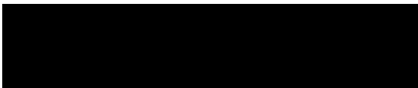


Design & Access Statement

Earth Bank Slurry Store
Raygill Moss Farm
Gisburn Road
Bolton-by-Bowland
Clitheroe
BB7 4LS

On behalf of James Booth

John Metcalfe
Rural Futures
78a Main Street
Warton
Carnforth
LA5 9PG



This statement has been structured with reference to CABI best practice guidance; **Design & Access Statements – how to write read and use them. CABI 2006**. The document also includes an assessment of the development proposal in relation to national, regional and local planning policies.

1.0 Background

2.0 Context of Site and Design Principles

- Assessment
- Involvement
- Evaluation
- Design
- Construction
- Use
- Scale
- Landscaping
- Appearance
- Access

3.0 Planning Context

4.0 Conclusion

Appendix A Factsheet 5 & 5a (attached separately)

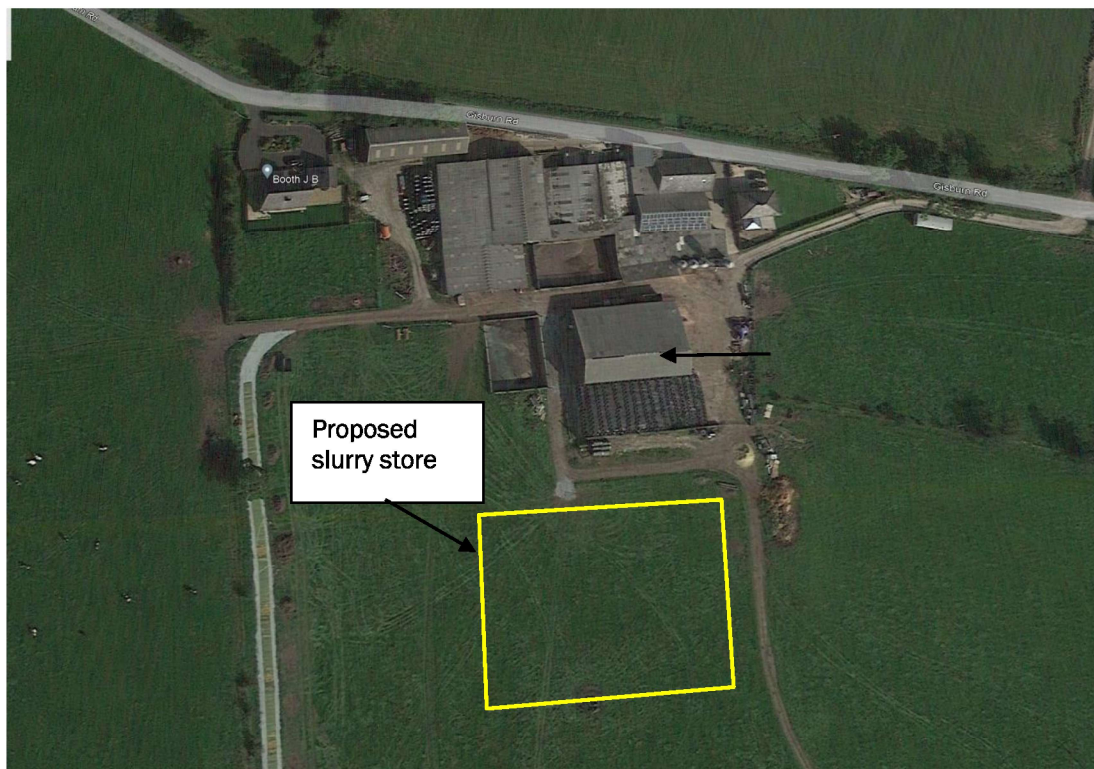
SECTION 1 BACKGROUND

- 1.1** This statement supports a planning application for an earth bank slurry store at Raygill Moss Farm, Bolton-by-Bowland on behalf of James Booth. The statement should be read in conjunction with the attached planning application forms and plans.
- 1.2** Raygill Moss Farm is a 68ha all grass unit located owned and managed by James Booth. Additional land is rented on annual licences. The unit supports a 135 head dairy herd and 135 followers.
- 1.3** The farm infrastructure includes a range of large agricultural buildings and two slurry stores. The area is within the Ribble Catchment Sensitive Farming Priority Area. The objectives for the Ribble Catchment are to reduce the impact of bacterial runoff (faecal indicator organisms (FIOs)), phosphate, nitrate and sediment on water quality and the effects of ammonia on locally sensitive habitats.
- 1.4** The applicant understands the need to ensure the farming operations comply with statutory legislation in respect of slurry storage requirements. Efficient use of organic manures as fertiliser are optimised if materials are applied to a growing crop. Consequently additional storage is required to ensure sufficient storage through winter months when cattle are housed. .
- 1.5** This application includes:
- The construction of an earth bank slurry store.
 - Landscaping with native species trees and shrubs

SECTION 2 CONTEXT OF SITE & DESIGN PRINCIPLES

Assessment

- 2.1** Raygill Moss Farm lies in open countryside one mile north of Bolton-by-Bowland, within the Forest of Bowland Area of Outstanding Natural Beauty (FoBAONB). The surrounding landscape is undulating grassland parcels with hedgerow and wall boundaries, scattered woodland and field boundary trees.
- 2.2** The farm curtilage is a collection of modern steel framed buildings and stone buildings. Two slurry stores are located within the curtilage which provide storage for approximately 3 months slurry production. Forthcoming legislation will require a minimum of 6 months storage.



- 2.3** Approval has been given for a covered concrete slurry store (Application 3/2022/1047). However, the escalation in costs of this type of store are prohibitive and a decision has been taken to construct an earth bank store. This type of infrastructure is a more cost-effective method of storage and will ensure the dairy enterprise complies with legislation and protects the environment.
