

Allerdale Borough Council
Planning Application FUL/2020/0241

Development Panel Report

Reference Number: FUL/2020/0241
Valid Date: 17/11/2020
Location: Beech House
Hayton
Aspatria
Wigton
Applicant: M Dixon
Proposal: Creation of slurry lagoon

RECOMMENDATION

Grant permission subject to conditions

1. Summary

<u>Issue</u>	<u>Conclusion</u>
Principle of Development	In principle, the proposed slurry lagoon is an appropriate development supporting an existing farming business, and is appropriately designed and related to the existing farm buildings.
Scale and Design	Officers consider the proposed development is acceptable and assimilates into the local landscape.
Flood Risk & Drainage	The site is entirely in flood zone 1. There will be no increase in surface water run off as the site. The surface water will go to the existing drainage system.
Highway Safety	The existing access to the farm will be unchanged and there will be no increase in traffic as a result of the proposal.
Residential Amenity	A number of representations were received in relation to the proposal raising concerns relating to the impact the proposal would have upon residential amenity, particularly by way of odour and gases. During the course of the application, an odour assessment was

	provided and the Council has commissioned a peer review of this assessment. Additional information was subsequently provided and the peer review concluded that the proposed slurry lagoon with cover, was unlikely to be more odorous than the existing slurry tower on site.
Heritage	Given the location of the slurry lagoon to the rear of the existing farmstead, officers consider the proposal will not have an adverse impact on the adjacent heritage assets or their setting.

2. Introduction

- 2.1. This application had been referred to the Development Panel given the level of responses received as a result of the public consultation.

3. Proposal

- 3.1. Full planning approval is sought for the creation of a slurry lagoon to the north west of the existing farm buildings. The lagoon has a proposed footprint of 38m x 35m giving a surface area of 1,330 m², with a 5m depth.
- 3.2. The proposal is to be sited to the northwest and to the rear of the existing farmstead. The proposal is sited at ground level and below, protected by a proposed 1.8m fence. Additional information provided indicates a hedgerow is proposed to the perimeter of the fencing, which is to be a mix of hawthorn and blackthorn to protect visual amenity. The lagoon is to be covered with a floating cover, and supporting information indicates that the spreading from the slurry lagoon would be via an umbilical system.
- 3.3. The plans for consideration are:-
- Design and access statement & ecological statement – Amended Document Received 11/01/21
 - D.01 – A1 – Lagoon Details
 - D.02 a – Site Plan
 - D.03a – Site Location Plan
 - D.01 A1 – Lagoon Details – Additional Plans Received 11/01/21
 - Odour report – 22/02/2021
 - Odour Response Note dated 18 August 2021

The particulars can be viewed at;-

<https://allerdalebc.force.com/pr/s/planning-application/a3X3X000004DNsgUAG/ful20200241>

- 3.4. It is understood that the provision of the slurry lagoon is the subject of a grant from the Environment Agency and the Rivers Trust.

4. Site description

- 4.1. The site is located within the existing farm complex of Beech House, Hayton which is located in a central position within the village, off the main thoroughfare. Residential dwellings face onto this main road also, with Hayton forming a relatively linear village. The application site itself is located to the north of the existing farmstead, to the rear, directly adjacent to agricultural buildings on the site. Land levels fall away to the rear of the site, towards the coast.
- 4.2. Hayton village is a designated Conservation Area. The site of the proposed slurry lagoon itself does not fall within the Conservation Area, the boundary of the Conservation Area lies to the south and cuts across existing farm buildings within Beech House Farm.
- 4.3. The application site is located outside the Solway Coast's designated AONB.

5. Relevant Planning History

- 5.1. There have been a number of applications in recent years in order to upgrade the farm and make it fit for purpose. Prior notification for works was submitted as recently as August 2020 for a roof over the farmyard area, the proposal was determined under planning reference AGR/2020/0035, prior approval was not required.

