

APPLICATION FOR FULL-PLANNING PERMISSION

CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2025/08425
APPLICATION TYPE:	Full planning permission
SITE ADDRESS:	White Lodge Farm, Braydon, Swindon, SN5 0AD
DEVELOPMENT DESCRIPTION:	The excavation of an earth banked slurry lagoon
RECOMMENDATION:	Approve with Conditions

SITE DESCRIPTION/CONTEXT

The application site is located at White Lodge Farm, an established agricultural holding comprising both pig and dairy enterprises. The farm lies within a rural setting characterised by open farmland, pastoral fields, and a dispersed pattern of agricultural buildings. The immediate and surrounding land uses are overwhelmingly agricultural, reflecting the working nature of the farmstead and its operational needs. However, several buildings around the area have been converted to dwellings and a care home.

The proposed straw barn is to be situated within a grassland field to the east of the main pig enterprise. This field has historically been regraded along its southern boundary to provide a level development platform, enabling the previous construction of agricultural buildings to the south and west. As a result, the topography within the application area is generally level, with gently sloping land beyond.

The site is well-contained within the wider landholding. It lies north of the primary cluster of pig buildings and adjacent to existing farm infrastructure. Hedgerows and mature trees enclose much of the field. Public Rights of Way (including PURT149 and PURT147) run in proximity to the site.

The site comprises improved, heavily grazed grassland, typical of farmland supporting intensive livestock operations. The field forms part of the day-to-day working environment of the farm and is directly associated with the adjoining agricultural buildings.

There are no designated heritage assets, ecological designations, or other environmental constraints within the site.

PROPOSAL

The application seeks full planning permission for the construction of a below-ground, earth-banked slurry lagoon at White Lodge Farm. The proposed lagoon would measure approximately 45 metres by 45 metres with a depth of around 4 metres, providing a total storage capacity of approximately 1.34 million gallons (circa 6,100m³).

The lagoon would be sited within an existing grassland field immediately adjacent to, and at a slightly lower level than, the main agricultural buildings that it would serve. Its location has been selected to enable slurry to drain under gravity from the pig housing via existing and newly installed pipework, thereby minimising the need for pumping and associated vehicle movements.

Excavated material from the formation of the lagoon would be reused on site to create earth banks around its perimeter. These banks would be graded, particularly on the western side, to reduce visual impact when viewed from nearby public rights of way. Additional landscaping is proposed, including the planting of new hedgerows on two sides of the lagoon and wildflower planting on the banks, to further integrate the development into the rural landscape and enhance biodiversity.

The lagoon is intended to provide additional slurry storage capacity for the existing pig enterprise, enabling compliant storage and more controlled spreading at appropriate times in accordance with agricultural and environmental requirements.

PLANNING HISTORY

Proposal / Summary
13/05419/FUL - Full planning permission Decision - Approve with Conditions Date: 23/12/2013 – Erection of Agricultural Building
N/07/01834/FUL - Full planning permission Decision - Approve with Conditions Date: 21/8/2007 – Silage Clamp
N/93/00143/FUL - Full planning permission Decision - Approved Date: 26/2/1993 – ERECTION OF ENHANCED ENVIRONMENT PIG UNITS PIG UNITS
18/10844/FUL - Full planning permission Decision - Approve with Conditions Date: 25/1/2019 – Extension to steel framed pig buildings
19/07354/FUL - Full planning permission Decision - Approve with Conditions Date: 4/10/2019 – Construction of steel framed calf rearing building.
PL/2025/07145 - Prior notification: Building Decision - Withdrawn by Applicant Date: 24/9/2025 – Barn for storage of straw
PL/2025/08027 - Full planning permission – The erection of a new barn for the storage of straw.

RELEVANT LEGISLATION, POLICIES AND GUIDANCE

Statutory Legislation:

National Planning Policy:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Design Guide

Development Plan:

The development plan for Wiltshire comprises the *Wiltshire Core Strategy (WCS) (adopted January 2015)* and any made neighbourhood plans, which remains the principal statutory planning document guiding development across the county. In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning decisions must be made in accordance with the development plan unless material considerations indicate otherwise.

