



AGRICULTURAL STATEMENT

To Accompany the Planning Application for the Erection of Roofing Over Existing Silage Pits

at Crinhayes Farm, Yarcombe, Honiton, EX14 9ND

On behalf of
NEWCOTT DAIRY Ltd.

28th September 2023

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PLANNING STATEMENT

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1.0 INTRODUCTION

1.1. Scope of the Report

1.1.1 This Planning Statement has been prepared by Greenslade Taylor Hunt on behalf of Newcott Dairy Ltd. It supports the submission of a planning application for the erection of roofing over existing silage pits at Crinhayes Farm, Yarcombe, Honiton.

1.1.2 The application is accompanied by the following statutory documents in addition to the Planning Statement:

- Location Plan;
- Site Plan;
- Elevation Drawings;
- Floor Plan;

1.1.3 This statement provides an appraisal of the site and its broader context, followed by a description of the proposed development with reference to design. It then goes on to assess the proposals against relevant local and national planning policies. The planning case is then made and conclusions provided, demonstrating the conformity of the proposals with the development plan policies and that the proposals constitute a sustainable form of development

2.0 THE APPLICATION SITE

2.1 Crinhayes farm has been operated as a commercial dairy farm for many decades and benefits from a range of agricultural buildings to support this use. The applicant intends to continue farming Crinhayes Farm as a livestock holding for future years.

2.2 The established range of modern farm buildings at Crinhayes provides cattle accommodation, as well as outdoor infrastructure for the storage of slurry and feedstocks. These facilities on site are proportionately sized to the livestock accommodation available. A key part of the facilities are outdoor concrete silage stores to provide winter feed.

2.3 The issue of agricultural dirty water pollution has been the focus of Natural England's Catchment Sensitive Farming scheme, who routinely encourages the roofing of silage stores to reduce the quantity of fouled water produced on the holding. Therefore, any clean rainwater can be better directed from the proposed structures to existing clean water outlets, improving water quality to the wider catchment. The reduction in the volumes of fouled water produced as a result of the works will in turn reduce the number of vehicle movements to and from the site for the purposes of spreading of slurry and silage effluent. This will therefore ensure the holding is compliant with the Farming Rules for Water and The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018.

2.4 The proposal seeks consent to erect a roof over the existing silage pits at Crinhayes in order to improve clean water separation reducing rainwater contamination that typically leads to diffuse pollution in agriculture. The silage effluent that results from the feed can be highly polluting if not managed correctly, therefore these works shall aim to reduce the burden of contaminated clean water produced on the holding.

2.5 The holding is not located with any designation zones relevant to planning policy. The site area is situated within Flood Zone 1, an area with low risk of flooding, as defined by the Environment Agency flood map for planning.

3.0 **PROPOSED DEVELOPMENT**

3.1 The proposal seeks planning consent to erect a steel portal framed agricultural building over existing silage pit to the east of the existing cluster of agricultural buildings at Crinhayes Farm.

3.1.1 The building shall be covered with natural grey fibre cement corrugated roof sheets, typical of the surrounding modern agricultural buildings on the subject holding and the local area. The building will be clad with Yorkshire boarding on selected elevations with existing natural grey concrete panels beneath to provide the necessary durability for the intended use.

3.1.2 Standard black uPVC rainwater goods shall be installed and water shall be directed to existing clean water drainage infrastructure. There will be no change to the area of impermeable surface.

3.2 The overall project results in improved clean water separation reducing rainwater contamination that typically leads to diffuse pollution in agriculture, and end with a compliant silage store. The works shall reduce the burden of contaminated clean water produced on the holding.

4.0 **PRE-PLANNING APPLICATION CONSULTATION**

4.1 **Pre-application Consultation**

4.1.1 We have not carried out any pre-planning application consultation as part of the planning process.

5.0 **PLANNING POLICY CONTEXT**

5.1 **Introduction**

5.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. In effect, this establishes a presumption in favour of granting planning permission for developments which are in accordance with the development plan.

5.1.2 This principle has been developed and clarified by subsequent case law, which has confirmed that

a particular proposal does not need to accord with each and every policy in a development plan; the key issue is that it accords with the thrust of the development plan policies taken as a whole.

5.1.3 Sub section 5 of Section 38 states that, *“if to any extent a policy contained in a development plan for an area conflicts with another policy in the development plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)”*.

5.1.4 The following describes the relevant national and local policies of relevance to the application.

5.2 National Planning Policy Framework (2021)

5.2.1 The revised National Planning Policy Framework (NPPF) was published in July 2021 and is a material consideration. This document sets out the Government’s planning policies for England and how these are expected to be applied.

