing the assessment form are provided in the SCAIL-Agriculture User Guide. The User Guide also contains background information on regulatory requirements for the use of SCAIL-Agriculture, including instances where further detailed modelling of emissions will be required. **The relevant regulatory authority should be consulted for guidance regarding assessment requirements for planning and permitting purposes.**

LOAD INPUT DATA ?

Project Details	
Project Notes ?	Sutton Lane Farm - Dec 2025
Project Run Mode ?	☐ Hybrid Met ☒ Conservative Met ☐ Realistic Met
Location Details	
Select Country ?	England
Installation Details	
Installation ?	1
Installation Name ?	Sutton Lane Farm New Laç
Installation Location ?	394900,176599 ☐ Landranger ☒ x,y CHOOSE/VERIFY LOCATION ?
Source Details	
Source ?	1 x
Source ?	☐ Pig ☐ Poultry ☒ Cattle ☐ User defined emissions
New or Existing Source ?	New
Source Name ?	Lagoon
Source Location ?	Provides a link to GoogleMaps to check the location. 394900,176599 ☐ Landranger ☒ x,y VERIFY LOCATION ?
Source Type ?	Litter / Manure storage
Type ?	Slurry storage
Details ?	Tank - with crust
Tonnes Fresh Manure (t) ?	2988
Area of Storage (m2) ?	2446
Number of storage days/year ?	180
Total emissions :?	

Pollutant	Source Emissions	Running total of all emission sources	Units
NH ₃ :	881	1159	(kg)
PM ₁₀ :	0	0	(kg)
Odour:	0	0	(kOu)

GET EMISSIONS VALUES ?

Designated Site details:Search Radius ? km

RUN RECEPTOR SEARCH ?

No. of Designated Sites ? 4 found

VERIFY RECEPTOR LOCATIONS ?

Site No.	Name	Distance(km)	Designation	Country	Easting	Northing
1	Kellaways - West Tytherton, River Avon	0.843	SSSI	ENGLAND	394666	175789
2	Sutton Lane Meadows	1.011	SSSI	ENGLAND	394739	177598
3	Bencroft Hill Meadows	3.541	SSSI	ENGLAND	396213	173311
4	Stanton St. Quintin Quarry and Motorway Cutting	4.188	SSSI	ENGLAND	391930	179552

User specified site

Select ▼ ✖ Add site

Site Name

Site Location

☐ Landranger ☒ x,y

VERIFY LOCATION ?

Habitat within site

please select... ▼

CHECK BACKGROUND LEVELS ?

Human Health Receptor Details

Receptor

Select ▼ ✖ Add Receptor

PM₁₀ percentile ?

Annual mean ▼

Receptor Name

Receptor Location

☐ Landranger ☒ x,y

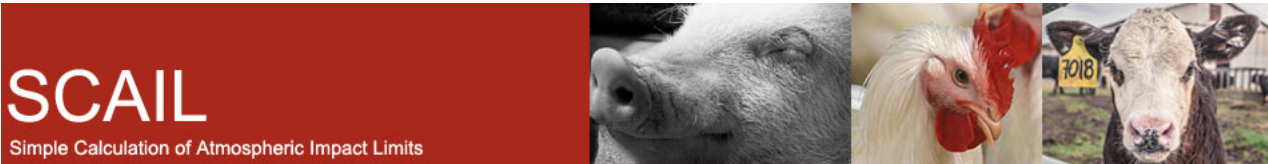
VERIFY LOCATION ?

CHECK BACKGROUND PM10 LEVELS ?

SAVE INPUT DATA

CLEAR FORM

CALCULATE



Results

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Content Specific Help Text

Site Information

Sutton Lane Meadows (SSSI)