Though the development plan is considered as a whole, those parts deemed to be particularly relevant to this application are listed below:

The adopted *Wiltshire Core Strategy (WCS)*, with particular regard to:

- Core Policy 1 Settlement Strategy;
- Core Policy 2 Delivery Strategy;
- Core Policy 50 Biodiversity and Geodiversity;
- Core Policy 51 Landscape
- Core Policy 57 Ensuring High Quality Design and Place Shaping;
- Core Policy 67: Drainage

Draft Wiltshire Local Plan Policies

The examination of the emerging Wiltshire Local Plan has been paused and the weight to be afforded to any part of the emerging plan can be no more than very limited. A decision on how to proceed will be made by the Council in May 2026.

Neighbourhood Plan:

Purton Neighbourhood Plan- November 2018

Supplementary Planning Documents and other Guidance:

- Wiltshire Design Guide (adopted April 2024)
- Wiltshire Local Transport Plan 2011-2026, adopted 2015 - including the Car Parking Strategy and Cycling Strategy, adopted 2015

ISSUES

The main issues that need to be addressed in this case include:

- Whether the development is acceptable in principle (CP 1 and 2)
- Whether the scheme constitutes high quality design (CP 57)
- Whether the scheme would have an acceptable impact upon the reasonable living conditions of the adjoining occupants (CP 57)
- Whether the scheme would have an acceptable landscape impact (CP 51)
- Whether there would be any harmful impacts upon protected species or priority habitats (CP 50)

CONSULTATION RESPONSES

WC Rights of Way: No objection.

WC Public Protection: Whilst the Public Protection Officer initially had no adverse comments to make, further communications with them concluded the need for a condition for an odour management plan to include abatement techniques on how odour will be reduced (eg cover the lagoon) would be needed.

WC Ecology: No objections subject to conditions.

WC Drainage: No objection subject to conditions.

Purton Parish Council: No objection.

REPRESENTATIONS

In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), the application was publicised by way of:

- Neighbour notification letters sent to adjoining and nearby properties;
- A site notice displayed near the site;

These methods were used to inform interested parties and provide a period of 21 days for comments to be submitted.

Below is a summary of the representations received during the consultation period. Only material planning considerations have been taken into account in the assessment of this application. Non-material issues, such as property values or private legal disputes, cannot be considered in the determination process.

No comments received.

ASSESSMENT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purposes 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."

In accordance with this statutory requirement, this application has been assessed against the relevant policies of the Development Plan, including the Wiltshire Core Strategy (2015) and, where applicable, any made Neighbourhood Plans. Consideration has also been given to the policies of the National Planning Policy Framework (NPPF) as a material consideration in the assessment.

Principle of Development

Policy Context

Core Policy 1: Settlement Strategy of the WCS establishes a hierarchy of settlements to guide where development should be focused. The policy prioritises growth in:

- Principal Settlements (e.g., Salisbury, Chippenham, Trowbridge) – main focus for strategic growth.
- Market Towns – support local services and employment; suitable for sustainable development.
- Local Service Centres – smaller towns and villages with a range of services; limited development supported.
- Large and Small Villages – development should be limited and respond to local needs.
- Outside the defined settlements – development is strictly controlled and generally not supported unless exceptional circumstances apply.

Core Policy 2: Delivery Strategy of the WCS sets out how development will be distributed and delivered across Wiltshire. The policy emphasises:

- Sustainable patterns of growth, reducing the need to travel and supporting local services.
- Development should be plan-led, aligning with the settlement strategy and supported by infrastructure.
- Windfall development (not allocated in plans) must still comply with the principles of sustainable development.
- Development outside settlement boundaries is generally not permitted, unless it meets specific policy exceptions (as set out in paragraph 4.25 of the WCS).

