

Maya Cullen  
Ribbles Valley Borough Council  
Development Control  
Council Offices Church Walk  
Clitheroe  
Lancashire  
BB7 2RA

**Our ref:** NO/2025/116588/02-L01  
**Your ref:** 3/2024/0943

**Date:** 25 February 2025

Dear Ms.Cullen

**PROPOSED ERECTION OF EIGHT NEW AGRICULTURAL BUILDINGS FOR DAIRY CATTLE AND ASSOCIATED INFRASTRUCTURE TO INCLUDE: 1 X COVERED MIDDEN, 2 X PLANT ROOMS, 1 X CATTLE SHEDS WITH ROBOTIC MILKING MACHINES, 1 X CALVING SHED, EXTENSION TO EXISTING CALVING SHED, 1 X 1.5 STOREY STAFF ROOM/OFFICE AND ERECTION OF WASH DOWN AREA/FUEL STORAGE BAY. CREATION OF HARD STANDING, INSTALLATION OF 3 X SILO'S, AND INSTALLATION OF SUSTAINABLE DRAINAGE SYSTEMS.  
BLACK MOSS FARM, ELMRIDGE LANE, CHIPPING, PR3 2NY**

Thank you for consulting us on the above application which we received 04 February 2025.

### **Environment Agency position**

We note that as part of the proposal, there is a designated area within the plans for vehicle wash down and refuelling of farm vehicles. We have therefore reviewed the drainage plan submitted with the proposal entitled "Drainage Strategy Report", produced by Barnsley Marshall, reference CSH-BML-XX-XX-RP-C-0510, Rev P02, dated 8<sup>th</sup> August 2024. The report states that the proposal is to drain roof water on a separate system to foul flows from yard wash downs, including those from the refuelling/vehicle wash down area. We therefore have no objection to the proposed development however, we do have the following advice for the applicant.

### **Fuel Storage – advice to applicant**

Any facilities, above ground, for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge downwards into the bund.

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

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Appropriate procedures, training and equipment should be provided for the site to adequately control and respond to any emergencies including the clean-up of spillages, to prevent environmental pollution from the site operations.  
We advise that polluting materials and chemicals are stored in an area with sealed drainage.

Please contact our National Customer Call Centre (Tel: 03708 506 506) for further information and guidance.

Additional information and guidance is available at -

[Storing oil at your home or business: Storing oil at your business - GOV.UK](#)

[Pollution prevention for businesses - GOV.UK](#)

We also have the following advice for the applicant regarding slurry capacity.

### **SSAFO Regulations and Slurry Calculations - advice to applicant**

The proposed development must fully comply with the terms of the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010.

The applicant should also ensure the proposed development supports compliance with:

- The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 known as Farming Rules for Water (FRfW),
- The Environmental Permitting (England and Wales) Regulations 2016 (EPR)
- The Nitrate Pollution Prevention Regulations 2015 (NVZ)

Environmental good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA). Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

The applicant is advised to consider both the proposed development and existing on-farm slurry and manure storage to ensure compliance with the regulations (SSAFO, FRfW, EPR, NVZ).

As a condition of SSAFO, you must notify the Environment Agency of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work. The notification must include the type of structure, the proposed design and construction. Please note the Environment Agency must be informed of your proposals in addition to any application for planning permission. Upon completion of the work, the applicant must contact the Environment Agency Agriculture Team to arrange for the new slurry facility to be inspected before it is brought into use.

If the applicant intends to apply for a grant under the Farming Investment Fund – Slurry Infrastructure grant the proposed development must also fully comply with the grant scheme rules, found at - [Slurry Infrastructure grant: guidance for applicants - GOV.UK \(www.gov.uk\)](#) In this case the SSAFO notification to the Environment Agency will be satisfied by the submission of the grant application form.

Further guidance:

[Storing silage, slurry and agricultural fuel oil - GOV.UK \(www.gov.uk\)](#)

[Protecting our water, soil and air - GOV.UK \(www.gov.uk\)](#)

Site selection, design and construction:

[https://www.ciria.org/CIRIA/CIRIA/Item\\_Detail.aspx?iProductCode=C759F&Category=F REEPUBS](https://www.ciria.org/CIRIA/CIRIA/Item_Detail.aspx?iProductCode=C759F&Category=F REEPUBS)

Yours sincerely

**Carole Reynolds**  
**Planning Advisor**

e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)

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