



**Planning (Design and Access) Statement**  
**Including Statement on Ecology and Odour**

**1. Information**

<b>Project:</b>	Proposed Slurry Lagoon
<b>Applicants:</b>	S E D Rail and Son
<b>Site Address:</b>	Webworthy Farm, North Petherwin, Launceston, Cornwall, PL15 8NB
<b>Information:</b>	Please find location plan, site block plan and drawings accompanying this application, illustrating the proposed scheme.

**2. Background**

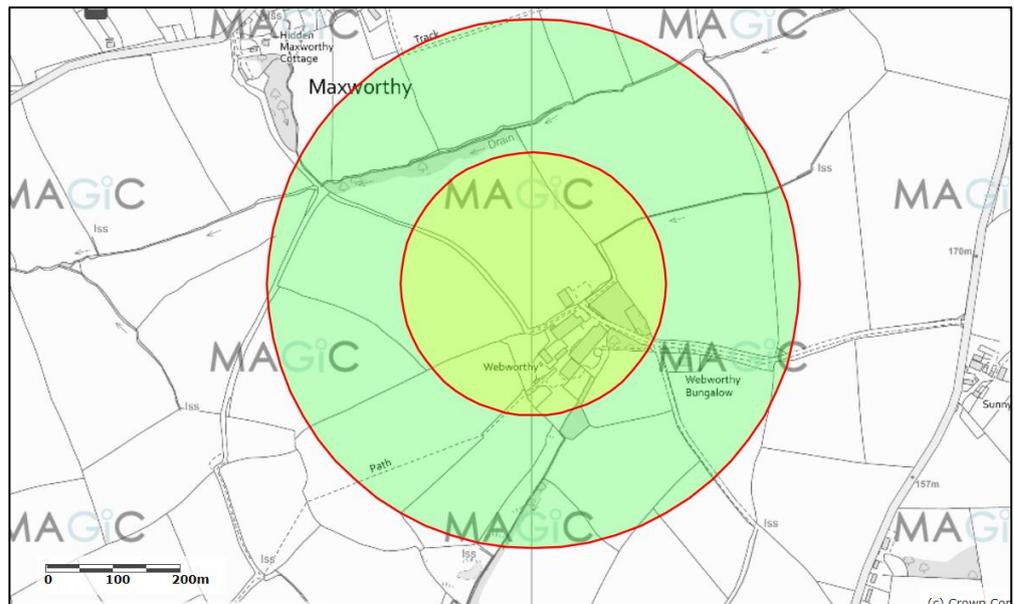
<b>The Farming Enterprise:</b>	Webworthy Farm is a family run dairy farm.
<b>The Holding:</b>	The Farm, together with additional rented land, extends to approximately 210 acres.
<b>Reason for proposal:</b>	The family wish to modernise and expand the enterprise, and, accordingly, require additional facilities.

**3. Design & Access**

<b>Process:</b>	There are currently insufficient modern agricultural facilities to support the farming activities. Improved cow accommodation with greater space for cows is required (in the buildings proposed), and to support this, improved slurry facilities have been designed. At present, storage capacities at the Farm are stretched, and therefore slurry spreading takes place on a more regular basis than is preferred. Spreading through necessity rather than spreading at a time when plants can optimise nutrient uptake, is counter-productive. Therefore, the proposed slurry lagoon has been designed to meet (indeed exceed) current slurry storage standards.
<b>Use:</b>	Agricultural use.
<b>Dimensions:</b>	35m x 35m = 1,225 square metres. The maximum depth will be 4m.
<b>Capacity:</b>	The total volume of the slurry lagoon is 4,900m <sup>3</sup> , less the freeboard depth of 300mm (35m x 35m x 0.3m = 367.50m <sup>3</sup> ), therefore, a total slurry capacity of 4,532m <sup>3</sup> .  Based on the slurry storage calculations (see separate document), using average rainfall data, the proposal provides 6 months' storage (which exceeds The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (as amended 2013) minimum regulations, and allows additional capacity for climate change.