Together, CP1 and CP2 ensure that new development is strategically located, sustainable, and supports the character and function of Wiltshire's communities.

Assessment

The proposed development is located outside any defined settlement boundary and within open countryside. As such, it must be assessed against the relevant policy tests for countryside development.

The proposal is intrinsically linked to the existing agricultural use of White Lodge Farm and is required to support the ongoing pig enterprise. The slurry lagoon would provide additional slurry storage capacity to meet operational requirements and regulatory standards, enabling slurry to be stored and spread at appropriate times. This functionally locates the development to the holding it serves and justifies its countryside location.

The development is appropriately scaled to the needs of the farm, sited adjacent to existing agricultural buildings, and designed to minimise visual and environmental impacts. As such, it represents development that is necessary for agriculture, rather than speculative or unrelated development in the countryside.

Given its clear agricultural purpose, the proposal falls within the recognised exceptions to countryside restraint set out in CP1 and CP2 and is explicitly supported by Core Policy 34 and national policy objectives for rural economic sustainability.

Conclusion

The proposal is acceptable in principle. Although located outside a defined settlement boundary, the development is demonstrably necessary to support an established agricultural enterprise and accords with the exceptions to countryside restraint set out in the Wiltshire Core Strategy. The proposal aligns with Core Policies 1, 2 and 34 of the WCS and the objectives of the NPPF in supporting sustainable farming and the rural economy.

Design and Impact on the Character and Appearance of the Area and wider landscape

Policy Context

Core Policy 57 of the WCS requires high-quality design that:

- Enhances local character.
- Responds to the natural, historic, and built environment.
- Retains important features (e.g., trees, hedges).
- Supports sustainable construction and compatibility with surrounding uses.
- Creates safe, legible, and accessible spaces.

Section 12 of the NPPF emphasises design that is:

- Visually attractive.
- Functionally effective.
- Contributes to the quality of the built environment.

The Wiltshire Design Guide encourages sensitivity to local character, materials, and architectural styles and supports modern living standards while maintaining aesthetic and functional quality.

Core Policy 51 of the Wiltshire Core Strategy requires development to:

- Protect, conserve, and enhance landscape character and quality.
- Respect local distinctiveness, key views, and visual receptors.
- Give particular weight to impacts on National Landscapes (formerly AONBs) and locally valued landscapes.

The Wiltshire Design Guide SPD (2024) promotes a context-led approach, encouraging integration with natural features and settlement patterns while avoiding visual intrusion.

Assessment

The proposed development comprises a below-ground, earth-banked slurry lagoon located adjacent to existing agricultural buildings at White Lodge Farm. The siting of the lagoon has been informed by operational requirements and landscape considerations, with its position closely related to established farm infrastructure and at a lower level than surrounding land, reducing its prominence in the wider landscape.

The design of the lagoon is functional and typical of agricultural infrastructure of this nature. Its below-ground form, combined with the use of excavated material to create graded earth banks, ensures that the development does not introduce visually intrusive built form into the rural landscape. The gradual profiling of the banks, particularly on the western and southern sides, reflects the existing landform and assists in incorporating the development into its setting.

Existing hedgerows around the field are largely retained, maintaining the established landscape structure. In addition, the proposal includes new hedgerow planting on two sides of the lagoon and wildflower planting on the banks. This landscaping will soften views of the development over time, strengthen field boundaries and provide an enhancement to the immediate landscape character.

Views from nearby public rights of way are limited by existing vegetation, with only occasional glimpsed views possible. Given the distance, intervening hedgerows and the proposed landscaping, the lagoon would not appear visually dominant or out of character when experienced from public viewpoints. The proposal would not result in harm to key views or visual receptors.

The wider landscape is characterised by active agricultural use, and the proposed lagoon is clearly associated with the operational needs of the farm. As such, the development is consistent with the character and function of the area and respects its rural context.