- 2.4** The proposed slurry store will be located south of the existing curtilage, adjacent to a stone access track. The unit will be filled by pumping from a nearby slurry store which acts as a reception store.

Involvement

- 2.5** No communication has taken place with the Local Planning Authority regarding the proposal. The construction of slurry stores falls under strict legislation and is tightly monitored by the Environment Agency. Advice has been taken from the Senior Environment Officer and the Catchment Sensitive Farming Officer, Jackie Monk regarding the required pre-application assessments and the sizing of the store. Test holes have been dug and soil samples sent for laboratory analysis. The results show that the clay content of the soils is suitable for this type of structure.

Evaluation

- 2.6** Raygill Moss farm curtilage is a collection of agricultural buildings located south of Gisburn Road, Bolton by Bowland. The land immediately south of the buildings is flat. Soil analysis has confirmed that the soil is suitable for an earth bank store.
- 2.7** The regulatory requirements relating to the storage of slurry is covered within The Water Resources (Control of Pollution) Silage, Slurry and Agricultural Fuel Oil) Regulations (England) (SAFFO). The regulations stipulate the standards relating to the location, size and construction methods of a slurry lagoon. Guidance in respect of site selection is provided in the following documents:
- DEFRA : The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010 “The SSAFO Regulations” Guidance Notes for Farmers (September 2010).
- Environment Agency: Fact Sheet 5 & 5a for farmers ‘Earth bank slurry stores and tanks’ (Updated 2023) Copies attached.
- 2.8** The land is improved grassland with no intrinsic nature conservation value. No protected species or habitats will be affected by the development.
- 2.9** The site lies within Flood Zone 1, an area with low risk of flooding.

Design

- 2.10** The guidelines for the construction of earth bank slurry stores is laid down in the Ciria Reports - Livestock manure and silage storage infrastructure for agriculture Part 1 – Selection Guide; - Livestock manure and silage storage infrastructure for agriculture Part 2 – Design & Construction.
- 2.11** The guidance stipulates the slope angle of the inner lagoon bank and the requirement for a 1.00m minimum clay liner below ground level and within the bank construction. A layer of topsoil covers the outer bank side and top or the bank which is seeded with grass to prevent erosion.

- 2.12** The size of the store have been determined using the AHDB Slurry Wizard which uses a range of criteria specific to the individual unit. The software includes data input on stock numbers and age class as well as areas such as uncovered yard areas to ensure an accurate assessment of the size requirements. The required volume of store at Raygill Moss for 6 months storage is 3081m³. The calculated dimensions include a 750mm freeboard which is a requirement for such structures.

Use

- 2.13** The store is to provide adequate slurry capacity for 6 months storage.

