

Application Number 07/2020/00992/FUL

Address Tower View Farm, Grange Lane, Hutton

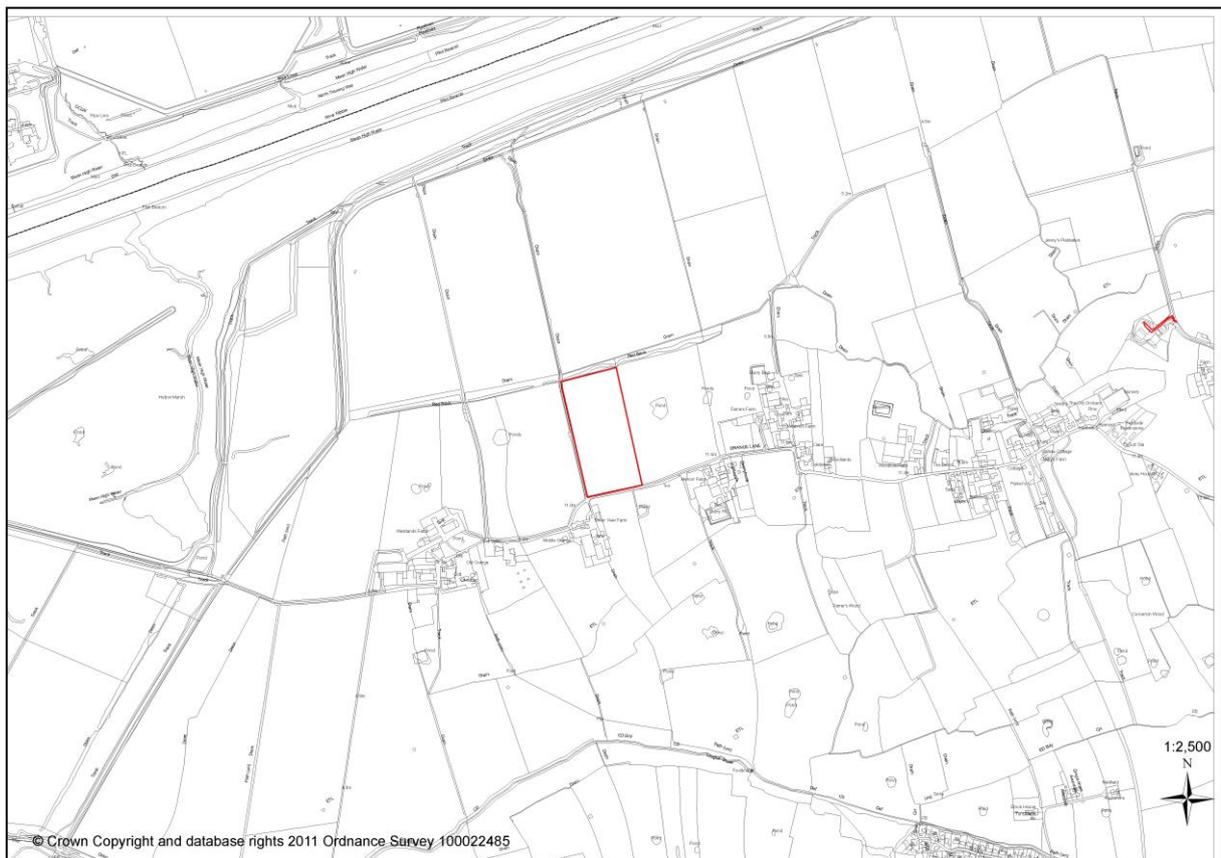
Applicant W Hesketh & Sons

Agent Mr A Coney
P Wilson & Co
10-11 Ribblesdale Place
Preston PR1 3NA

Development Erection of new dairy complex comprising new parlour building and cubicle house along with an earth banked slurry store and new access

Officer Recommendation **Approval with Conditions**

Date application valid 26.11.2020
Target Determination Date 25.02.2021
Extension of Time 14.07.2021



1. Introduction

1.1. This application is brought before committee as the applicant is related to a serving elected Member

2. Report Summary

2.1. This application relates to a 4.13ha (10.2 acre) rectangle of agricultural land on the northern side of Grange Lane, Hutton, associated with established dairy, sheep and arable farms at Tower View and Old Grange. The wider area is predominantly in farming use, is secluded and rural in nature. The site and extended environment are designated as Green Belt by Policy G1 of the South Ribble Local Plan.