Conclusion

The proposed slurry lagoon is appropriately designed, sensitively sited and integrates well into the agricultural landscape. Its reduced form, use of earth banking and proposed landscaping measures ensure that visual impacts are limited and acceptable. The development preserves local character, respects the surrounding landscape and accords with the design and landscape objectives of Core Policies 57 and 51 of the Wiltshire Core Strategy, the Wiltshire Design Guide SPD and Section 12 of the NPPF. No unacceptable impact on the character, appearance of the area or wider landscape would arise as a result of the development.

Amenity

Policy Context

Core Policy 57 (Point vii) of the Wiltshire Core Strategy requires development to respect the amenity of existing occupants and ensure appropriate amenity levels for future residents.

The National Planning Policy Framework (NPPF), particularly Paragraph 135, reinforces the need for development to provide a high standard of amenity for both existing and future users.

These policies guide the assessment of amenity impacts, which will be considered in detail under the below headings.

Overlooking / loss of privacy

The proposed development comprises a below-ground slurry lagoon within an agricultural field and does not include any built structures or elevated elements that would result in overlooking. There are no nearby residential properties that would be subject to a loss of privacy as a result of the proposal. Given the nature and location of the development, no overlooking or privacy impacts would arise.

Loss of light / overshadowing

The slurry lagoon would be formed below ground level with earth-banked sides and would not introduce built form of a height or scale capable of causing overshadowing. There are no residential receptors in close proximity to the site. As such, the development would not result in any loss of light or overshadowing impacts.

Overbearing Impact / Overall sense of enclosure

Due to its below-ground nature and integration within an open agricultural field, the proposed slurry lagoon would not appear overbearing or create a sense of enclosure. The development would not introduce intrusive massing when viewed from surrounding land or public vantage points. No adverse overbearing impacts are identified.

Noise

The slurry lagoon itself would not generate noise. Any noise associated with its use would be limited to occasional agricultural activities such as mixing or emptying, which are consistent with and typical of an established farm setting. Such activities would be intermittent and comparable to existing noise levels associated with the lawful agricultural use of the site. Given the distance to residential properties, no unacceptable noise impact on amenity is anticipated.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy Context

Core Policies 55 and 56 of the Wiltshire Core Strategy require:

- Development proposals to avoid unacceptable environmental impacts.
- To provide appropriate mitigation where risks are identified.

The NPPF and Planning Practice Guidance (PPG) reinforce this by stating that proposals should:

- Prevent development that contributes to or is exposed to unacceptable pollution.
- Ensure developer responsibility for safe development on contaminated land.

Wiltshire Council's Air Quality SPD (2023) provides detailed guidance, especially near Air Quality Management Areas (AQMAs) and encourages mitigation such as:

- EV charging infrastructure
- Green buffers
- Sustainable transport options

Assessment

The proposed development comprises a slurry lagoon associated with an existing agricultural enterprise. As such, potential environmental impacts relate primarily to odour, with secondary considerations including noise during operational activities and the protection of land and water resources.

The slurry lagoon itself would not generate noise. Noise associated with its operation would be limited to infrequent agricultural activities such as slurry pumping or handling, which are consistent with the existing lawful use of the site as an operational farm. These activities would be intermittent, temporary in nature and comparable to existing agricultural noise levels in the area. No unacceptable noise impact is therefore anticipated.

Public Protection has identified odour as the principal environmental consideration associated with the proposal. While the application site is located within an established agricultural setting, there are nearby residential receptors that could potentially be affected if odour is not adequately controlled.

The application submission did not include sufficient detail to fully assess odour impacts in advance of determination. However, Public Protection raises no objection subject to a condition requiring the submission and approval of an Odour Management Plan (OMP) prior to the slurry lagoon being brought into use.

The OMP is required to set out robust and comprehensive measures to minimise odour emissions from the lagoon, including details of lagoon covering, potential use of odour-reducing additives, slurry management and agitation practices, pumping and handling equipment, and the timing and method of slurry removal and spreading with regard to weather conditions. The requirement for the approved measures to be implemented and permanently retained ensures long-term amenity protection.