Scale

- 2.14** The store will measure:

Slurry Lagoon:

Length (maximum external)	58.00m
Width:	48.00m
Height of bund (above ground level)	2.75m
Depth (below ground)	3.00m
Slope of bund	30°

Landscaping

- 2.15** A landscaping scheme is proposed on the west and south of the proposed store. In addition to screening the store the planting will provide valuable habitat and feed sources for birds and small mammals. Fruiting species will be selected for this reason.

Appearance

- 2.16** The bund walls will be maintained as grass and as such have a natural appearance. Landscaping with native species shrubs and trees will diffuse views of the earth bunds.

Access

- 2.17** Access to the store is directly off the existing stone track to allow access on the north and east bund wall top for management purposes. A safety fence and gate will surround the store.

SECTION 3 PLANNING POLICY CONTEXT

Planning History

3/2022/1047	Concrete slurry store with industrial fabric cover - Approved
3/2021/0691	Construction of roof to cover existing slurry store – Approved
3/2021/0692	Proposed building to cover slurry store and access passage – Approved
3/2009/0029	Construction of roof to cover existing slurry store – Approved
3/2008/0699	Construction of roof to cover existing silage clamp to form GP store & roof to cover fouling area, together with substitute access 10m west of existing – Approved
3/20070305	Silage clamp to be sited adjacent to an existing building – Approved
3/2004/1107	Covered manure store – Approved
3/2004/1188	Cast in situ below ground concrete slurry store – Approved

3.1 National Planning Policy

National Planning Policy is contained within the National Planning Policy Framework (NPPF).

Relevant policies within the Framework which are applicable to this application are:

Supporting a prosperous rural economy

83. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

This proposed scheme is for the development of an existing agricultural business. The development incorporates a design and materials which minimises visual impact whilst providing the functionality required.

7. Requiring good design

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

The proposed store will be constructed to meet the statutory guidance for earth banked slurry stores.

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

Local Planning Policy

Core Strategy 2008 – 2028 A Local Plan for Ribble Valley

5.2 POLICY DMG1: GENERAL CONSIDERATIONS

IN DETERMINING PLANNING APPLICATIONS, ALL DEVELOPMENT MUST:

DESIGN

1. BE OF A HIGH STANDARD OF BUILDING DESIGN WHICH CONSIDERS THE BUILDING IN CONTEXT OF THE PRINCIPLES FROM THE CABE/ENGLISH HERITAGE BUILDING ON CONTEXT TOOLKIT.
2. BE SYMPATHETIC TO EXISTING AND PROPOSED LAND USES IN TERMS OF ITS SIZE, INTENSITY AND NATURE AS WELL AS SCALE, MASSING, STYLE, FEATURES AND BUILDING MATERIALS.
3. CONSIDER THE DENSITY, LAYOUT AND RELATIONSHIP BETWEEN BUILDINGS, WHICH IS OF MAJOR IMPORTANCE. PARTICULAR EMPHASIS WILL BE PLACED ON VISUAL APPEARANCE AND THE RELATIONSHIP TO SURROUNDINGS, INCLUDING IMPACT ON LANDSCAPE CHARACTER, AS WELL AS THE EFFECTS OF DEVELOPMENT ON EXISTING AMENITIES.
4. USE SUSTAINABLE CONSTRUCTION TECHNIQUES WHERE POSSIBLE AND PROVIDE EVIDENCE THAT ENERGY EFFICIENCY, AS DESCRIBED WITHIN POLICY DME5, HAS BEEN INCORPORATED INTO SCHEMES WHERE POSSIBLE.

5. THE CODE FOR SUSTAINABLE HOMES AND LIFETIME HOMES, OR ANY SUBSEQUENT NATIONALLY RECOGNISED EQUIVALENT STANDARDS, SHOULD BE INCORPORATED INTO SCHEMES.

ACCESS

1. CONSIDER THE POTENTIAL TRAFFIC AND CAR PARKING IMPLICATIONS.
2. ENSURE SAFE ACCESS CAN BE PROVIDED WHICH IS SUITABLE TO ACCOMMODATE THE SCALE AND TYPE OF TRAFFIC LIKELY TO BE GENERATED.
3. CONSIDER THE PROTECTION AND ENHANCEMENT OF PUBLIC RIGHTS OF WAY AND ACCESS.