2.2. The application seeks permission for erection of new cubicle and milking parlour buildings, installation of a slurry lagoon and new access with hardstanding and associated works. Impact upon residential amenity, the green belt, and spatial separation between existing and proposed building within and outside of the site are considered acceptable

2.3. In response to publicity representation has not been made. Comments raised by statutory consultees have been dealt with either by amendments to the scheme or by condition

2.4. In policy and spatial separation terms the proposal is considered compliant, and having regard to the comments of statutory bodies and the above commentary, it is recommended that the application should be **approved subject to the imposition of conditions**

3. Application Site and Surrounding Area

3.1. The application relates to a 4.13ha (10.2 acre) rectangle of land on the northern side of Grange Lane, Hutton. East and west of the site is open farm land, and south across Grange Lane are Tower View and Middle Grange Farms – both also straddled by open land. A track runs along the western side but outside of site boundaries which are partially marked by hedgerow. Other than sporadically placed dwellings, the area is predominantly in farming use, is secluded and rural in nature.

3.2. The land which is described as '*improved grassland with surrounding hedgerows, but species poor*' is associated with Old Grange and Tower View Farms; established dairy, sheep and arable farms totalling around 530 hectares.

3.3. The closest properties to the site entrance are 'Westlands', 'The Oaks' and Old Grange Farm (410m west), Farrers Farm (330m east) and Mercers Farm (137m south-east). The applicants own farm is approximately 120m facing and the Ribble Estuary and RAMSAR site lies 1.1km west.

3.4. The site and extended environment are designated as Green Belt by Policy G1 of the South Ribble Local Plan.

4. Site Context / Planning History

4.1. There are three applications for Tower View Farm. None relate to this field or are relevant to this proposal.

5. Proposal

5.1. The application seeks permission for erection of new cubicle and milking parlour buildings, installation of a slurry lagoon and new access with hardstanding and associated works.

5.2. The land is associated with Old Grange and Tower View Farms; established dairy, sheep and arable farms of around 530ha with approximately 350 dairy cows and 200 young stock. Existing farm buildings are a mix of new and old with an ageing parlour structure. Movement between, and use of these older buildings is labour intensive and time consuming, and it makes sense to provide one central facility which is large enough to take into account future business growth. Considerable investment would be required but would improve productivity, and would bring things in line with increasingly stringent animal welfare and milk production standards. The site currently has 10 employees; this is expected to rise to 14 should the facility be approved.

5.3. *New Access* – 27m from the eastern corner the applicant wishes to introduce a new access capable of accommodating large articulated vehicles. The access would be 6m wide x 42m deep, connecting to turning space within the site and concrete aprons which would surround each of the proposed new buildings. Macadam would be used for the first 15m set back from Grange Lane up to proposed gates. Sightlines are suggested at 100m x 2.5m in both directions. A swept path analysis has been provided, and an existing ditch would be piped away.

5.4. *Rotary Milking Parlour* – This building would be the smaller, but most visible from Grange Lane; its surrounding 5m deep concrete apron being 10m from the Grange Lane boundary. The building would have a footprint of 72m x 27m, with a maximum roof height of 8.1m and eaves to 4.8m high. Generally, roof heights on agricultural buildings are higher to accommodate farm vehicles. The existing milking parlour at Old Grange Farm has a 182m² footprint. The new one would be 1944m². There is no parlour at Tower View

