

Andrew Large Surveyors Ltd

Planning Statement

Erection of a manure store and a slurry store, including drainage, rainwater harvesting system and landscaping, at Park House Farm, Leicester Lane, Desford, LE9 9JJ.

David Harris-Watkins
31/07/2023

Contents

1.0	Introduction	2
2.0	Background	2
3.0	Site Appraisal	3
3.1	Physical and Environmental Context	3
3.2	Social Context.....	3
3.3	Economic Context	3
4.0	Design Component.....	4
4.1	Use	4
4.2	Layout.....	4
4.3	Amount & Scale.....	4
4.4	Appearance	4
4.5	Drainage	4
4.6	Landscaping and Biodiversity.....	5
5.0	Access Component.....	5
6.0	Planning Policy, Guidance and Legislation.....	5
6.1	National Planning Policy Framework	5
6.2	Hinckley and Bosworth Borough Council – Site Allocations and Development Management Policies DPD	5
6.3	Hinckley and Bosworth Draft Local Plan 2020 - 20239	9
7.0	The Farming Business – Agricultural Justification.....	10
7.1	Land Schedule	10
7.2	Cropping & Stocking.....	10
7.3	Agricultural Buildings	10
8.0	Conclusion.....	11

Planning Statement

Including Design and Access Statement, and Agricultural Justification.

1.0 Introduction

This statement has been submitted by Andrew Large Surveyors Ltd on behalf of the applicant Mr. Paul Hilyer for the erection of one a steel portal framed manure store, and the second a cylindrical slurry store. The works also include rainwater harvesting, drainage system and landscaping. The site is located at Park House Farm, Leicester Lane, Desford, Leicestershire, LE9 9JJ.

2.0 Background

"Park House Farm has been farmed by the Hilyer family since 1986. The arable land extends to 225 acres growing wheat, barley, oilseed rape & beans and a further 175 acres is contract farmed for a neighbour.

The business also runs a 400 sow high health nucleus breeding herd for the countries largest pig producer. Breeding gilts (females) are supplied to pig breeding farms across the country.

The Hilyers have always been pioneers in researching and trialling best practice techniques to improve farm efficiency and reduce waste. Solid farm yard manure and slurry (liquid waste) produced by the pig enterprise has long been used as a fertiliser to arable crops grown on the farm and the family now want to increase efficiency further in order to reduce the use and cost of high carbon footprint inorganic fertilisers.

Increasing the storage facilities for both slurry and farm yard manure will allow applications to be made to arable crops at a time when the best utilisation of nutrients can be made, rather than when the current storage facilities are at full capacity and so need to be emptied.

Solid farm yard manure will be taken out of the pig buildings on a daily basis and stored in the new shed. The liquid from this manure will drain from the new shed to the new slurry store. Removing surplus liquid from the solid farm yard manure speeds up the composting process and results in a homogenous and odour free solid material ready to be applied to land to feed crops with essential nutrients.

The liquid element drained from the solid farm yard manure shed will be stored in the slurry store along with drainage from the pig sheds and rainfall on uncovered yard areas. This allows the liquid to be mixed and stored so the slurry can then be applied to land to feed crops with essential nutrients and provide water to aid growth.

In addition rainwater can be collected from the solid farm yard manure shed and used for washing down pig buildings, farm machinery and for crop spraying. This sustainably uses rainwater from the new shed and reduces the reliance on mains water supplies.

The family has the full endorsement of Catchment Sensitive Farming, the farm advice programme funded by the UK Government with the remit of working with farmers, communities, and organisations across England to improve the quality of water and air and use water sustainably.

The price of inorganic fertiliser has increased in the last 2 years and so making the most efficient use of organic manures produced on farm as a supply of crop nutrients, instead of purchased inorganic fertiliser has become more pressing.”

MJH Consultancy – The Applicants Agricultural Consultant

3.0 Site Appraisal

3.1 Physical and Environmental Context

The proposed site is located on the edge of the existing farmstead in the corner of an arable field. A topographical survey has been carried out in the preparation of this application and to facilitate the development a 4m section of hedgerow will be removed. The nearest mature tree will be retained, with its Root Protection Area in accordance with BS5837 shown on the proposed site plan, with no development occurring within the RPA. The minor loss of hedgerow (4m) will be mitigated via the planting of an additional 47 meters of mixed native species hedgerow. Because the majority of the site comprises an arable field, which is intermittently ploughed and cultivated, it is of little ecological value.