With this condition in place, it is considered that odour impacts can be effectively mitigated and controlled to an acceptable level, in accordance with policy requirements.

The site is located within an agricultural field and there is no evidence to suggest the presence of land contamination that would pose a risk to the proposed development. The proposed use is compatible with the existing land use, and no contaminated land issues are raised by consultees.

Conclusion

Subject to the imposition of a condition requiring the submission, approval and implementation of an Odour Management Plan prior to the slurry lagoon being brought into use, the proposed development would not result in unacceptable environmental impacts. The scheme would protect residential amenity, would not give rise to harmful noise or air quality effects, and raises no concerns in relation to contaminated land. The proposal therefore accords with Core Policies 55 and 56 of the Wiltshire Core Strategy and the relevant provisions of the NPPF.

Ecology and Biodiversity

Policy Context

The ecological impact of development is a key planning consideration, especially for larger schemes. Proposals must assess and address potential effects on:

- Protected species
- Priority habitats
- Ecological networks
- Green and blue infrastructure

Core Policy 50 of the Wiltshire Core Strategy requires development to:

- Avoid harm to ecological assets.
- Deliver measurable Biodiversity Net Gain (BNG), in line with the Environment Act 2021.
- Support habitat restoration and connectivity.
- Integrate biodiversity into site design.

The Green & Blue Infrastructure Strategy (2022–2030) promotes nature recovery, ecosystem services, and habitat connectivity through development.

Unless exempt, National policy requires a minimum of 10% Biodiversity Net Gain (BNG) for major developments, demonstrated via:

- Biodiversity Metric calculations
- Ecological assessments (e.g. PEAs, Phase 1 surveys, protected species surveys)

Assessment

The application site comprises improved and heavily grazed grassland within an active agricultural holding. This habitat is of low ecological value and does not constitute a priority habitat. There are no records of statutory or non-statutory designated ecological sites within the immediate vicinity that would be affected by the proposal.

Given the nature of the proposal, a below-ground, earth-banked slurry lagoon, and the existing agricultural context, the likelihood of impacts on protected species is low. No habitats suitable for roosting bats or nesting birds would be lost as a result of the development. The works would largely take place within an existing field subject to regular agricultural management.

The proposal includes ecological enhancements through the planting of new hedgerows on two sides of the lagoon, totalling approximately 100 metres, along with wildflower planting on the earth banks. These measures will provide new habitat for invertebrates, birds and small mammals, strengthen ecological connectivity and represent a measurable improvement over the existing baseline condition of the site.

Consultation responses from the Environment Agency raise no objection to the proposal subject to conditions and informatives aimed at protecting groundwater resources. These requirements relate to water quality protection rather than direct biodiversity impacts but are nonetheless relevant in preventing indirect ecological harm. The Environment Agency has advised that the lagoon must be lined with an impermeable liner to prevent seepage, given the site's location within a Source Protection Zone and Nitrate Vulnerable Zone. This measure would ensure no adverse impacts on groundwater-dependent ecosystems.

Additional advice has been provided regarding pollution prevention during construction, fencing of the lagoon, and the positioning of proposed hedgerows to avoid root intrusion into the embankments. These matters can be secured through condition or informative and will further ensure the development does not result in unintended environmental harm.

As set out in the submitted ecological information, the proposal incorporates proportionate biodiversity enhancements appropriate to the scale and nature of the development. These enhancements include the planting of new native hedgerows around the slurry lagoon and the establishment of wildflower planting on the earth-banked bunds.

The site currently comprises improved agricultural grassland of low ecological value. The proposed landscaping and habitat creation measures would result in a clear biodiversity uplift compared to the existing baseline, improving habitat diversity and local ecological connectivity. The BNG calculations confirm that these enhancements deliver a measurable uplift that exceeds the 10% statutory requirement. The proposal therefore meets both local and national biodiversity policy.