6. Representations

Hayton and Mealo Parish Council

- 6.1. Objection – Concerns are in relation to proximity to residential dwellings, lack of odour controls, the use of the umbilical system over land not in the ownership of the applicant, request for a condition to prevent deterioration of local roads, suggested the floating cover will not prevent overtopping and pollution of land, lack of a 'method statement', the scale of the lagoon is too large and too close to the village. A further letter of objection was received following re-consultation raising similar concerns including – location within village and within 100m of a dwelling house, concerns with regards to the use of the cover and that this would not prevent overtopping/pollution, suggested it should be closer to the fields it is intended to serve.

County Highways Authority/Lead Local Flood Authority

6.2. No reply to date.

Environmental Health

6.3. Initial consultation responses raised no objections, but subsequent consultation requested an odour assessment. Revised comments are pending with regards to the additional information supplied as part of the peer review.

West Cumbria Rivers Trust

6.4. Supports the applicant in constructing a new slurry store that meets the standards set out in the Silage, Slurry and Agricultural Fuel Oils Regulations (SSAFO). Providing the applicant takes precautions when spreading the slurry in line with the Farming Rules for Water (Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018) it is anticipated that the Crookhurst Beck and Allonby Bathing Water will benefit as a result of the new facility.

Environment Agency

6.5. No objections to the proposed development but provide guidance to the applicant to ensure the development complies with SSAFO regulations.

Historic England

6.6. No objections on heritage grounds. Given the nature and location of the proposed development, it is unlikely to be visible from the Hadrian's Wall World Heritage Site itself, and would not affect people's ability to appreciate Roman Military strategy and planning. The development should have no impact upon the Outstanding Universal Value of the WHS.

Other representations

6.7. The application has been advertised by site notice and neighbour letter. This has included re-consultation where amended plans/information has been provided.

6.8. 50 letters of representation have been received to date, the concerns are summarised as follows:

- a) Adverse impact upon conservation area and heritage assets, including listed buildings in the village and the Hadrian's Wall World Heritage Site
- b) Adverse impact upon residential amenity, by way of odours.
- c) Scale of slurry lagoon too large
- d) Issues in relation to emissions, gasses and air pollution and the potential to harm human health.
- e) Unsuitable location, less harmful locations have not been considered.
- f) Run off and flood risk/water pollution from overflow during prolonged rain.
- g) Reliance on umbilical cord over land which is not the applicant's ownership.
- h) Adverse impacts upon the highway and issues in relation to traffic congestion, including damage to village roads.

- i) Construction issues.
- j) Impact upon market value of properties.
- k) Infestation of rodents.
- l) Infestation of insects.
- m) Lack of odour management plan.
- n) Would the slurry lagoon be located on an aquifer?
- o) Adverse impact upon wildlife, including Great Crested Newts
- p) Adverse impact upon the Solway Coast AONB
- q) Access to lagoon
- r) Noise issues
- s) Request for conditions to be added if approval is granted
- t) The use of slurry bugs
- u) Concerns with regards to the quality and accuracy of supporting information, including the Odour Assessment.

7. Environmental Impact Assessment

- 7.1. With reference to The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 the development falls within neither Schedule 1 nor 2 and, as such, is not EIA development.

8. Duties

- 8.1. For Listed Buildings:

Section 66(1) of the Listed Buildings Act 1990 states that, in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 8.2. For conservation areas:

Section 72(1) of the Listed Buildings Act 1990 states that, with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

9. Development Plan Policies

Allerdale Local Plan (Part 1) 2014

- 9.1. The following policies are considered to be relevant:-

- Policy S1 Presumption in Favour of Development
- Policy S2 Sustainable Development
- Policy S3 Spatial Strategy and Growth

Policy S4 Design Principles
Policy S14 Rural Economy
Policy S27 Heritage Assets
Policy S28 Hadrian's Wall World Heritage Site
Policy S29 Flood Risk and Surface Water Drainage
Policy S32 Safeguarding Amenity
Policy S33 Landscape
Policy S34 Development within the Solway Coast Area of Outstanding Natural Beauty
Policy DM6 Equestrian and Agricultural Buildings

These policies can be viewed at:-

<https://www.allerdale.gov.uk/en/planning-building-control/planning-policy/local-plan-part-1/>