The development includes a rainwater harvesting system to re-use the roof water collected from the manure store, and also is accompanied by formal drainage considering the stores uses, to ensure no effluent leaves the site. The formal surface water drainage all feeds into the Slurry Tank, as the access and turn area will be purely used for the manoeuvring of manure.

The farm already has sufficient storage capacity under Storage of Silage, Slurry and Agricultural Fuel Oil – The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010, however the proposed development will allow additional capacity so that the organic manures can be spread at the right time to meet the crop nutrient requirements at the correct growth stage (within NVZ and Farming Rules for Water regulations).

3.2 Social Context

The footpath S2 passes through the development site and its route will be maintained with the proposed development, a section of it will now be hard surfaced however.

3.3 Economic Context

The proposed development will have short term economic effects through the provision of work for those in the design and construction industries locally through the construction of the development. The long terms effects will be in the future financial viability of the farm, through the investment in infrastructure allowing for the farm to be increasingly self-sufficient and not rely on bought in artificial fertiliser.

4.0 Design Component

4.1 Use

Manure Store – Agricultural Use

Slurry Store – Agricultural Use

4.2 Layout

Please see the plans which have been submitted as well as this report.

4.3 Amount & Scale

Steel Portal Frame Manure Store:

- Gross External Area: 449.8m²
- Eaves Height: 6.5m
- Ridge Height: 9.006m

Cylindrical Slurry Store/Structure

- Gross External Area: 154.75m²
- Eaves and Ridge Height: 6.06m
- The Store has a storage capacity for 900m³ of slurry.

4.4 Appearance

Steel portal framed agricultural building

- Walls: Concrete prefabricated panels overlaid in plastisol coated corrugated metal sheeting, with the northern elevation open from ground to eaves.
- Roof: Grey fibre cement corrugated sheeting

Cylindrical Slurry Store/Structure

- Walls: Juniper Green Cylindrical sheeting
- Roof: Juniper Green PVC Polyester Fabric

4.5 Drainage

The proposed drainage strategy is included on the Proposed Site Layout. The design accommodates appropriate surface water drainage facilities, to catch any effluent run off so it is directed into the Slurry Store, so it can contribute to the efficient spreading of nutrients (via the spreading of manure and slurry) on the applicant's land.

Slurry from 2 existing pig houses will be pumped to the Slurry Store, with effluent from the solid manure store also being pumped to the Slurry Store after being collected by drainage channels running around the Manure Store and concrete pad to the front of the building. This will then be emptied when necessary and spread on the applicant's land within the Farming Rules for Water and Nitrate Vulnerable Zone regulations.

The roof water from the steel portal framed manure store will also be collected into a rainwater harvesting tank, which will be used on the farm. Collectable Rainwater per annum discounted by 20% loss to allow for water loss, in the midlands region means the building will collect around 211.92m³ of water per annum. The proposed rainwater harvesting tank has a capacity of 30m³. The water will be used for washing out pig sheds, crop spraying and cleaning machinery. As such there is more than sufficient capacity that the rainwater harvesting tank would not overflow or require an outflow.

4.6 Landscaping and Biodiversity

The proposed development includes the minor removal of 5m of hedgerow, however this will be mitigated with the planting off 47m of mixed native species hedgerow. This will result in a biodiversity NET gain from the development considering the site is currently the corner of an arable field with little ecological value.

5.0 Access Component

The proposed development will lead to a reduction in vehicle movements on the highway, as the better utilisation of on farm organic manure will lead to the reduction in need to purchase in artificial fertiliser, meaning there will be less HGV deliveries utilising the access point. There will be a reduction in vehicle movements created by the development, and it will therefore lead to a betterment in highway safety and to the local highway network.

There is an existing public footpath running through the site, the route of which will remain unaltered as part of the application, however now it will include crossing a section of the concrete pad to the front of the Manure Store building. "Caution" signs will be put on the stiles/access points crossing the farmyard.

6.0 Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework

Supporting a prosperous rural economy 84. 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.*

The proposed application is for development associated with an agricultural business, helping them better cope with fluctuations of fertiliser markets, and make better use of their farming systems by-product, demonstrating environmental credentials also.

