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| Application Number: | P/FUL/2024/03951 |
| Webpage: | https://planning.dorsetcouncil.gov.uk/ |
| Site address: | Shortwood Farm Hammond Street from Brockhampton Bridge Mappowder DT10 2EW |
| Proposal: | Construction of a slurry lagoon with 1.3m high fence. |
| Applicant name: | M Perrett |
| Case Officer: | Jane Green |
| Ward Member(s): | Cllr Haynes |

1.0 The application is brought to Planning Committee in accordance with the Council's Constitution and the adopted Scheme of Delegation, as the farm is owned by Dorset Council.

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in paras 15 at end

- Para 11 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- The development will not harm the environment or have an adverse impact on protected sites in the impact risk zone.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

4.0 Key planning issues

| Issue | Conclusion |
|--------------------------|---|
| Principle of development | Acceptable form of development in the countryside |

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| Impact on landscape and character of area | Acceptable subject to conditions in relation to soft landscaping, planting, protection of trees and hedgerows to lesson visual impact |
| Impact on neighbouring amenity | No significant amenity concerns |
| Flood risk and drainage | No flood or drainage issues with the proposal |
| Highway impacts, safety, access and parking | No harm or adverse impact on highway safety |
| Impact on trees | Loss of tree compensated and protection of trees and hedgerows throughout construction |
| Habitats and biodiversity | Ecological Impact Assessment certified by the Natural Environment Team and Biodiversity Net Gain (BNG) demonstrated in BNG statement |
| Protected sites | No impact on protected sites |

5.0 Description of Site

Shortwood Farm is a dairy based agricultural holding that comprises modern agricultural buildings suitable for dairy purposes and associated landholding. The farm is accessed via the 'Westfields' road and the lagoon site is located to the immediate northwest of the main farm complex. It currently comprises an area of improved/modified grassland. The northern boundary is defined by a native mixed species hedgerow of approximately 2m to 2.5m in height. To the east are two smaller existing lagoons (fenced off) and a boundary hedge. To the immediate southeast of the site are the existing modern farm buildings, access track, storage areas and singular existing young oak trees. To the west of the site is the wider pastoral landscape and the route of footpath S10/17 which runs roughly north-south.

6.0 Description of Development

The proposed development comprises the construction of a slurry lagoon within the field to the immediate northwest of the main cattle housing building of the holding. The proposed lagoon would measure an average top length of 53.5m by 29.9 top width, with a depth of 4.75m. It would be of an earth banked design and the provision of a 1.3m high safety fence would be constructed around the perimeter of the lagoon.

The lagoon is designed to provide the farm with 6 months storage capacity as required under The Storing Silage, Slurry and Agricultural Fuel Oil Regulations (SSAFO). The application is submitted on the basis that it will accommodate waste produced from this agricultural holding only.

7.0 Relevant Planning History

1/D/12/000482 - Decision: No objection - Decision Date: 23/04/2012

Construction of Milking Parlour building, Workshop/Implement shed and Bulk feed hopper

1/E/85/000420 - Decision: Granted - Decision Date: 16/09/1985

Erect single storey extension

1/E/03/000975 - Decision: Refused - Decision Date: 05/06/2003

Erect extension to dairy

1/N/03/001219 - Decision: Granted - Decision Date: 27/08/2003

Demolish & rebuild extension to dairy to house bulk milk tank

1/E/05/001807 - Decision: Granted - Decision Date: 08/11/2005

Demolish existing range of cow kennel buildings and adjoining barn and provide a new cubicle building, silage clamp, and extension to slurry lagoon.

1/E/07/000121 - Decision: No objection - Decision Date:
13/04/2007

Construct two new silage clamps alongside the cubicle house together with underground silage effluent tank and two bulk feed hoppers

1/D/08/001640 - Decision: Granted - Decision Date: 10/10/2008

Erect calf housing and storage building

1/D/12/000482_1 - Decision: Granted - Decision Date: 01/05/2012

Construction of Milking Parlour building, Workshop/Implement shed and Bulk feed hopper

8.0 List of Constraints

Public Right of Way: Footpath S10/19; - Distance: 31.32

Public Right of Way: Footpath S10/17; - Distance: 3.56

Dorset Council Land (Freehold): County farmland in Buckland Newton - Reference 08898, 08824 and 08831,

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. **Natural England** – No objection subject to securing mitigation
2. **Chalk Valleys Ward** – No comments received