5.5. *Cubicle Building* – 20m north of the proposed milking parlour to aid air circulation would be a cubicle building with a footprint of 25m (20m building with 2.5m weather canopy overhang on each side) x 120m. The roof would be 9.3m with eaves to 4.8m. Gates would be installed into the shorter ends (east and west sides) and a 5m wide concrete apron surrounding. This building would be 10m from eastern and western site boundaries. Cubicle buildings on Old Grange and Tower View farms cover 551m² and 1406m² respectively (total 1957m²). The new cubicle would be 3000m²

5.6. Both buildings would be constructed in a mix of concrete panels, Yorkshire boarding and fibre board roofing, Roof lights would be installed into each northern elevation. Between proposed hardstanding and access areas, outlying spaces would remain as grass. Surface water would be drained via new drain into an adjacent ditch north of the site, whilst foul water would be piped into the proposed slurry lagoon

5.7. *Slurry Lagoon* – The proposed slurry lagoon would be installed approximately 210m and 130m from Grange Lane and the proposed cubicle building respectively, and would be located north of the main site. Since 2007, adjacent Woodfold, Mercers and Weavers farms have all been granted permission for lagoons of similar size which do not seem to have been of issue to neighbouring residents.

5.8. The lagoon would be 100m x 400m, with a pit floor level of 5.5m deep; a 1m clay liner would prevent permeation into adjacent ground. It would be 20m from the closest watercourse (it must be 10m minimum) and includes a ramp access on the western side. Perimeter fencing to a minimum 1.3m is proposed, with excavated materials likely to be used for a proposed mound around the edges. Animals produce around 700 cubic metres of slurry

per month, and in line with Governments requirement that storage facilities must accommodate 6 months' worth, the lagoon would accommodate 12,900 cubic metres of slurry, wash and surface water in readiness for spring and summer spreading.

5.9. Permeability and ground investigation testing have been undertaken.

5.10. *Landscaping* – in addition to hardstanding as detailed above, the eastern boundary hedgerow would be reinforced with additional thorn hedging as recommended by the applicant's ecologist.

5.11. The application is supported by a letter from Ribble Vets (S Baxter) who has been the farms vet for over 40 years. In summary, the letter states that

- For the farm to remain environmentally and economically sustainable the proposal needs to be built to exacting standards, and having regard to complex welfare standards; Old Grange Farm will soon not be to these standards
- This is the only suitable site at Tower View Farm
- The separate, clean access which is not contaminated by general farm vehicles will assist with bio-security
- Mr Baxter supports welfare improvements and additional employment opportunities

6. Representations

6.1. Summary of Publicity

6.1.1. A site notice has been posted, and twenty neighbouring properties consulted. Ward Councillors Coulton, and Hesketh have also been notified. Neighbourhood representation has not been made.

7. Summary of Responses

7.1. South Ribble **Arborist has** no objections to the development. The 18.8m hedgerow to be removed can be mitigated by planting along the eastern boundary as detailed in the Hedgerow Regulations Assessment Survey Report (August 2020) and consist of species to match the existing hedge; the details of which would be secured by condition. There are no trees on site which require removal to facilitate development.

7.2. **Lancashire County Council Highways** - LCC Highways has no objection and is of the opinion that the proposals should have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site. The proposed access and internal layout as shown in submitted drawing 2001/10/Rev D are acceptable to LCC, but the new vehicle access within the adopted highway will need to be constructed under an appropriate legal agreement of 1980 Highways act. Conditions relating to construction management, wheel wash and highway work legal agreement are recommended

7.3. **Ecology Consultant (GMEU)** - has assessed the accompanying ecology surveys, supporting statements and Environment Agency responses, and note that Natural England have been consulted on 10th.May.2021. Their comments in summary are:

- The application site lies within Natural England's SSSI Impact Risk Zones (IRZ) for Morecambe Bay & Duddon Estuary SPA/Ramsar, which until January 2021 were protected under European legislation. The site is now protected as part of the National Site Network (NSN) under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
- The sHRA Report (shadow HRA) correctly identifies the NSN sites concerned and the features of value. A data review has been undertaken, and the sHRA concludes that the site itself given its size and location is unlikely to represent a loss of functionally linked land. GMEU concur with this assessment.