10. Other material considerations

National Planning Policy Framework (NPPF) (2021)

Council Strategy 2020-2030

11. Policy weighting

- 11.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the plan unless material considerations indicate otherwise. This means that the Allerdale Local Plan Parts 1 and 2 have primacy.
- 11.2. However, paragraph 218 of the National Planning Policy Framework (NPPF) 2021 advises that policies in that Framework are material consideration which should be taken into account in dealing with the applications from the day of its publication. In this context it is noted that paragraph 219 of the NPPF 2021 advises that due weight should be given to development plan policies according to their degree of consistency with the NPPF (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 10.3 The policies relevant to the determination of this application are considered to be consistent with the NPPF and as such, the policies are afforded full weight.

12. Assessment:

Principle of development

- 12.1. Policy S14 of the Local Plan Part 1 states that the Council is committed to supporting the economic prosperity and sustainability of rural communities by enabling appropriately scaled economic development. In order to support the

continued economic viability of farming the Council will support proposals for appropriately designed and related agricultural development and buildings.

- 12.2. Paragraph 84 of the NPPF states that planning policies and decisions should enable the development and diversification of agricultural and other land-based rural businesses.
- 12.3. The proposal seeks alternative arrangements for the storage of slurry at an existing dairy farm. The proposal is well related to the existing farmstead. In principle, the provision of additional facilities for the operational use of the established farm accords with policy S3, which allows for development requiring a countryside location for operational reasons.

Design/Siting

- 12.4. Policy DM6 is the principle policy for the consideration of agricultural development and criteria (a) requires that such development is closely related to the existing farm buildings, and where this is not possible, development is designed and sited to minimise the impact on the landscape setting. Criteria (b) requires that the design, scale, siting, external materials and appearance of the proposed agricultural development, respect and enhance the rural character of the local area. The proposal is well related to the existing farmstead. The physical scale of the proposed lagoon is considered to be acceptable when considered against the scale of existing farm buildings.
- 12.5. The design of the proposed lagoon is relatively typical of such structures, which are designed to serve a functional purpose and as such is considered to be acceptable. Following the consultation process, additional information was submitted which included a proposed hedgerow to the perimeter of the slurry lagoon, which is to be a mix of hawthorn and blackthorn. As the slurry lagoon will be predominantly at ground level or below, and noting the backdrop of agricultural buildings already present on the farm, it is considered that the proposal would not have significant landscape or visual effects. For the same reasons, the proposal is not considered to harm the Solway Coast AONB, the boundary of this designation being over 1km from the site.

Flood Risk and Drainage

- 12.6. The site is within flood zone 1, the preferred location for the more vulnerable use proposed here. There are no known critical drainage problems or surface water flooding records for the site.

A number of public representations relate to the ingress of rainwater into the slurry lagoon, increasing the overall quantity of slurry. It is understood from the applicant that the cover will direct rainwater to a collection point at one corner of the structure, that will then discharge rainwater to the existing field drains, without mixing with the lagoon.

Heritage

- 12.7. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.” The council therefore has a duty to have a special regard to developments which may affect the setting of listed buildings and it is noted that there are a number of listed buildings within the village. The site, whilst not falling within the Conservation Area, lies close to the Hayton conservation area boundary, and therefore has the potential to affect the setting of this heritage asset and such, the duty under s72 of the Act is engaged, ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’. Additionally, it is noted the site lies at the edge of the buffer zone of the Hadrian’s Wall World Heritage Site (WHS).
- 12.8. Criteria c) of policy DM6 permits new agricultural development, provided there is no significant adverse effect on historic assets, whilst policy S27 seeks to ensure heritage assets are conserved and enhanced in a manner appropriate to their significance.
- 12.9. Taking the WHS first, Historic England has no objections to the proposal. They state that given the nature and the location of the proposed development, it is unlikely to be visible from the WHS itself and would not affect people’s ability to appreciate Roman Military strategy and planning. They state that the development should have no impact upon the Outstanding Universal Value of the WHS. Based on this advice, the impact of the proposal on the WHS is considered to be acceptable.
- 12.10. The vehicular accesses to the farmstead are to the south of the holding from the main thoroughfare through Hayton, with existing agricultural buildings located directly off the highway. Given the location of the slurry lagoon to the north of the existing farmstead, with large intervening agricultural buildings between the proposed lagoon and the village, it is considered that there will be limited intervisibility between the new structure and the built form of the village.
- 12.11. The nearest listed buildings are approx 130m to the south -The Old Post Office and 133m to the south west, Former Congregation Chapel, with Blackburn House at a similar distance to the south east. The proposal would not impact on the immediate setting of any of these listed buildings, and the wider setting is presently formed by the buildings of the village themselves, the spaces between them and in some cases, the open fields beyond. Given the low level nature of the proposal, separation distances between the development and these listed buildings, and the intervening structures of the farmstead itself (which is an established part of the village setting), it is considered that the proposal will not have any impact on the setting of these listed buildings.