6.2 Hinckley and Bosworth Borough Council – Site Allocations and Development Management Policies DPD

DM4 Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*

- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or*
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or*
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or*
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.*

and:

- i. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii. It does not undermine the physical and perceived separation and open character between settlements; and*
- iii. It does not create or exacerbate ribbon development;*
- iv. If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and*
- v. If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21*

The proposed development is an agricultural development, with the proposed development located adjacent to the existing farmstead. The proposed development also includes mitigation hedgerow planting. As the structures will be set to be subservient to the existing farm buildings from the north and east, therefore with the rest of the existing farmstead in the background with a range of buildings of a similar vernacular and style, the proposed development will be character appropriate for its setting and will not adversely affect the landscape character of the area.

DM6 - Enhancement of Biodiversity and Geological Interest

Development proposals must demonstrate how they conserve and enhance features of nature conservation and geological value including proposals for their long term future management.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services.

Proposals where the primary objective is to conserve or enhance biodiversity or geological interest will be permitted where they comply with other relevant policies in the plan.

On site features should be retained, buffered and managed favourably to maintain their ecological value, connectivity and functionality in the long-term. The removal or damage of such features shall only be acceptable where it can be demonstrated the proposal will result in no net loss of biodiversity and where the integrity of local ecological networks can be secured.

If the harm cannot be prevented, adequately mitigated against or appropriate compensation measures provided, planning permission will be refused.

In addition to the above, where specific identified sites are to be affected the following will be taken into account:

Internationally and Nationally Designated Sites

International and Nationally Designated Sites will be safeguarded.

Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted.

In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:

- a) A suitable alternative site with a lesser impact than that proposed is not available; and*

- b) The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall SSSI or habitat network; and*
- c) All appropriate mitigation measures have been addressed through the development management process; and*
- d) Development likely to result in a significant effect on internationally designated sites will be subject to assessment under the Habitats Regulations and will not be permitted unless adverse effects can be fully avoided, mitigated and/or compensated.*

Irreplaceable Habitats

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat would only be acceptable where:

- e) The need and benefits of the development in that location clearly outweigh the loss; and,*
- f) It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and*
- g) Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible.*

Locally Important Sites

Development proposals affecting locally important sites should always seek to contribute to their favourable management in the long term.

Where a proposal is likely to result in harm to locally important sites (including habitats or species of principal importance for biodiversity), developers will be required to accord with the following sequential approach:

- h) Firstly, seek an alternative site with a lesser impact than that proposed;*
- i) Secondly, and if the first is not possible, demonstrate mitigation measures can be taken on site;*
- j) Thirdly, and as a last resort, seek appropriate compensation measures, on site wherever possible and off site where this is not feasible.*

The proposed development is set in the corner of an arable field adjacent the existing farmstead, as such it is currently of little ecological value. The development will include the removal of 4m of existing hedgerow, however the proposed hedgerow to be planted will more than mitigate its loss when mature.

DM7 - Preventing Pollution and Flooding

Adverse impacts from pollution and flooding will be prevented by ensuring that development proposals demonstrate that:

- a) It will not adversely impact the water quality, ecological value or drainage function of water bodies in the borough;*
- b) Appropriate containment solutions for oils, fuels and chemicals are provided;*
- c) All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light intrusion;*
- d) It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity;*
- e) Appropriate remediation of contaminated land in line with minimum national standards is undertaken;*
- f) It will not contribute to poor air quality;*
- g) It will not result in land instability or further intensify existing unstable land; and*
- h) The development doesn't create or exacerbate flooding by being located away from areas of flood risk unless adequately mitigated against in line with National Policy.*

The proposed development is designed in accordance with the Storage of Silage, Slurry and Agricultural Fuel Oil – The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil)(England) Regulations 2010, in order to protect from pollution. All slurry and effluent will feed into the Slurry Store, which will be spread on the applicant's land within the Farming Rules for Water and Nitrate Vulnerable Zone Regulations.

Water collected from the Manure Store Roof will be collected in the rainwater harvesting system and will be utilised on the farm for various purposes.