- No wintering bird surveys have been undertaken but it is GMEU's view that there is sufficient baseline data to inform a proposal of this size and scale. Defra Guidance (Circular 06/2005) indicates that surveys should only be required where there is a reasonable likelihood of protected (this can be extended to qualifying species) being present and affected by the development. However, there is some limited potential for works which could impact birds feeding or roosting in close proximity to the site. Therefore, on the precautionary principle the sHRA recommends that building works – which is the most disturbing element of the construction and operation – should occur outside the winter wildfowl and wader feeding period (October – March inclusive). This would be secured by condition
- The sHRA does not include any operational measures in relation to the dairy unit and slurry pit, however GMEU would also recommend that any external lighting is agreed with the LPA and is secured via condition to include details to be submitted and agreed on lighting specification, location and light spillage.
- The sHRA considers the findings of the SCAIL analysis (assessment of air pollution and the impact of farms on human health and protected areas) and concludes that in actuality the proposal will result in a neutral outcome for most emissions as there will be no change from the current levels of air emissions locally. The change in slurry application practice it is concluded will be to reduce the ammonia emissions compared to the traditional slurry plate spreading, which is a benefit to the scheme. Adverse effects from air emissions is therefore screened out of further assessment. There is no known reason for GMEU to contradict these findings and GMEU concur with the conclusions of the sHRA.
- The sHRA also considers the drainage of the site and the likelihood of contaminated water from the construction of the slurry lagoon entering the natural drainage network which leaves the site and enters the SPA/Ramsar. There is no known reason for GMEU to contradict these findings. GMEU concur with the conclusions of the sHRA.
- The sHRA has undertaken an in-combination assessment of the element of the proposal screened in for likely significant effects (disturbance of qualifying species in functionally linked land) and concludes that there are no other plans, projects or reasonably foreseeable proposals that would act in combination. GMEU accepts the conclusion of the in-combination assessment undertaken.

In summary the Habitats Regulations Assessment as presented by sHRA is accepted at both the Stage 1 Screening and Stage 2 Appropriate Assessment. Suitable and securable mitigation has been proposed which will mean that there are no likely significant effects to the National Sites Network or the qualifying species they support. It is recommended that in order to satisfy the provisions of the Regulations the items above should be secured via condition on any permission if granted.

Natural England's final response (see below) and this GMEU comment provides this Council - as the competent authority - with the response for adopting the sHRA findings in full and details the conditions required.

A number of conditions/informatives are recommended which relate to breeding birds, construction environmental assessment, hedgerow enhancement, measures should protected species be found and clarification of lighting measures.

7.4. **Natural England** - as confirmed by the council's ecologist NE felt that the application could have potentially significant effects on the Ribble & Alt Estuaries Special Protection Area (SPA) and Ramsar; the Ribble Estuary Site of Special Scientific Interest (SSSI); and Newton Marsh SSSI. These effects relate to air pollution, and water and liquid waste discharge. NE advised that the proposed development site also lies adjacent to an area that may constitute functionally linked land for the above designated sites. They required further information which was supplied in order to determine the significance of these impacts and the scope for mitigation. Without this information, Natural England objected to the proposal.

Following re-consultation they have now withdrawn their objection subject to appropriate mitigation being secured. Construction works should only take place between the months of April to September (inclusive) to avoid impacts on SPA bird species during the over-wintering period. This condition would be the same as required by GMEU

7.5. Environment Agency - the applicant supplied a copy e mail from the Environment Agency which states that *'on the basis of the information and testing undertaken (including permeability testing), the site would appear suitable for construction of an earth banked slurry lagoon'*. As part of this process EA have been re-consulted. They have no objection in principle to this application, but request that planning consent if granted is subject to the inclusion of a condition regarding slurry compliance regulations. Informative notes have also been provided

7.6. Environmental Health have assessed the applicant's submission and subject to conditions relating to construction management are satisfied. A note is also suggested re: pre construction publicity

7.7. Lead Local Flood Authority initially objected to the proposal as a Flood Risk Assessment has not been provided, but would withdraw its objection subject to the inclusion of drainage related conditions

7.8. United Utilities note that there are no known sewers near to the site, but that surface water and foul drainage where relevant shall be discharged to separate systems. They also suggest that the applicant contacts them with regards to water usage and supply prior to commencement of development.