12.12. With regards to the setting of the Hayton Conservation Area, again, the existing large farmstead with modern agricultural buildings forms part of the character of the conservation area. The farm is a well-established with an existing slurry tower sited with the farmyard. When looking towards the site from within the conservation area, the lagoon will be largely screened by existing farm buildings. Views towards the conservation area may be possible from Public Right of Way 232001 to the west of the site, and potentially at a longer distance, from lower points to the north. From the PROW, it is most likely that the low level lagoon would be screened by hedgerow and it is clear that modern agricultural buildings form part of the conservation area and its setting. It is considered likely that should longer distance views of the lagoon be possible, this will be with the backdrop of the farm of rising land. As such, the proposal is not considered likely to adversely impact on the setting of the Conservation Area, preserving the character of the conservation area.

Residential Amenity

- 12.13. Policy S32 and DM6 Criteria c) i) of the Local Plan seeks to ensure that environmentally sensitive development is located where it will not result in poor living condition for occupiers of existing residential units as a result of air pollution, noise, smell, dust, vibration, light or other pollution. The NPPF also requires that new development should seek to secure a good standard of amenity for all existing and future occupiers of land and buildings. Paragraph 174 requires "Planning policies and decision should contribute to and enhance the natural and local environment by: preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, where possible, help to improve local environment conditions such as air and water quality".
- 12.14. Slurry from the existing farming operations is currently stored in an uncovered slurry tower located centrally within the farm steading. Due to its limited capacity, it is stated that slurry is taken from the tower and spread approx. every 3-4 weeks throughout the year, using a tanker that exits the site via the village. It is estimated by the applicant that the existing slurry tower has an uncovered surface area of approx 150m², which is stated to be '*significantly larger than the potential uncovered area of the proposed lagoon*'. This is on the basis of the proposed cover to the lagoon.
- 12.15. The applicant states that the proposed slurry lagoon is required to improve capacity for slurry storage (allowing it to be stored for several months before needing to be emptied) and states that significantly increase capacity will make the process more efficient. It is understood that the regulatory authorities are seeking longer term storage solutions for slurry across all farming operations. It is proposed that the slurry will be collected at the farm within the current system then channelled down to the new lagoon using gravity as levels fall to the north. It is indicated that the majority of the slurry from the lagoon would be spread via an umbilical cord system that extends also to the north, to land either owned or rented by the applicant, reducing the requirement for tankers to remove and

disperse the slurry via the existing access through the village. It is understood that these alternative arrangements would require less spreading of slurry in the winter months, when ground conditions are less suitable, but this is likely to result in increased spreading in the summer months as the same quantity of slurry will require disposal. The applicant contends that the proposal will reduce traffic movements and improve any odour issues in the village by reducing the time period over which the slurry is spread, and the requirements for mixing the slurry, thus reducing the amount of odour emissions overall. Again, it is understood that with the present process, mixing is required as part of the emptying process of the tower, whilst as part of the lagoon process, 'slurry bugs' are proposed, which replaces any mixing requirements, as well as the reduction in odour provided by the cover.