3. **Mappowder Parish Council (neighbouring parish)** – No comments received
4. **Pulham Parish Council (neighbouring parish)** – No comments received
5. **Dorset Landscape Officer** – Support proposal. Recommended amendments to the tree planting proposals have been undertaken. Conditions in relation to tree planting, grass seeding, management of site habitats and hedge protection suggested.
6. **Dorset Rights of Way Officer** – Clarification sought that the track would remain at its current location. Confirmed by the applicant that this is the case, and the right of way will not be impacted on. No need therefore for a diversion application.
7. **Dorset Highways** – No objection
8. **Dorset Trees (North West Weymouth)** – No comments received
9. **Environment Agency** – No objection. Recommend surface water quality informative
10. **DC - Flood Risk Management** – No objection. Flood or drainage related conditions are not considered necessary.
11. **Dorset Environmental Services – Protection** – If permission is granted a condition to require a suitable and sufficient Manure Management Plan is submitted and agreed.
12. **Buckland Newton Parish Council** – No objection
13. **Ramblers Association** – No comments received
14. **Wessex Water** – No comments received
15. **Dorset Asset & Property- Abigail Brooks** – No comments received
16. **Dorset Natural Environment Team** – No specific comments to make on the BNG aspect of the application. In respect of the Ecological Impact Assessment reviewed under the Dorset Appraisal Protocol, the Certificate of Approval is issued which demonstrates the ecological impacts are fully addressed.

Representations received

None received

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Development Plan Policies

Adopted West Dorset and Weymouth & Portland Local Plan

The following policies are considered to be relevant to this proposal:

INT1 - Presumption in favour of Sustainable Development

ENV1 - Landscape, seascape & sites of other geological interest

ENV2 - Wildlife and habitats

ENV9 - Pollution and contaminated land

ENV10 - The Landscape and Townscape Setting

ENV12 - The Design and Positioning of Buildings

ENV 13 - Achieving High Levels of Environmental Performance

ENV16 - Amenity

SUS2 - Distribution of Development

ECON9 - New Agricultural Buildings

COM7 - Creating A Safe and Efficient Transport Network

Buckland Newton Neighbourhood Plan 2015 -2030 made on 07 December 2017
Policy E1: The Wider Environment

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in

the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

National Planning Policy Framework

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other material considerations

Dorset Landscape Character Assessment (LCA) – Rolling Clay Vales and West Blackmoor Rolling Vales Landscape types

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

In considering the merits of this planning application officers have taken into consideration the requirements of the Duty and do not consider that there will be any material impact on anyone with protected characteristics.

14.0 Financial benefits

Although the site is owned by Dorset Council it is not considered that the proposal in itself will bring about any financial benefits to the Council. There are obviously financial benefits of the ongoing success of the agricultural business to the wider economy, however.

15.0 Planning Assessment

Principle of development

The proposal is for the creation of a new slurry lagoon to serve an existing and established dairy farm operating from the site. The lagoon is in addition to two existing slurry lagoons on the site to meet the Environment Agency's current recommendation for the provision of 4 months storage.

The site is located in the countryside outside of any Defined Development Boundary where policy SUS2 seeks to strictly control new development having particular regard to the need for the protection of the countryside and environmental constraints. However, agricultural development, where the operational need has been identified, is one of the forms of development which is allowed within the scope of policy SUS2. The proposal is therefore acceptable in principle, subject to compliance with other policies of the Local Plan.

Slurry lagoons are encouraged and incentivised by national policies such as by the Department for Environment, Food & Rural Affairs (DEFRA). DEFRA suggest that slurry storage can significantly reduce ammonia emissions, and to a lesser extent, reduce nitrate and phosphate pollution.

Impact on landscape and character of area

The site, as defined by the Dorset Landscape Character (LCA), lies within the Rolling Vales Landscape Type which is found around the fringes of the Clay Vale Landscape Type in North Dorset. The Council's Landscape Architect assessed the key characteristics of the area surrounding the site as:

- rolling and undulating farmland forming the transition between clay vale and the chalk escarpment/ridge landscape types
- varied and irregular pattern of predominantly pastoral fields, copes, dense hedges and occasional arable fields
- many scattered farmsteads
- twisting hedge lines lanes with narrow verges
- a tranquil, secluded and unified landscape

The application is accompanied by a Landscape Appraisal giving a general overview of the site and description of potential views however the Council's Landscape Architect has made a full assessment following a site visit and has supplied a comprehensive consultation response in the landscape and visual impacts of the proposal.