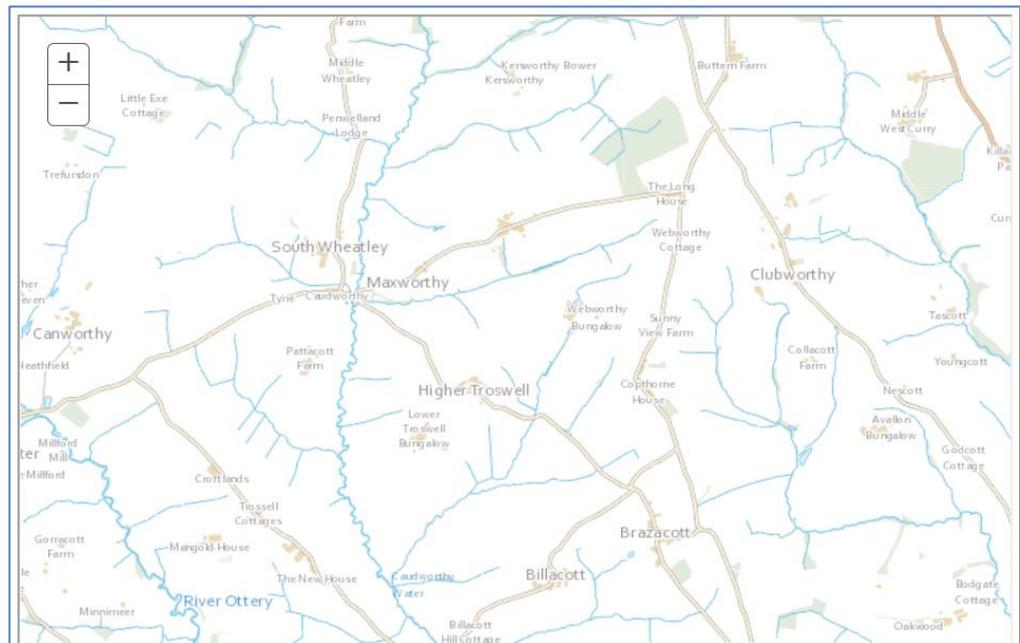


<b>Layout:</b>	The position and layout of the slurry lagoon has been selected for ease of access and proximity to the livestock buildings the cattle use and to the fields where the slurry will be spread. The site is away from the residential parts of the holding and from the public right of way which bisects the holding.
<b>Scale:</b>	The scale of the slurry lagoon is as shown on the drawings accompanying this application. The scale is in keeping with the other existing structures on the holding.
<b>Landscaping:</b>	As existing.
<b>Appearance:</b>	Please refer to the drawings attached. The lagoon will be created on level farmland in proximity of the associated farm buildings. To the north and east, the structure will be entirely screened by a new hedgebank providing the opportunity for new habitat.
<b>Construction and Materials:</b>	<p>The lagoon will be dug into the ground. Excavated soil will be used in the construction of the hedgebanks, with any surplus being re-used elsewhere upon the holding. The lagoon will have a concrete base and shuttered concrete walls.</p> <p>A perimeter fence will surround the lagoon, constructed of metal posts and metal link mesh, with gates of similar construction, on the south side for access. This accords with health and safety regulations.</p> <p>The construction will be in accordance with The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 (as amended 2013).</p> <p>The hedgebank will be constructed in layers, with sub-soil material used to ceate the bank, finished with topsoil and seeded with a grass seed mix.</p>
<b>Access:</b>	Access will be from the existing track which serves this part of the holding. A new piece of concrete yard will be constructed between the new buildings and the slurry lagoon.
<b>General:</b>	The site has been carefully selected to fulfil the needs of the business. The design of the building is both practical and in keeping with the surrounding buildings.
<b>Ecology:</b>	The slurry lagoon is proposed on existing improved agricultural land, without impacting on any habitat features (existing hedgerows or trees). The proposal includes a lengthy section of new hedgebank, which will provide new habitat.
<b>Odour:</b>	<p>This farm is an established dairy and livestock farm where slurry is already produced and stored. The provision of the new store will enable better use of the slurry, enabling slurry to be spread at times of best practice.</p> <p>There are no non-family connected residential properties within 400m of the farmstead. Approximate guidance from Environmental Health on separation distances suggests that sites beyond 400m are at very low risk from odour, and the nearest property to the north east (given that the prevailing winds are generally from the south west) is located well in excess of 600m.</p>



The Chief Planning Officer's Advice Note on Planning for Air Quality suggests that proposals should not worsen areas of poor air quality.

As per the below extract, the air quality in the vicinity of this application has not been identified as "poor".



The proposals will store slurry to enable more efficient use of the product, thus reducing the number of days when slurry is spread on the holding.