- 12.16. An odour assessment by Air Pollution Services has been submitted on behalf of the applicant and the Council has instructed an external peer review of this odour assessment. As part of this peer review, additional information has been provided.
- 12.17. The nearest residential property is located approximately 65m from the existing uncovered slurry tower and the nearest residential property would be approximately 90m from the proposed covered slurry lagoon.
- 12.18. The additional information confirmed the definitive use of 'slurry bugs', they are to be used within the lagoon to negate the requirement for the mixing of the slurry, thus avoiding elevated odour releases. Furthermore, noting some grounds for objection, the '*Odour Response Note*' clarified the use of St. Bees Head Meteorological Station to inform the assessment of the proposal (in terms of predominant wind direction), on the basis that there were no other observational meteorological stations that are considered appropriate to use, however they did also supply data from the NWP (Numerical Weather Prediction). The applicant stated that the likely odour effects remain the same as those presented in the Odour Assessment Report, and the conclusions remain unchanged.
- 12.19. An updated response was received from the peer review, following the provision of this additional information. The peer reviewer has compared the covered slurry lagoon proposal and the likely operational changes to farm practices resulting from the introduction of that lagoon, to the existing situation, i.e. the use of the existing uncovered slurry tower and the operational practices stemming from that. They noted that the existing slurry tower is likely to be more odorous than the proposed slurry lagoon based on the information provided (including the extent of uncovered areas). The response also concluded that the 'Source Odour Potential' is likely to be low and they concur with the statement '*there is likely to be a reduction in odour impacts at nearby residential properties. As stated in the OAR, the odour impacts are therefore judged to be not significant*'.
- 12.20. The peer review also states that whilst there remains a certain amount of differing professional opinion regarding the overall effect of the proposed slurry

spreading operations, it is acknowledged that these differences are likely to have little effect on the overall outcome of the assessment.

- 12.21. On the basis of the advice that the proposed slurry storage measures would not have any greater adverse impact than the existing operations with regards to emissions to air, including odour, it is considered that the proposal would not adversely impact on residential amenity to any greater degree than existing. Should Members be minded to approve the application, certain conditions are recommended to ensure that this is the case, such as the implementation of the cover, before the proposed lagoon is brought into use, and the removal of the existing slurry tank within 2 months of the lagoon becoming operational.
- 12.22. Final comments have not yet been received from colleagues in Environmental Health on the Peer Review conclusions and these will be reported via the late list.
- 12.23. No significant adverse impacts are anticipated in relation to noise, and the proposed lagoon will be sited at a sufficient distance from residential properties to avoid any adverse impacts on outlook.

Highway Safety

- 12.24. The existing access to the farm will be unchanged and there will be no increase in traffic as a result of the proposal. The Highways Authority have no objections.
- 12.25. A concern was raised with regards to construction vehicles and movement. The applicant has confirmed that any soil to be removed as part of the proposal will remain on the site and will not need to be relocated off site. It was confirmed that the construction vehicles will enter the site through the existing access, which is assessed as acceptable.

Landscape and Visual Impact

- 12.26. Policy S33 and DM6 Criteria c) ii) of the Local Plan seeks to ensure that new development does not have an adverse impact visually and on landscape character.
- 12.27. The proposed lagoon would be to the rear of the farm, where land levels fall and then plateau across to the Solway coast. As such, there are panoramic views across to the coast from the rear of the site and therefore, there is the potential for the site to be visible from vantage points to the north, given its elevation. The Solway Coast AONB is located approximately 1km to the northwest.
- 12.28. The proposal will require excavation and some level of re-grading given the sloping nature of the site. The full extent of the required earthworks is not considered to be sufficiently detailed on the submitted plans, but it is considered that this can be appropriately conditioned. Amended details includes the provision of hedgerow screening to the proposed lagoon, albeit this has only

been shown in section form, and therefore a condition to secure the full details of this is recommended also.

12.29. Whilst the proposal would result in some earthworks to alter the landform at this location, given the nature of the development as a low level structure, it is not considered that the proposal would have a significant adverse impact on the visual qualities of this countryside location. Where views are possible, it would be seen with the backdrop of rising land and the village itself, including large agricultural buildings. The landscape character is formed in part by agricultural development and this structure would sit adjacent to the existing farmstead. It is not considered that views into or out of the Solway Coast AONB would be adversely affected in any significant manner.

