

DESIGN AND ACCESS STATEMENT

EARTH LINED SLURRY LAGOON

AT

**GLANVILLE FARM
OFFWELL
HONITON
DEVON
EX14 9ST**

APPLICANT

PA & ME STRAWBRIDGE

MARCH 2024

Sheamus Machin
CHARTERED SURVEYOR • VALUER • LAND AGENT

DESIGN AND ACCESS STATEMENT

PROPERTY: GLANVILLE FARM, OFFWELL, HONITON, DEVON, EX14 9ST

PROPOSAL: EARTH LINED SLURRY LAGOON

APPLICANT: PA & ME STRAWBRIDGE

1. BRIEF BACKGROUND TO THE PROPOSED DEVELOPMENT

The applicants are the owner occupiers of Glanville Farm. The holding is situated approximately 3.6 miles south west of the village of Offwell. The holding includes a farmhouse, a range of farm buildings and approximately 185 acres of owned land and an additional 100 acres of land rented in the locality.

2. SUMMARY OF THE PROPOSED RETROSPECTIVE DEVELOPMENT

The slurry lagoon comprises a rectangular shape, which has an area of approx. 4,055m². It will be secured with a 1.5m high fence with a minimum of 2 strands of barbed wire on top. All cut material will be used for the embankments so therefore there will be no importation or exportation of material.

3. FUNCTIONAL JUSTIFICATION

The applicant has identified a need increase the amount of slurry storage to ensure they will be compliant with the new regulations coming into place – the need for 6 months slurry storage. The proposal will meet the present criteria set by the Environment Agency standards and it will be in line with the Environment Agency's new regulations.

The earth lined slurry lagoon will meet the criteria set down by the Environment Agency's industry standards. A feasibility study for the slurry lagoon has been prepared by Bob Watson Bsc, MSc, MIAgrE, and this is submitted with the application.

4. DESIGN PRINCIPLES AND CONCEPTS

- 4.1 Use: Use of the structure is to store slurry.
- 4.2 Layout: The layout of the store has been selected to provide the necessary capacity for the existing livestock enterprises in an established method. It has been positioned to meet that need.
- 4.3 Appearance: The store follows a conventional design and is similar in scale and design to many other examples in the area.
- 4.4 Scale: The scale of the proposed store has been designed to meet the current and future

requirements of the enterprise and the holding in accordance with the feasibility study commissioned by the applicant.

- 4.5 Landscaping: The perimeter bunding will be turfed with turfs set aside from excavations. The ground battered up to the banks will be seeded to reflect the species mix of the surrounding field in order to help blend the slopes in to the landscape. A length of landscaping has been proposed to the south west boundary as shown on the plan submitted with the application.

There are existing mature hedgerows which will screen the views from the nearby highway, Glanville Road.

5. ECOLOGY

The proposed site is in part of the agricultural field. The land has received both agricultural mechanical and chemical operations over the last 15 years and is not considered to be semi-improved or unimproved. It is thought that the site does not present any ecological value resulting in no ecological studies to be undertaken.

6. NUTRIENT NEUTRALITY

The Natural England's Water Quality and Neutrality Advice dated the 16th March 2022 has been considered for this proposal. However, this farm is not located within the River Axe Special Area of Conservation. We have concluded that no nutrient neutrality assessment needs to be provided with this present application.

7. FLOOD RISK

The site has been viewed using the Environment Agency flood map for planning and it lies within Flood Zone 1. Therefore, no mitigation measures have been undertaken.

8. POLICY

East Devon Local Plan 2013 to 2031, adopted in January 2016 states the following in D7:

New agricultural buildings and/or buildings intended for intensive agricultural activities that could give rise to adverse amenity, landscape, environmental or other impacts will be permitted where there is a genuine agricultural need for the development and the following criteria are met:

1. *It is well integrated with its surroundings and closely related to existing buildings, being of appropriate location, scale, design and materials so as not to harm the character, biodiversity and landscape of the rural area particularly within the AONB.*
2. *It will not be detrimental to the amenity of nearby residents on grounds of smell, noise or fly nuisance.*
- *It has been established that there is no other suitable buildings on the holding or in the vicinity which could meet the reasonable need.*

- *It will not lead to an unacceptable increase in traffic on the local highway network*
- *All clean roof and surface waters will be drained separately from foul drainage and foul drainage will not discharge to any watercourse in order to prevent pollution of the water environment.*

We consider that the proposed slurry store is in kilter with this policy.

9. PROPOSED ACCESS ARRANGEMENTS

The access to the store is via the existing farm access track which is accessed off the public highway.

Lucy Brooke MRICS FAAV (agent for the applicant)
March 2024.