5.2.2 At the heart of the NPPF is *“a **presumption in favour of sustainable development**”*. Paragraph 11 says that plans and decisions should apply this presumption in favour of sustainable development. In terms of decision-making this means:

‘approving development proposals that accord with an up-to-date development plan without delay;
or

Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.’*

5.2.3 Paragraph 38 states that *‘local planning authorities should approach decision on proposed development in a positive and creative way’*. Local Planning Authorities should work positively with applicants in order to secure developments that will improve the economic, social and environmental conditions of the area. Paragraph 38 continues, *‘Decision-makers at every level should seek to approve applications for sustainable development where possible’*.

5.3 LPA Local Plan

5.3.1 In considering the subject application, we consider that the following planning policies are relevant, Policy S11 Pollution, Policy S22 Countryside, Policy EC1 Business Development, Policy EN7 Contaminated Land, and Policy EN8 Biodiversity Protection and Enhancement.

6.0 PLANNING ASSESSMENT

6.1 Principle of Development

- 6.1.1 The subject holding is currently owned by Newcott Dairy Ltd. who operate a commercial livestock enterprise.
- 6.1.2 The silage pits are compliant with the Silage, Slurry and Agricultural Fuel Oil Regulations. The proposal is supported by the Environment Agency and Natural England.
- 6.1.3 The structure is covered with natural grey fibre cement roof sheets, typical of the surrounding modern agricultural buildings on the subject holding and the local area. Standard black uPVC rainwater goods shall be installed and water shall be directed to existing clean water drainage infrastructure
- 6.1.4 We note that the application site is situated within Flood Zone 1. In order to mitigate any issues relating to surface water from the building, it is proposed to install a holding tank for the surface water which will have a perforated outfall pipe leading to an existing soakaway. As the entire area is currently impermeable, there shall be not change to surface water generation, but improved management.
- 6.1.5 The building shall be used for agricultural purposes and it is recognised within Planning Policy that agricultural use is required within the open countryside. Furthermore, the proposed building incorporates the same design as the existing agricultural buildings in the local area. There are no residential properties that will be adversely impacted by the proposal.

6.2 Highways and Transport

- 6.2.1 The building can be accessed via the existing gateway and yard. The volume of traffic entering the farmstead will not increase and therefore the existing access is considered suitable for its intended use. For the avoidance of doubt, there shall be no highways impact as a result of these works.

6.3 Landscape and Visual Impact

- 6.3.1 The proposed development is situated in the existing yard and due to the site topography it is not proposed to carry out any landscaping measures as the proposed site is within an existing farm yard and visible from few viewpoints.
- 6.3.2 It is considered that the proposed development can be carried out without an adverse impact on the landscape but should the Local Planning Authority wish to discuss this matter, they are advised to contact the applicant.

6.4 **Wildlife and Biodiversity**

6.4.1 The application is not considered to have any significant impact on any wildlife or biodiversity.

6.4.2 If it is considered that any other suitable mitigation measures are required, then the applicant is willing to discuss this at the application stage.

6.5 **Residential Amenity**

6.5.1 The works do not result in a negative impact on residential amenity as the building is within an existing farm yard.

6.6 **Flood Risk and Drainage**

6.6.1 The application is accompanied by a Flood Risk Assessment. The application site is situated within Flood Zone 1 as defined by the Environment Agency's Flood Map, a copy of which is included under Annexe I of this document.

A holding tank with a perforated outfall pipe to deal with the surface water from the building will be installed if necessary to lead to an existing soakaway.

6.7 **Nutrient Neutrality**

6.7.1 The proposal does not form part of any increase in livestock numbers whatsoever and there shall be no detrimental impact to nutrient release into the local catchments. The works shall improve the management of the holding and reduce the environmental impact through nutrients being contained.

6.8 **SSSI Impact Risk Zone**

6.8.1 The site may lie within a Natural England SSSI Impact Risk Zone, however it is not a structure that shall trigger consultation to Natural England due to the intended use.

7.0 **CONCLUSION**

7.1 This application seeks full planning permission for the retention erection of roofing over an existing silage pit, at Crinhayes Farm, Yarcombe. The use of the site remains the same but the farming practices and water management shall improve as a result of the works.

7.2 The works are supported by Natural England and the Environment Agency to reduce diffuse water pollution from agriculture and therefore benefits the local area directly.

7.3 We consider that the proposed development meets local and national planning policy and this will help support the viability of the farming business moving forward.

ANNEXE I