The proposed slurry lagoon with its embankments will see a significant engineering operation which would be visible as a new manmade element in the landscape. It will give rise to significant visual effects when viewed at close-range from footpath S10/17 where it runs along the western boundary of the lagoon. The existing view across the field will be replaced with the embankments of approximately 2m to 3m in height and topped with a 1.3m high agricultural fence. To ensure the visual effects are lessened a condition is imposed to secure the grass seeding (with appropriate seed mix) of the embankments. It is however noted that the embankments will be viewed in combination with the existing farm buildings rather than as an isolated feature.

The Landscape Architect notes the significant visual effects will lessen considerably as one heads northwards or north-eastwards into the wider landscape with the strong network of field boundary hedges and trees offering reasonable visual screening of the site and the proposed development. Visual effects will be exacerbated during the winter months.

The supporting Landscape Appraisal suggests allowing the northern boundary hedge to grow taller which will mitigate the view of the development in the wider area and further assist in assimilation. A height of 2.5 to 3m would be appropriate, with the new oak trees also against this boundary edge further screening the development from the north. The revised tree location drawing is conditioned through a soft landscaping condition to ensure planting and ongoing maintenance.

Impact on neighbouring amenity

There have been no objections received from occupants of neighbouring residential properties. It is noted that the nearest residential properties are connected to other agricultural holdings and as such agricultural odours are already prevalent in the area. Nonetheless consideration is given to neighbouring amenity. The increase in slurry provision on Shortwood Farm has the potential for an increase in odour. The Council's Environmental Protection team were consulted and requested a condition in relation to the submission of a suitable and sufficient Manure Management Plan which should include steps and procedures to reduce any odour impact from both the storage and spreading of the manure and how complaints would be dealt with.

The applicant responded to this and has submitted a Manure Management Plan, further information and a sample Odour Complaint Form which has since received approval by the Council's Environmental Protection. As such a condition is imposed ensuring the scheme is carried out in accordance with the plan and is maintained as such during the lifetime of the use.

It is considered the development would comply with the requirements of policy ENV16 of the West Dorset, Weymouth and Portland Local Plan, 2015.

Flood risk and drainage

The site is located within flood zone 1 of the Environment Agency's (EA) flood map for planning which has a very low probability of flooding. The risk of groundwater emergence mapping indicated that the site is within an area of very low groundwater emergence. The EA's risk of flooding from surface water flood mapping indicates that the proposed development is not affected by surface water. As such the flood risk to the site is compatible with the proposed development.

The Local Lead Flood Authority were consulted on the application as statutory consultee for Surface Water management in respect of major development. They have no comment to make with regards to surface water management with the proposed slurry lagoon, have no objection and do not consider flood or drainage related conditions are necessary in this case.

Highways impacts

The Highway Authority has confirmed that there is no objection to the proposal given materials will be sourced within the site and no materials will be imported. There will be no increase in traffic to the site, by having a suitable slurry store on site, less travel will occur getting slurry offsite. Therefore, the Highway Authority consider that the proposal does not present a material harm to the transport network or to highway safety. In view of this it is considered that the development would comply with the requirements of policy COM7 of the West Dorset, Weymouth and Portland Local Plan.

Impacts on trees

The proposal will see new tree planting, confirmed as 5no. oak trees. Following comments from the Council's Landscape Officer the proposed location of which has been changed from the south of the site within a small group to the north edge of the site against the boundary hedge line. The previous location was considered to be unsuitable as it is within the working area of the farmyard currently used to store materials. The new location would not be vulnerable to machinery movements or storage requirements. The planting as proposed in the Ecological Impact Assessment has also been certified by the Natural Environment Team.

The Council's Tree Officer and note the loss of 1no. tree and request for consideration to the option of translocating the oak rather than to see it felled. The applicant has stated that to try and move a tree of this size is not practical without significant cost in hiring machinery to do so. Despite this they have confirmed that they will try and move the existing tree into the hedge line when appropriate machinery is on site to construct the lagoon, along with the planting of new oak trees already proposed. This is welcomed, however not considered reasonable to condition given the agreement of the planting scheme by the Natural Environment

team, the Landscape Officer and noting the tree is a young specimen and is to be replaced if not transplanted.

A tree and hedgerow protection condition (proposed condition 3 below) are considered reasonable to ensure the remaining trees on site are protected during the construction of the lagoon.