7.9. Material Considerations

7.10. Policy Background

Policy of marked relevance to this proposal is as follows:

7.10.1. The National Planning Policy Framework at Para 11: provides a presumption in favour of sustainable development, and supports both good design (Chapter 7) and sustainable economic growth. Design is considered in a more prescriptive manner by Central Lancashire Core Strategy Policy 17 (Design of New Buildings) and Local Plan Policy G17 (Design)

7.10.2. The NPPF also seeks to conserve and enhance the natural environment at Chapter 11 in line with Core Strategy Policies 22 (Biodiversity & Geodiversity) and 29 (Water Management) and Local Plan Policy G16 (Biodiversity & Nature Conservation)

7.10.3. Core Strategy Policy 31 (Agricultural Land) deters against development which would cause irreversible damage to, sever or fragment agricultural land. The proposal has been well sited between existing farm sites, and close to existing operations; according well to this policy.

7.11. Other Material Considerations

7.11.1. *Site Allocation* - The site is designated under Policy G1 (Green Belt) of the South Ribble Local Plan 2012-2026. Policy G1 presumes against inappropriate development with certain exceptions; one of these being agricultural use, which includes *'rearing and management of livestock'*. Although substantial, when taking into account the proposed inter-relationship between existing properties in this predominantly farming community, all parts of this proposal are considered acceptable. Buildings have been designed in a typically

agricultural fashion and the slurry lagoon suggests mainly subterranean development; neither of which will impact adversely on the visual appearance of the area. The proposed lagoon will be well hidden from view of neighbouring properties or Grange Lane itself.

7.11.2. *Character and Appearance, and Residential Amenity* - The closest unrelated properties are between 13m and 330m away and it is considered that this proposal would not be detrimental to an established farm-based locale. Inter-relationship between existing and proposed structures is considered more than adequate.

7.11.3. *Highways Considerations, Suitability of Access and Parking Arrangements* – subject to a legal agreement relating to highways work highways and access are considered acceptable.

7.11.4. *Environmental Considerations* - an Environmental Great Crested Newt DNA survey assessed 4 ponds – two of which were dry. There are no statutory protected sites within 2km of the site designated for GCN presence, and the RAMSAR site mentions GCN as a general ecological feature they are not a qualifying criterion. There is no evidence of GCN in ponds 2 or 3 (wet ponds) and as they are likely to be absent on site the report finds no implication to GCN from development.

7.11.5. *Hedgerows* – The Hedgerow Regulations protect hedgerow if it is

- more than 20m long with no gaps or less than 20m long but meets another hedge at either end,
- in a protected area including or next to agricultural land
- more than 30 years old and part of a pre-1845 field system, or contains protected species (*'important'*)

Permission is required for removal of a hedgerow if it complies with the above, but the Local Planning Authority cannot refuse unless it is also classed as *'important'* (see above). Whilst hedgerow is visible on 1940 and 1960 aerial photographs along the frontage to Grange Lane, a check of 1845 maps is inconclusive, and as such Officers cannot categorically class this hedge as important. That being said separately all hedgerow loss is assessed in terms of lost biodiversity related to the hedgerow, rather than purely on loss of the hedge itself.

A stretch of hedgerow would need to be removed to make way for the proposed access but mitigation is provided for along the eastern edge. Conditions provided for environmental protection are recommended below.