There will be no fragmentation of ecological networks, and opportunities for wildlife movement around the site remain unaffected. The development also aligns with the Green & Blue Infrastructure Strategy's principles of habitat enhancement and nature recovery.

Conclusion

The proposed development would not give rise to adverse ecological impacts and would avoid harm to protected species, priority habitats and ecological networks. The site comprises low-value improved grassland, and the provision of new hedgerow planting and wildflower establishment on the lagoon banks would deliver a measurable enhancement to biodiversity and support local habitat connectivity.

Biodiversity enhancement measures, including those secured through the wider farm management approach, ensure that the development delivers biodiversity benefits consistent with the objectives of the Environment Act 2021. Subject to the implementation of the Environment Agency's recommended condition and associated informatives, the proposal accords with Core Policy 50 of the Wiltshire Core Strategy, the Green and Blue Infrastructure Strategy and national biodiversity objectives.

Flood Risk and Drainage

Policy Context

Core Policy 67 of the Wiltshire Core Strategy and NPPF paragraphs 170–182 require:

- Avoidance of increased flood risk.
- Use of appropriate mitigation measures.
- Application of the sequential and exception tests for developments in Flood Zones 2 or 3.

Sustainable Drainage Systems (SuDS) are required for all major developments and must:

- Manage runoff near its source.
- Improve water quality.
- Support biodiversity and amenity.
- Be integrated into the site layout and green infrastructure.

Assessment

The application site is located within Flood Zone 1, where the risk of fluvial flooding is low. Strategic Flood Risk Assessment (SFRA) information confirms that the site is subject to a very low risk of surface water flooding (less than a 1 in 1000 year annual probability) and a low risk of groundwater flooding.

The proposal seeks permission for the construction of an earth-banked slurry lagoon measuring approximately 45 metres by 45 metres with a depth below ground level and a total volume of approximately 6,100m³. The lagoon would be formed through excavation, with the excavated material reused on site to create graded earth bunds. The development would be located within an existing agricultural grassland field and would support the operational needs of the established farm.

Given the below-ground nature of the lagoon and the reuse of excavated material, the proposal would not increase impermeable surface coverage in a manner that would exacerbate surface water runoff. Furthermore, the proposal would not displace floodwater or impede overland flow routes.

The Council's drainage consultee raises no objection to the development, subject to the imposition of conditions. It is recommended that a surface water drainage strategy is submitted and approved prior to commencement of development. This strategy should demonstrate pre- and post-development overland exceedance routes for flows exceeding the 1-in-100-year event plus a 40% climate change allowance, ensuring that flood risk is not increased on or off site.

In addition, a management and maintenance plan for the slurry lagoon is required to confirm ownership, inspection regimes and long-term maintenance arrangements. These matters can be appropriately secured by condition and would ensure the development remains safe and effective over its lifetime.

Conclusion

The proposed development is located in an area of low flood risk and would not increase flood risk on site or elsewhere. Subject to conditions securing a surface water drainage strategy and a management and maintenance plan, the proposal accords with Core Policy 67 of the Wiltshire Core Strategy and the flood risk and drainage requirements of the NPPF. The development is therefore acceptable in flood risk and drainage terms.

CONCLUSION

The proposal has been assessed against the relevant provisions of the Wiltshire Core Strategy and the National Planning Policy Framework.

All identified impacts have been appropriately considered. No technical objections have been raised by statutory or internal consultees, subject to the imposition of conditions. Where potential environmental effects have been identified, these can be satisfactorily mitigated and controlled through planning conditions, ensuring the protection of amenity, the environment and water resources.

The proposal accords with the development plan when read as a whole and there are no material considerations that indicate planning permission should be refused. Planning permission is therefore recommended, subject to conditions.