Habitats and biodiversity

Information provided in the BNG Assessment statement and supported by the Metric calculation. The proposal does not meet the Council's Natural Environment Team trigger for comments on BNG matters but the proposal satisfactorily demonstrates >10% BNG can be achieved. Five trees are to be planted (positions amended with a revised plan addendum to the BNG Assessment) and modified grassland at the outer banks of the slurry lagoon will be fenced off and enhanced under a management plan. This management will enhance the grassland from modified, which has a low distinctiveness rating, to other neutral grassland, which has medium distinctiveness rating, in poor condition.

Habitat management of the enhancement of the on-site modified grassland to other neutral grassland would be secured via a Habitat Management and Monitoring Plan (HMMP). An informative is imposed that refers to the requirements of BNG.

The application is also supported by an Ecological Impact Assessment which has been certified by the Natural Environment Team, adherence to which would be secured by proposed planning condition 6 as set out below.

Protected Sites

The site is located within the mapped Impact Risk Zones for SSI/SAC/SPA and Ramsar sites. It lies 3.8km from Lyscombe and Highdon SSSI. The proposals of a slurry lagoon/digestate stores > 750m², triggers the requirement to consider the likely effects on such sites, and as such the application is supported by a SCAIL calculation modelling emissions impacts of the proposals on protected sites. Natural England were consulted on the proposal and this assessment and consider that the proposals are unlikely to harm any designated interests and have no objection to the proposed development. Should planning permission be granted they recommend inclusion of an informative on the decision notice relating to surface water quality and the requirements by the applicant of their responsibilities under The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013.

16.0 Conclusion

The proposals have been assessed against relevant policies of the West Dorset, Weymouth and Portland Local Plan 2015 and the National Planning Policy Framework. It is concluded that the proposals comply with the requirements of these policies and accordingly it is recommended that planning permission be granted, subject to the imposition of appropriate conditions.

The development will provide the applicant with certainty to manage slurry within their agricultural holding and support the ongoing business.

17.0 Recommendation

GRANT planning permission subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Proposed Location Plan

MPP/SF/LB/001 V2 Proposed Site Plan

Block Plan

MPP/SF/LB/002 V3 Proposed Sections

Figure 3 V2 Plan showing tree locations

MPP/SF/LB/001 V2 Landscape Plan

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

3. Prior to the commencement of any development hereby approved, all existing trees and hedges shown on approved plan (Figure 3, V2) to be retained, shall be fully safeguarded in accordance with BS 5837:2005 (Trees in relation to construction - recommendations) or any other Standard that may be in force at the time that development commences and these safeguarding measures shall be retained for the duration of construction works and building operations. No unauthorised access or placement of goods, fuels or chemicals, soil or other material shall take place within the tree protection zone(s) to safeguard the northern boundary hedge.

Reason: To ensure that trees and hedges to be retained are adequately protected from damage to health and stability throughout the construction period and in the interests of amenity.

4. All soft landscape works shall be carried out in accordance with the approved drawing figure 3, V2 and accompanying email from the agent dated 03 September 2024 detailing the proposed tree species, size and the grass seeding specification. The approved scheme shall be carried out in the first planting season following the completion of each development phase. No part of the development shall be utilised until work has been completed in accordance with the approved details. Any trees or plants that within a period of five years after planting are removed, die, or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced (and if necessary continue to be replaced) as soon as it is reasonably practical with others of species, size and number as originally approved.

Reason: To ensure the provision, establishment, and maintenance of a reasonable standard of landscape in accordance with the approved designs.

5. A Landscape Management Plan, including long term design objectives, management responsibilities, maintenance schedules and a timetable for implementation and/or phasing; for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the utilisation of the development. Thereafter the Landscape Management Plan shall be implemented as approved for the lifetime of the development.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public or nature conservation.

6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled Ecological Impact Assessment, by Darwin Ecology, dated August 2024 and updated 16 September 2024, and certified by the Dorset Council Natural Environment Team on 17 September 2024.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority, and
- ii) evidence of compliance has been supplied to the Local Planning Authority prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

7. The development hereby approved shall be implemented strictly in accordance with the Manure Management Plan dated as 19 April 2024, the accompanying email from the agent dated 08 October 2024 and the Odour Complaint form received 15 October 2024 and thereafter maintained in strict accordance with said Management Plan for the duration of the permitted use. Any changes to the agreed Process and Procedures contained within the approved Management Plan must be submitted to and agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity.

Informative Notes:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

2. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.

2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.

3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

i) consists of no more than 9 dwellings;

ii) is carried out on a site which has an area no larger than 0.5 hectares; and

iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* "original planning permission means the permission to which the section 73 planning permission relates" means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

2. 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 and as amended 2013. 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.

You must 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.

4. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.