8. Conclusion

8.1. Siting of the scheme is considered to be the least impactful from a visual perspective, with the least aesthetic, but necessary areas being located away from Grange Lane. Old Grange Farm is located within an area prone to flooding, and for such a large investment it is inadvisable to situate the new facility there. The new site is slightly elevated and is more suitable soil for the impermeable slurry store which sits distant from neighbouring properties, but on the same street as other working dairy farm whose own buildings and lagoons would have similar impact on residential and visual amenity. Whether approved or not, the business must continue to function, and slurry must be stored somewhere, and it is considered that a modern, self-contained, purpose built complex of buildings would be better for that business than the disparate selection of buildings which currently exist. Existing buildings would remain in less intensive use (lambing etc)

8.2. Overall, the proposal uses land which is suitable for construction of a slurry lagoon, is accessible but capable of being secured, and sits above the level of flood risk. In addition it does not take away protected 'best and most versatile land' from use. The proposed scheme

is considered to be in keeping with, but protective of the area and its extended environs. It should not result in any undue impact on the amenities of neighbouring properties, and there will be no significant highway safety issue.

8.3. The proposed development is therefore considered to accord with the relevant policies of the National Planning Policy Framework, Central Lancashire Core Strategy, Policies and South Ribble Local Plan 2012-2026, and is recommended for approval subject to the imposition of conditions

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

Misc

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the approved plans

- Design & Access Statement (Promar V1 17.1.20)
- Existing building summary (C2877-6)
- E mail W Hesketh/S Boocock Env Agency (22.9.2020)
- Great Crested Newt environmental survey report (20101 August 2020)
- Ground investigation laboratory report (GSTL Ref 49631)
- Hedgerow regulations assessment survey (20113 August 2020)
- Imperial measurement site plan overview
- Planning statement, agricultural appraisal and justification (PWC 4.11.20)
- Ribble Vets letter (S Baxter 5.5.20)
- Slurry Bugs report (Lancaster University/EnviroSystems)
- Test pit and sil examination detail
- Shadow Habitats Regulations Assessment (Ecology Services, June 2021)
- SCAIL Air Quality Screening (received GMEU 29.3.2021 in excel spreadsheet)
- SCAIL model output from webpage (.jpg document)
- TOWER VIEW FARM Slurry Discharge and SCAIL Commentary (word document unauthored & undated)

Proposal Drawings

- Location plan (2001/01 May 20 Hughes Treacher)
- Roof plan, elevations and sections (2001/12 Rev B Hughes Treacher)
- Site layout (2001/10 Rev D Hughes Treacher)

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

No external floodlighting or security lights shall be installed at the development hereby permitted without first obtaining planning permission from the local planning authority. Any proposed external lighting associated with the development shall be directional and designed to avoid excessive light spill and shall not illuminate bat roosting opportunities within the site or trees and hedgerows in the area. The principles of relevant guidance should be followed (e.g. the Bat Conservation Trust and Institution of Lighting Professionals guidance Bats and Artificial Lighting in the UK 08/18).

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

construction

3. Any construction works associated with the development shall not take place except between the hours of: 0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs Saturday

No construction works shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy 17 in the Central Lancashire Core Strategy

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- a) proposed suitable times of construction and delivery.
 - b) parking of vehicles of site operatives and visitors
 - c) loading and unloading of plant and materials
 - d) storage of plant and materials used in constructing the development
 - e) location of site compound
 - f) suitable wheel washing facilities for vehicles leaving site. Details also to include mechanical sweeping of roads adjacent to the site.
 - g) measures to control the emission of dust and dirt during construction
 - h) measures to control the emission of noise during construction
 - i) details of external lighting to be used during construction
 - j) a scheme for recycling/disposing of waste resulting from demolition and construction works
 - k) 24 Hour emergency contact number;
 - l) Arrangements for turning of vehicles within the site;
 - m) Swept path analysis showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available and maintained, including any necessary temporary traffic management measures;
 - n) Measures to protect vulnerable road users (pedestrians and cyclists);
 - o) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - p) Construction vehicle routing;
 - q) Delivery and construction working hours.

REASON: To ensure before development commences that construction methods will safeguard the amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

environmental

If the presence of great crested newts or other protected species is detected or suspected on the development site at any stage before or during development or site preparation, works must cease and advice sought from a suitably qualified ecologist.

REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and Policy G16 in the South Ribble Local Plan 2012-2026

Prior to first commencement on site, details shall be provided of the hedge species to be used within or around the site as mitigation for lost hedgerow, and approved in writing by, the Local Planning Authority. For the avoidance doubt, such details shall specify the hedge

length and size of plants. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.

The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the Local Planning Authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the Local Planning Authority. The replacement tree or shrub must be of similar size to that originally planted.

Details submitted shall be compliant with 'BS 5837 2012 - *Trees in Relation to Design, Demolition and Construction - Recommendations*' and shall include details of trees and hedges to be retained or removed, root protection zones, barrier fencing, and a method statement for all works in proximity to those trees or hedges to be retained during the development and construction period. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.

REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G8 in the South Ribble Local Plan 2012-2026

Prior to commencement of works on the earth banked slurry lagoon, the local planning authority shall be supplied with, and agree to in writing following consultation with the Environment Agency, information to show that the requirements of the Environment Agency with regards to SSAFO Regulations have been met.

Reason: To reduce the risk of pollution to the water environment in accordance with Core Strategy Policy 29

That any tree felling, vegetation clearance works, demolition work or other works that may affect nesting birds shall not take place during the nesting season, normally between March and August, unless the absence of nesting birds has been confirmed by further surveys or inspections and written approval has been given from the Local Planning Authority.

REASON: To protect habitats of wildlife in accordance with Policy 22 of the Central Lancashire Core Strategy.

That construction works including site clearance, construction or other works shall only take place between April and September. Works shall cease during the period of October and March

REASON: To protect habitats of wildlife, particularly SPA bird species during the over-wintering period in accordance with Policy 22 of the Central Lancashire Core Strategy and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

highways

For the full period of construction facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to prevent mud, stones and debris being carried onto the highway. Provision to sweep the surrounding highway network by mechanical means will be available and the roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones, mud and debris being carried onto the public highway to the detriment of road safety.

No part of the development hereby approved shall be utilised until all the highway works have been constructed and completed in accordance with a scheme that shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.

Drainage

No development shall commence in any phase until a detailed, final surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the local planning authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment and indicative sustainable drainage strategy submitted and sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public sewer, directly or indirectly.

Those details shall include, as a minimum:

a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels. Final sustainable longitudinal sections plan appropriately labelled to include all pipe/structure references, dimensions, design levels, with adjacent ground levels. Drainage details drawings are also required.

b) Cross section and longitudinal section drawings of gravel filled channel, swale (if specified) and culvert under new access road.

c) Detailed and cross section drawing of watercourse outfall. Cross sections of existing watercourse 10m upstream of outfall and 10m downstream of outfall. Drawings to include both banks, bed and actual water levels.

d) The drainage scheme should be in accordance with the principles of the Wardell Armstrong Tower View Farm, Hutton Flood Risk Assessment ref.ST18625-0001 version 1.0 dated March 2021 demonstrate that the surface water run-off shall not exceed 13.66 l/s for the 1 in 1 year event, 27.04 l/s for the 1 in 30 year event and 39.91 l/s for the 1 in 100 year + climate change event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

e) Sustainable drainage flow calculations (1 in 1, 1 in 30 and 1 in 100 + climate change).

f) Plan identifying areas contributing to the drainage network

g) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,

h) A plan to show overland flow routes and flood water exceedance routes and flood extents.

The scheme shall be implemented in accordance with the approved details prior to first use of any of the approved farm buildings.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 163 and 165 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.

No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Those details shall include for each phase, as a minimum:

a) Measures taken to ensure surface water flows are retained on-site during construction phase(s) and, if surface water flows are to be discharged they are done so at a restricted rate to be agreed with the Lancashire County Council LLFA.

b) Measures taken to prevent siltation and pollutants from the site into any receiving groundwater and/or surface waters, including watercourses, with reference to published guidance.

The development shall be constructed in accordance with the approved details.