RECOMMENDATION:

That Planning Permission be GRANTED, subject to conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Proposed Site Block Plan: DWG No. KCC4033/02 09/25dm; Received 31 October 2025

Location Plan: DWG No. KCC4033/01 09/25dm; Received 22 October 2025

Proposed Elevations: DWG No. KCC4033/03 09/25ec; Received 22 October 2025

Planning Statement: Received 22 October 2025

BNG Metric: Received 31 October 2025

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as stated on the application form and in accordance with the details as shown on the plans hereby approved.

REASON: In the interests of visual amenity and the character and appearance of the area.

4. The slurry lagoon hereby permitted shall not be first brought into use until an Odour Management Plan (OMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the OMP shall set the measures and procedures that will be adopted to minimise odour emanating from the operation and maintenance of the slurry lagoon and its contents including, but not necessarily be limited to, the following information:

a) details of the cover system to be used with information on the maintenance of the cover.

b) the use of any odour reducing additives;

c) arrangements for stirring or agitation of the slurry and frequency of stirring/agitation;

d) any pumping/slurry handling equipment to be used;

e) the frequency and method of removing slurry from the tank, slurry spreading and as to how and as to what account will be taken of local weather conditions when carrying out the above measures or procedures.

The details of the lagoon cover or any further odour abatement equipment identified by the odour management plan as approved, shall be implemented prior to occupation of the development and thereafter be permanently retained.

REASON: To ensure the development does not result in unacceptable odour impacts on the amenity of neighbouring properties. The application contained insufficient information to assess these matters prior to granting planning permission; therefore, the details must be agreed with the Local Planning Authority before the slurry lagoon is brought into use to ensure the development operates in an acceptable manner and protects the living conditions of nearby residents.

5. Prior to commencement of the slurry lagoon the details of the impermeable liner shall be submitted to and approved by the Local Planning Authority. The liner shall be implemented as agreed.

REASON: To ensure that the proposed development, does not harm groundwater resources.

6. No development shall take place until a surface water drainage strategy, has been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition the following additional information must be provided:

- Pre and post-development overland exceedance routes for flows exceeding the 1-in-100-year event plus 40% climate change allowance, ensuring no increased flood risk to the site or surrounding areas. Standard 3: management of extreme rainfall and flooding

- A management and maintenance plan for the proposed slurry lagoon, providing clear arrangements for the ownership and ongoing maintenance of the slurry lagoon, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall thereafter be maintained in accordance with the approved plan.

REASON: To ensure that surface water is managed appropriately and that the development does not increase the risk of flooding on site or elsewhere.

Informatives

7. The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010. Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. These regulations require you to inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to send us a completed WQE3 notification form before you start using the facility.

The applicant should also ensure the proposed development supports compliance with:

The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 known as Farming Rules for Water (FRfW),
The Environmental Permitting (England and Wales) Regulations 2016 (EPR)
The Nitrate Pollution Prevention Regulations 2015 (NVZ)

To discuss the requirements under The Environmental Permitting (England and Wales) Regulations 2016 we recommend that the applicant contacts the Environment Agency on either email enquiries@environment-agency.gov.uk or Telephone 03708 506 506.

8. Pollution prevention during construction :
Safeguards should be implemented during the construction phase to minimise the risks of pollution from the development. Such safeguards should cover:
 - a scheme to treat and remove suspended solids from surface water run-off during construction
 - wheel washing facilities and appropriate disposal of effluent
 - the use and routing of heavy plant, vehicles and machinery
 - oils/chemicals and materials storage including refueling
 - the location and pollution prevention for storage areas and compounds
 - the control, storage and removal of spoil and waste.

9. All new drainage will need to comply fully with Building Regulations Part H (and they should engage with the building control department in order to ensure this).
10. There must be no interruption to the existing surface water and/or land drainage arrangements of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively.
11. The applicant is advised that appropriate measures must be incorporated into the lagoon design to ensure that any effluent generated is effectively contained and treated to prevent pollution.
12. If there is any intention to discharge effluent or surface water from the lagoon to a watercourse or land, the applicant must obtain an Environmental Permit from the Environment Agency.