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Mr Colin Sharpe
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Your ref
Our ref CPG/EST/WS/3/19/8447-JCET
Date: 30 July 2012

Dear Mr Sharpe

**APPLICATION NUMBER 3/2012/0423
WITHGILL FARM, WITHGILL FOLD, CLITHEROE
GRID REFERENCE SD 707 409**

I refer to your consultation letter concerning the above application and have the following comments to make.

Introduction

A planning application has been submitted by Mr Alan Kinder of Avalon Town Planning on behalf of Mr David Barnes of Withgill Farm Limited for the construction of a new slurry lagoon. Please note that the lagoon has already been constructed, although was not in operation at the time of inspection. A site meeting was held with the applicant and his agent and the information provided at this meeting, together with the written submissions forms the basis of this appraisal

Background Information and Previous Planning Applications

Lancashire County Council Property Group has been consulted regarding a number of applications at the site, the most recent of which was application number 3/2010/0747, which was an application for a new cow cubicle building. This building has now been constructed and my report considering this application dated 27 October 2010 provides some background information concerning the farming operations and is attached at Appendix 1. The current application relates to the provision of a new slurry lagoon, as the applicant considers that there is insufficient storage capacity on the farm, to deal with the amount of slurry that is now produced.

Continued ...

Wayne Selway MRICS FAAV
Land Agent
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Current Situation

Whilst the area of land farmed by the business remains unchanged, the number of dairy cows has increased to approximately 2040. All the buildings also remain unchanged, apart from the fact that the additional cubicle building has now been erected.

Proposed Development

The application relates to the provision of an earth banked slurry lagoon, which has already been created. Details of the proposed lagoon are shown on drawing number BARN/23DWG03 and the proposed lagoon measures approximately 108m x 52m with a depth of approximately 3.5m.

Mr Barnes explained that currently there are two slurry storage facilities on the unit, a lagoon situated at Withgill Farm, together with a lagoon situated within Bashell Town. The applicant explained that currently these lagoons are insufficient to provide sufficient storage for the amount of slurry that is produced, particularly since the expansion in the dairy herd.

Assessment

I note the application site is within an area designated as an Area of Outstanding Natural Beauty in the adopted Local Plan on which guidance is provided in Policy ENV1.

I have carried out detailed calculations for the amount of slurry produced by the livestock and the size of existing slurry storage facilities. From these, it is clear that the farm currently does not have sufficient storage for the amount of slurry produced and that an additional storage facility is required. I have estimated the proposed volume of the new lagoon and am of the opinion that the proposed scale of the lagoon is appropriate for the amount of slurry produced.

There are a number of different options for the storage of slurry e.g. above ground circular stores, concrete lagoons and earth bank lagoons and the design used is suitable for the intended use.

In relation to siting, the proposed site is within reasonable proximity to the cubicle buildings and in my view is suitable from an operational point of view.

I would be grateful to receive a copy of your Decision Notice in due course.

Yours sincerely

Wayne Selway MRICS FAAV
Land Agent