Reasons:

1. To ensure the development is served by satisfactory arrangements for the disposal of surface water during each construction phase(s) so it does not pose an undue flood risk on site or elsewhere;
2. To ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies in accordance with Core Strategy Policy 29

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report and Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority.

The Verification Report must demonstrate that the sustainable drainage system has been constructed as per the agreed scheme (or detail any minor variations), and contain information and evidence (including photographs) of details and locations (including national grid reference) of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of a final 'operation and maintenance manual' for the sustainable drainage scheme as constructed.

Details of appropriate operational, maintenance and access requirements for each sustainable drainage component are to be provided, with reference to published guidance, through an appropriate Operation and Maintenance Plan for the lifetime of the development as constructed. This shall include arrangements for adoption by an appropriate public body or statutory undertaker, and/or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of Paragraph 165 of the National Planning Policy Framework.

Our objection has been removed after the submission of the Wardell Armstrong Tower View Farm, Hutton Flood Risk Assessment ref.ST18625-0001 version 1.0 dated March 2021.

RELEVANT POLICY

NPPF National Planning Policy Framework

Central Lancashire Core Strategy

- 17 Design of New Buildings
- 22 Biodiversity and Geodiversity
- 29 Water Management
- 31 Agricultural Land

South Ribble Local Plan

- G1 Green Belt

Note:

Attention is drawn to the condition(s) attached to this planning permission. In order to discharge these conditions an Application for Approval of Details Reserved by Condition form must be submitted, together with details required by each condition imposed. The fee for such an application is £116. The forms can be found on South Ribble Borough Council's website www.southribble.gov.uk

Environment Agency Note 1: 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 as amended 2013. Environmental good practice is available in The Code of Good Agricultural Practice for the protection of water, soil and air (produced by DEFRA). The applicant is advised to review the existing on-farm, slurry and manure storage and ensure compliance with the SSAFO Regulations. Any agricultural development that will result in an increase in cattle numbers or water usage may adversely affect the storage of waste waters, slurry and other polluting matter.

Environment Agency Note 2: Any agricultural development resulting in increased cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter. The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations. To ensure SSAFO compliance the EA must be provided with details of percolation tests to demonstrate that ground conditions at the base of the lagoon are appropriate. Where percolation tests show that the soil or underlying ground is not suitable, it will be necessary to use a synthetic material or import impermeable soils to act as a liner for the lagoon. The earth banked walls also need sampling as sufficient clay soils (no less than 20%/ no more than 30% clay content) are required to make the banks stable. The lagoon should be sited sufficiently far away from any watercourses and land drains. The applicant must inform the Environment Agency of a new, reconstructed or enlarged slurry store, silage clamp or fuel store at least 14 days before starting any construction

United Utilities Note - If you intend to obtain water from United Utilities it is recommended that you engage at the earliest opportunity at DeveloperServices@uuplc.co.uk. It is your responsibility to investigate the possibility of UU assets potentially impacted by proposals and to demonstrate the exact relationship between UU assets and proposed development.

If you intend to offer wastewater assets for adoption by UU, the exact design would be subject to technical appraisal and Section 104 agreement with UU. Information regarding this system can be found at <http://www.unitedutilities.com/builders-developers.aspx>

Environmental Health Note: It is recommended that contact details are provided at the front of the construction site and a letter drop made to nearby properties informing them of any unusual construction methods e.g. working outside normal construction times, use of piling machines etc, along with timescales for this work.

Lancashire County Council Highways Note: The granting of planning permission will require the applicant to enter into an appropriate legal agreement (Section 278), with Lancashire County Council as Highway Authority prior to the start of any development. The applicant should be advised to contact the county council for further information by telephoning the Development Support Section on 0300 123 6780 or email developeras@lancashire.gov.uk, in the first instance to ascertain the details of such an agreement and the information to be provided, quoting the location, district and relevant planning application reference number.

Lead Local Flood Authority Note: For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse and culvert an ordinary watercourse and, once planning permission has been obtained, it does not mean that land drainage consent will be given. The applicant should obtain Land Drainage Consent from Lancashire County Council before starting any works on site.