

28 July 2023



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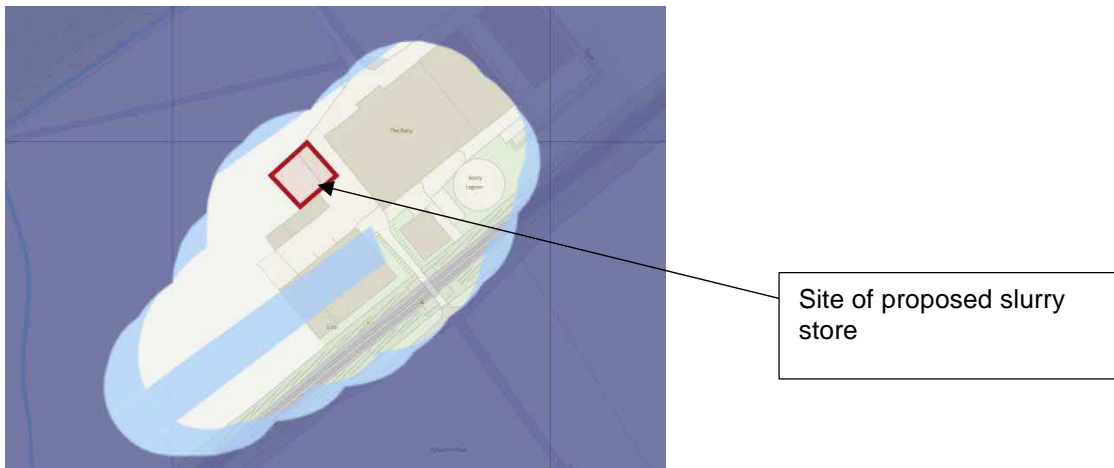
Dear Sirs

**Application for Prior Notification of Agricultural Development
Proposed slurry storage tank on behalf of Lydney Park Farms c/o The Estate Office, Old Park, Lydney,
Gloucestershire GL15 6BU**

Please find enclosed a revised application for prior notification of agricultural development submitted on behalf of our client, Lydney Park Farms. This Prior Notification application is made in accordance with Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This application follows the withdrawal of prior notification application reference P1542/22/AG which was withdrawn on 18th November 2022. The application was withdrawn on the basis that it was sited to the east of the complex in land defined as Flood Zone 3 by the Environment Agency.

This revised submission proposes the same building, but is relocated to land within Flood Zone 1 (lowest level of flood risk) as shown below:



Source: Environment Agency Flood Risk Maps

Indeed, the land which the building is located is the only land on the holding that is not 'washed over' by Flood Zone 3. During the determination of the previous application, officers indicated that it would support a revised prior notification application for the erection of the agricultural building if it were positioned in Flood Zone 1, which is now the case in this application.

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This covering letter gives further detail regarding the situation and design of the proposed structure and serves to justify why the proposed development is reasonably necessary for the purposes of agriculture.

Lydney Park Farms is an established all grass dairy unit, operating an extensive system and grazing 850 cows on approximately 600 hectares of grassland. The herd is split in two, and each herd milked twice per day.

The recent tightening of the Farming Rules for Water by the Environment Agency restricts the ability of Lydney Park Farm to spread organic manure on the land during the winter months. Whilst reducing volumes and export of manure have been considered, additional storage is deemed to be the best solution for the farm to comply. In addition, as part of agricultural transition, it is anticipated that there will be a requirement for livestock farmers using a slurry system to upgrade the on-farm infrastructure from a minimum four months' storage to six months, and ensure all stores are covered. The proposed new slurry storage tank at Lydney Park Farm will also meet this requirement and prepare the holding for future compliance.

Furthermore, given the significant price increases for artificial fertilisers and supply issues as a result of the conflict in Ukraine, additional storage capacity will aid the business financially, allowing it to apply slurry at optimum times and reducing the reliance on purchased fertilisers etc.

The enclosed application is for the construction of a new 5,000m³ slurry storage tank. The proposed structure will be circular in design, constructed of concrete panels to a height of 6.03m with a plastic impermeable cover (11.51m to the pointed ridge of the top of the cover). The total developable area comprises less than 1,000m² which permits this application for prior notification for agricultural development.

The slurry tank will be accessed via the existing concrete farmyard and tracks. It is proposed to connect the new store to the existing slurry tank which will act as an initial holding tank. The combined capacity of the stores will meet storage requirements as outlined above.

For ease of officer's assessment, the table below provides an assessment of the propose development and its compliance with Schedule 2, Part 6, Class A.1:

Class A.1 criterion	Does the proposed development comply with the criterion? (Yes/No)
(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;	Yes, the site is on a parcel of land forming part of a unit greater than 1 hectare.
(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;	Yes, Class Q and S permitted development rights have not be used on this landholding.
(c) it would consist of, or include, the erection, extension or alteration of a dwelling;	Yes, the proposal does not involve the erection of a dwelling.
(d) it would involve the provision of a building, structure or works not designed for agricultural purposes;	Yes, the proposed building is for agricultural purposes.
(e) the ground area which would be covered by: <ul style="list-style-type: none"> (i) any works or structure (other than a fence) for accommodating livestock 	Yes, the area of the proposed building is 989 square metres.

<p>(ii) or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A,</p> <p>would exceed 1,000 square metres*, calculated as described in paragraph D.1(2)(a) of this Part;</p>	
<p>(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;</p>	<p>Yes, the site is not within 3 kilometres of an aerodrome.</p>
<p>(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;</p>	<p>Yes, the building is 11.51 m to its highest point.</p>
<p>(h) any part of the development would be within 25 metres of a metalled part of a trunk road or classified road;</p>	<p>Yes, the building is not within 25m of a metalled part of a trunk road or classified road.</p>
<p>(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;</p>	<p>Yes, the proposals are required for the purposes of storing slurry, however the structure would be at least 720m from the nearest dwelling other than the farmhouse.</p>
<p>(j) it would involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming; or</p>	<p>Yes, the proposals do not relate to fish farming.</p>
<p>any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system—</p> <p>(i) would be used for storing waste not produced by that boiler or system or for storing fuel not produced on land within the unit; or</p> <p>(ii) is or would be within 400 metres of the curtilage of a protected building.</p>	<p>Yes, the proposals do not relate to storing fuel for or waste from a biomass boiler or an anaerobic digestion system.</p>

**The Town and Country Planning (General Permitted Development) (England) Order (2018) amended the permitted development right threshold for buildings sought via Schedule 2, Part 6, Class A increase from 465 square metres to 1,000 square metres*

Since the proposals comply with the criterion in Schedule 2, Part 6, Class A.1 of the General Permitted Development Order, the conditions [Schedule 2, Part 6, Class A, A.2, (2)(d)(i)] require the developer, before beginning the development, to apply to the Local Planning Authority for the determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building. In this regard, the proposed building is sited in a location adjacent to the existing farm complex where the building can be used to optimum efficiency. In respect of design and external appearance, the proposed building will be finished in materials that match that of the existing buildings. The location of the proposed

building is also located a significant distance from public vantage points. However, in the event that the building might be seen, it would be read in the context of the existing farmstead and would not be evidently discernible owing to its similar finish to the adjacent farm buildings.

As per the permitted development right, we welcome confirmation that the development is deemed permitted within the statutory 28 day timeframe following the Council's receipt of the application.

This application comprises the following documents:

- Application form
- Site location plan (scale 1:5000)
- Existing and proposed site block plan (scale 1:500)
- Proposed floor plans and elevation plans.

If you have any questions or require additional information please do contact me.

Yours faithfully



Harriet Riggall MRICS FAAV

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