Biodiversity

12.30. Policy S35 seeks to protect and enhance biodiversity appropriately and criteria c) iii) supports this. The site is presently used for the grazing of cattle and will not disturb any established hedgerow. Given the present use of the site, there is little evidence to suggest that the proposal would have any significant adverse impact on species or habitat. The proposed perimeter hedgerow would provide some habitat enhancement.

Other Issues

12.31. Criteria d) of policy DM6 requires that new agricultural development includes appropriate measures for the disposal of manure and waste. This criteria is not relevant given that the proposal itself is a slurry lagoon. Criteria e) relates to the provision of suitable access and is addressed above.

12.32. It is considered that the majority of those grounds for objection have been addressed above. With regards to the chosen location of the slurry lagoon and suggestions that it would be located further away from the village, the applicant has confirmed that the location choice is to allow the slurry lagoon to be gravity fed. Further north, land levels plateau and so this would not be possible. The applicant has also confirmed that the use of the umbilical cord is not dependent on third party land. Whilst there is a field not within the applicant's ownership that would essentially allow a 'short cut' to some land in the applicant's control, use of the umbilical cord would still be possible without agreement to cross this single field.

Balance and Conclusions

13.0 The proposal has been considered against the provisions of the development plan taken as a whole and the NPPF as a material consideration. The principle of the development is acceptable in supporting the existing farm business. The proposed slurry lagoon has been located appropriately in the context of the existing farmstead. Having regard in particular to the conclusions of the Peer Review relating to odour, any adverse impacts of the development have been

assessed as not significant. As such, the proposal is considered to be acceptable when assessed against the Development Plan as a whole.

RECOMMENDATION

Grant permission subject to conditions.

Annex 1

CONDITIONS

Time Limit:

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990.

In Accordance:

- 2. The development hereby permitted shall be carried out solely in accordance with the following plans:**

- **Design and access statement & ecological statement – Amended Document Received 11/01/21**
- **D.01 – A1 – Lagoon Details**
- **D.02 a – Site Plan**
- **D.03a – Site Location Plan**
- **D.01 A1 – Lagoon Details – Additional Plans Received 11/01/21**
- **Odour report – 22/02/2021**
- **Odour Response Note dated 18 August 2021**

Reason: In order to ensure that the development is carried out in complete accordance with the approved plans and any material and non-material alterations to the scheme are properly considered.

Pre-commencement:

- 3. No development shall commence until, detailed cross sectional drawings for the slurry lagoon showing the extent of earthworks and bunding, have been submitted to the Local Planning Authority for approval in writing. The development shall be undertaken and completed only in accordance with the approved details.**

Reason: In order to ensure that the development is carried out to a satisfactory standard and to ensure that any material and non-material alterations to the scheme are properly considered.

Prior to use commencing:

- 4. The proposed cover shall be installed prior to the operational use of the development and shall be retained thereafter in good working order, for the lifetime of the development.**

Reason: In the interests of safeguarding residential amenity of other properties in the locality from the operational use of the application site, in compliance with

the National Planning Policy Framework and Policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014.

5. **Prior to the slurry lagoon being brought into use, a landscaping plan detailing the full extent of the proposed hedgerow to the perimeter of the lagoon shall be submitted to the Local Planning Authority for approval in writing. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to enhance the appearance of the development and minimise the impact of the development in the locality in compliance with Policies S32 and S33 of the Allerdale Local Plan (Part 1), Adopted July 2014.

Other

6. **Within two months of the commencement of the use of the slurry lagoon hereby approved, use of the existing slurry tank for the purpose of storage/disposal of any slurry shall cease.**

Reason: To ensure that any adverse odour impacts of the development are not greater than those assessed as acceptable within the submitted Odour Assessment, in the interests of residential amenity and in accordance with policy S32 of the Allerdale Local Plan (Part 1), Adopted July 2014 and advice contained within the NPPF.

Advisory Note

Attach Environment Agency Response