DM10 Development and Design

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

The development does not propose the increasing of the pig herd, but merely the increasing of storage capacity to make better use of the manure and slurry (and the nutrients it contains) to be spread on the arable land at the optimal time. As there will be no increase in intensity of the site there will be no effect to neighbouring residential amenity, in any event the nearest neighbouring residential property (not in control of the farm/applicants) is circa 1.0km away.

DM17 Highways and Transportation

Development proposals will be supported where they:

- a) *Seek to make the best use of existing public transport services and, where appropriate, provide opportunities for improving and sustaining the viability of those services;*
- b) *Seek to ensure that there is convenient and safe access for walking and cycling to services and facilities;*
- c) *Demonstrate that there is not a significant adverse impact upon highway safety; and in the case of development that generates significant movement;*
- d) *That the development is located where the need to travel will be minimised and the use of sustainable transport modes can be maximised;*
- e) *Where it can be demonstrated that the residual cumulative impacts of development on the transport network are not severe.*

Where appropriate, improvements will be required to be undertaken to the highways and transportation network to limit any significant impacts arising from the development (taking into account cost effectiveness).

All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highways authority.

The proposed development will lead to the reduction in the requirement for HGVs to deliver artificial fertiliser to the site, therefore it will lead to a reduction in vehicle traffic generated by the site and an improvement to highway safety.

6.3 Hinckley and Bosworth Draft Local Plan 2020 - 20239

NAT09 Development in the Countryside and Settlement Separation

Development in the countryside will be considered sustainable where:

- a) *It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or*
 - b) *The proposal involves the change of use, re-use or extension of existing buildings (including house extensions) which lead to the enhancement of the immediate setting; or*
 - c) *It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or*
 - d) *It relates to the provision of stand-alone renewable energy developments in line with CC04; or*
 - e) *It is for agricultural or forestry purposes; or*
 - f) *The proposal is within the National Forest and relates to tourism, leisure or the woodland economy*
 - g) *It relates to the provision of residential development in accordance with policy HO08*
- and:*

- I. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside in line with NAT10; and*
- II. It does not undermine the physical and perceived separation and open character between settlements; and*
- III. It does not create or exacerbate ribbon development;*
- IV. If within a Green Wedge, it protects its role and function in line with NAT02; and*
- V. If within the National Forest, it contributes to the delivery of NAT04, the National Forest Strategy and the National Forest 25 Year Vision*

Policy NAT09 is an amendment of policy DM4 of the existing Site Allocations and Development Management Policies DPD, now specifically including agricultural development as allowed within the countryside, bringing the policy into line with the National Planning Policy Framework. As such the proposed development is assessed positively against this policy.

7.0 The Farming Business – Agricultural Justification

7.1 Land Schedule

The applicants total holding comprises 225 acres (91.05 hectares), with a further 175 acres contract farmed for a neighbour.

7.2 Cropping & Stocking

The applicants keep 400 breeding sows, rearing 1,000 piglets to 2 months, and 200 pigs to 5 months. Their replacement breeding sows are taken from within the herd.

The arable land is utilised to grow wheat, barley, oil seed rape and beans.

7.3 Agricultural Buildings

Park House Farm comprises a range of traditional and modern agricultural buildings. These are all currently used to capacity and would not be suitable for the purposes those currently being proposed are for. For instance, though the steel portal framed building currently being proposed as a manure store, even though it is used for solid manure there will still be effluent run off from this, as such it is necessary that the building have formal drainage in place, to ensure any effluent is collected and then pumped to the slurry store. An existing building could not just be used for this purpose and be in accordance with the Storage of Silage, Slurry and Agricultural Fuel Oil – The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010.

8.0 Conclusion

As is demonstrated in this report there is clear agricultural need for the development from a financial perspective as well from an environmental perspective, in how it will reduce the reliance on artificial fertiliser. Utilising on farm slurry and manure to the benefit of the crops is a lower carbon and more environmentally friendly method to optimise food production in terms of arable cropping. The development and drainage strategy are designed in accordance with Storage of Silage, Slurry and Agricultural Fuel Oil – The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010. The proposed development therefore adheres to both local and national planning policy, as well as current legislation, and should therefore be approved without delay.

Signed.....

David Harris-Watkins PgD MRICS

Undersigned.....

Andrew J Large MRICS FAAV

Dated.....