Country: ENGLAND

Site Name: Sutton Lane Meadows

Site Code: 1003928

Designation Status: SSSI

Distance from Installation (m): 1011

Receptor Type: Habitat

Grid Reference: 394739,177598

Met Site: LYNE

Run Mode: Conservative

PM₁₀ Percentile: Average

Installation Information

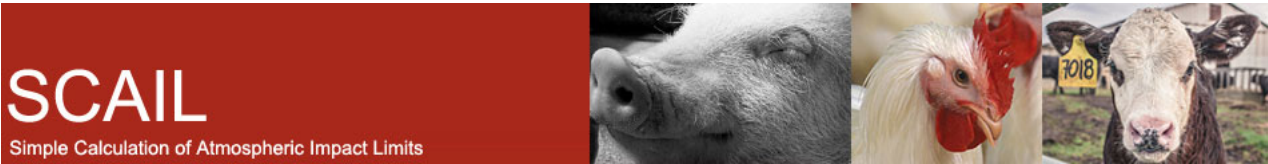
No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOu/a)	Conc NH ₃ (µg/m3)	Dep N (kg/ha/yr)	Dep Acid (kEq H+/ha/yr)	Conc PM ₁₀ (µg/m3)	Conc Odour (Ou/m3)
1	Sutton Lane Farm New Lagoon	1	1	-	0.88	-	0.14	0.71	0.048	-	-

Total Depositions/Concentrations and Exceedances

Concentrations/Depositions and Critical Loads/Levels	NH ₃ (µg/m3)	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H+/ha/yr)	PM ₁₀ (µg/m3)	Odour (Ou/m3)
Process Contribution (PC) at receptor edge	0.13720	0.71	0.051	-	-
Background concentration at receptor edge	2.54	18.64	1.464 (N: 1.332 S: 0.133)	-	-
Predicted Environmental Concentration/Deposition (PEC)	2.68	19.35	1.52	-	-
Environmental Assessment Level or Critical Load / Level	Lower: 1 Upper: 3	10.0 Cynosurus Cristatus - Centaurea Nigra Grassland	maxN: 4.856 maxS: 4.000 minN: 0.856 Cynosurus Cristatus - Centaurea Nigra Grassland	-	-
ALTERNATIVE CRITICAL LOAD INFO					
USE OWN THRESHOLDS?					
% of relevant standard PC	Lower: 14% Upper: 5%	7%	1%	-	-
% of relevant standard PEC	Lower: 268% Upper: 89%	194%	32%	-	-
EXCEEDANCE	Lower: 1.68 Upper: No exceedance	9.35	-3.34	-	-

Project Notes

Sutton Lane Farm - Dec 2025



Results

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Content Specific Help Text

Manor Farm Lagoon SCAIL Output

Site Information Sutton Lane Meadows (SSSI) ?

Country: ENGLAND
Site Name: Sutton Lane Meadows
Site Code: ? 1003928
Designation Status: ? SSSI
Distance from Installation (m): ? 1952
Receptor Type: Habitat
Grid Reference: 394425,177649
Met Site: ? LYNE
Run Mode: ? Conservative
PM₁₀ Percentile: ? Average

Installation Information ?

No.	Name	No. of sources	No. of new sources	PM ₁₀ (t/a)	NH ₃ (t/a)	Odour (kOu/a)	Conc NH ₃ (µg/m3)	Dep N (kg/ha/yr)	Dep Acid (kEq H+/ha/yr)	Conc PM ₁₀ (µg/m3)	Conc Odour (Ou/m3)
1	Manor Farm lagoon	1	1	-	1.4	-	0.07	0.38	0.025	-	-

Total Depositions/Concentrations and Exceedances ?

Concentrations/Depositions and Critical Loads/Levels	NH ₃ (µg/m3)	N Dep. (kg N/ha/yr)	Acid Dep. (kEq H+/ha/yr)	PM ₁₀ (µg/m3)	Odour (Ou/m3)
Process Contribution (PC) at receptor edge	0.07237	0.38	0.027	-	-
Background concentration at receptor edge ?	2.54	18.64	1.464 (N: 1.332 S: 0.133)	-	-
Predicted Environmental Concentration/Deposition (PEC) ?	2.61	19.02	1.49	-	-
Environmental Assessment Level or Critical Load / Level ?	Lower: 1 Upper: 3 ?	10.0 Cynosurus Cristatus - Centaurea Nigra Grassland	maxN: 4.856 maxS: 4.000 minN: 0.856 Cynosurus Cristatus - Centaurea Nigra Grassland	-	-
ALTERNATIVE CRITICAL LOAD INFO					
USE OWN THRESHOLDS?					
% of relevant standard PC ?	Lower: 7% Upper: 2%	4%	1%	-	-
% of relevant standard PEC ?	Lower: 261% Upper: 87%	190%	32%	-	-
EXCEEDANCE ?	Lower: 1.61 Upper: No exceedance	9.02	-3.37	-	-

Project Notes

Manor Farm