AMENITY

1. NOT ADVERSELY AFFECT THE AMENITIES OF THE SURROUNDING AREA.
2. PROVIDE ADEQUATE DAY LIGHTING AND PRIVACY DISTANCES.
3. HAVE REGARD TO PUBLIC SAFETY AND SECURED BY DESIGN PRINCIPLES.
4. CONSIDER AIR QUALITY AND MITIGATE ADVERSE IMPACTS WHERE POSSIBLE.

ENVIRONMENT

1. CONSIDER THE ENVIRONMENTAL IMPLICATIONS SUCH AS SSSIS, COUNTY HERITAGE SITES, LOCAL NATURE RESERVES, BIODIVERSITY ACTION PLAN (BAP) HABITATS AND SPECIES, SPECIAL AREAS OF CONSERVATION AND SPECIAL PROTECTED AREAS, PROTECTED SPECIES, GREEN CORRIDORS AND OTHER SITES OF NATURE CONSERVATION.
2. WITH REGARDS TO POSSIBLE EFFECTS UPON THE NATURAL ENVIRONMENT, THE COUNCIL PROPOSE THAT THE PRINCIPLES OF THE MITIGATION HIERARCHY BE FOLLOWED. THIS GIVES SEQUENTIAL PREFERENCE TO THE FOLLOWING: 1) ENHANCE THE ENVIRONMENT 2) AVOID THE IMPACT 3) MINIMISE THE IMPACT 4) RESTORE THE DAMAGE 5) COMPENSATE FOR THE DAMAGE 6) OFFSET THE DAMAGE.
3. ALL DEVELOPMENT MUST PROTECT AND ENHANCE HERITAGE ASSETS AND THEIR SETTINGS.
4. ALL NEW DEVELOPMENT PROPOSALS WILL BE REQUIRED TO TAKE INTO ACCOUNT THE RISKS ARISING FROM FORMER COAL MINING AND, WHERE NECESSARY, INCORPORATE SUITABLE MITIGATION MEASURES TO ADDRESS THEM.
5. ACHIEVE EFFICIENT LAND USE AND THE REUSE AND REMEDIATION OF PREVIOUSLY DEVELOPED SITES WHERE POSSIBLE. PREVIOUSLY DEVELOPED SITES SHOULD ALWAYS BE USED INSTEAD OF GREENFIELD SITES WHERE POSSIBLE

INFRASTRUCTURE

1. NOT RESULT IN THE NET LOSS OF IMPORTANT OPEN SPACE, INCLUDING PUBLIC AND PRIVATE PLAYING FIELDS WITHOUT A ROBUST ASSESSMENT THAT THE SITES ARE SURPLUS TO NEED. IN ASSESSING THIS, REGARD MUST BE HAD TO THE LEVEL OF PROVISION AND STANDARD OF PUBLIC OPEN SPACE IN THE AREA, THE IMPORTANCE OF PLAYING FIELDS AND THE NEED TO PROTECT SCHOOL PLAYING FIELDS TO MEET FUTURE

NEEDS. REGARD WILL ALSO BE HAD TO THE LANDSCAPE OR TOWNSCAPE OF AN AREA AND THE IMPORTANCE THE OPEN SPACE HAS ON THIS.

2. HAVE REGARD TO THE AVAILABILITY TO KEY INFRASTRUCTURE WITH CAPACITY. WHERE KEY INFRASTRUCTURE WITH CAPACITY IS NOT AVAILABLE IT MAY BE NECESSARY TO PHASE DEVELOPMENT TO ALLOW INFRASTRUCTURE ENHANCEMENTS TO TAKE PLACE.

3. CONSIDER THE POTENTIAL IMPACT ON SOCIAL INFRASTRUCTURE PROVISION.

OTHER

1. NOT PREJUDICE FUTURE DEVELOPMENT WHICH WOULD PROVIDE SIGNIFICANT ENVIRONMENTAL AND AMENITY IMPROVEMENTS.

The proposed development is required for the efficient management of an existing dairy unit. The store is required to provide adequate storage to meet forthcoming legislation. The store is an appropriate design for the intended purpose and will not result in negative impacts on the environment, visual and neighbour amenity.

POLICY DMG2: STRATEGIC CONSIDERATIONS

DEVELOPMENT SHOULD BE IN ACCORDANCE WITH THE CORE STRATEGY DEVELOPMENT STRATEGY AND SHOULD SUPPORT THE SPATIAL VISION.

1. DEVELOPMENT PROPOSALS IN THE PRINCIPAL SETTLEMENTS OF CLITHEROE, LONGRIDGE AND WHALLEY AND THE TIER 1 VILLAGES SHOULD CONSOLIDATE, EXPAND OR ROUND-OFF DEVELOPMENT SO THAT IT IS CLOSELY RELATED TO THE MAIN BUILT UP AREAS, ENSURING THIS IS APPROPRIATE TO THE SCALE OF, AND IN KEEPING WITH, THE EXISTING SETTLEMENT.

WITHIN THE TIER 2 VILLAGES AND OUTSIDE THE DEFINED SETTLEMENT AREAS DEVELOPMENT MUST MEET AT LEAST ONE OF THE FOLLOWING CONSIDERATIONS:

1. THE DEVELOPMENT SHOULD BE ESSENTIAL TO THE LOCAL ECONOMY OR SOCIAL WELL BEING OF THE AREA.

2. THE DEVELOPMENT IS NEEDED FOR THE PURPOSES OF FORESTRY OR AGRICULTURE.

3. THE DEVELOPMENT IS FOR LOCAL NEEDS HOUSING WHICH MEETS AN IDENTIFIED NEED AND IS SECURED AS SUCH.

4. THE DEVELOPMENT IS FOR SMALL SCALE TOURISM OR RECREATIONAL DEVELOPMENTS APPROPRIATE TO A RURAL AREA.

5. THE DEVELOPMENT IS FOR SMALL-SCALE USES APPROPRIATE TO A RURAL AREA WHERE A LOCAL NEED OR BENEFIT CAN BE DEMONSTRATED.

6. THE DEVELOPMENT IS COMPATIBLE WITH THE ENTERPRISE ZONE DESIGNATION.

WITHIN THE OPEN COUNTRYSIDE DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AREA BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIALS, LANDSCAPING AND SITING. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

IN PROTECTING THE DESIGNATED AREA OF OUTSTANDING NATURAL BEAUTY THE COUNCIL WILL HAVE REGARD TO THE ECONOMIC AND SOCIAL WELL BEING OF THE AREA. HOWEVER THE MOST IMPORTANT CONSIDERATION IN THE ASSESSMENT OF ANY DEVELOPMENT PROPOSALS WILL BE THE PROTECTION, CONSERVATION AND ENHANCEMENT OF THE LANDSCAPE AND CHARACTER OF THE AREA AVOIDING WHERE POSSIBLE HABITAT FRAGMENTATION. WHERE POSSIBLE NEW DEVELOPMENT SHOULD BE ACCOMMODATED THROUGH THE RE-USE OF EXISTING BUILDINGS, WHICH IN MOST CASES IS MORE APPROPRIATE THAN NEW BUILD.

DEVELOPMENT WILL BE REQUIRED TO BE IN KEEPING WITH THE CHARACTER OF THE LANDSCAPE AND ACKNOWLEDGE THE SPECIAL QUALITIES OF THE AONB BY VIRTUE OF ITS SIZE, DESIGN, USE OF MATERIAL, LANDSCAPING AND SITING. THE AONB MANAGEMENT PLAN SHOULD BE CONSIDERED AND WILL BE USED BY THE COUNCIL IN DETERMINING PLANNING APPLICATIONS.

FOR THE PURPOSES OF THIS POLICY THE TERM SETTLEMENT IS DEFINED IN THE GLOSSARY. CURRENT SETTLEMENT BOUNDARIES WILL BE UPDATED IN SUBSEQUENT DPDS.

The development is needed or the purpose of agriculture.

SECTION 4 CONCLUSION

- 4.1** The proposed development is required to increase the storage capacity of slurry on the farm and to ensure the dairying enterprise meets the legislation regarding minimum storage levels of slurry. Additionally, the store will result in greater efficiencies and reduce risks of diffuse pollution through the reduced use of inorganic fertilisers.

- 4.2** The position of the slurry store sits adjacent to existing buildings and the proposed landscaping scheme will ensure minimal visual impact. There will be no negative impact on neighbour amenity and no noise or nuisance will ensue. The character of the area will be unaffected.

- 4.3** The proposed development has been evaluated against national and local planning policies and is congruent with those policies. On this basis we request the application as submitted to the council is approved

John Metcalfe

August 2023