

Planning Statement

Formation of a Slurry Lagoon Threapthwaite Farm, Cleator Moor



1. INTRODUCTION

- 1.1. This Planning Statement has been prepared by PFK Land & Development on behalf of Mr and Mrs Donaldson to support their planning application for the formation of an earth banked slurry lagoon at Threapthwaite Farm, Cleator Moor, CA25 5JF.
- 1.2. Threapthwaite Farm is located off the B5294 Bowthorn Road to the north of Cleator Moor. Planning permission has recently been granted for a number of new buildings at Threapthwaite Farm including a milking parlour, a new office, a silage camp and an agricultural worker dwelling.
- 1.3. The application is supported by the following information –
 - Location Plan
 - P001/001 Proposed Sections
 - P001/002 Proposed Site Layout

2. THE SITE

- 2.1. Threapthwaite Farm is located off the B5294 Bowthorn Road to the north of Cleator Moor. The farm has 140 hectares in total with most of this land circling the steading. 25 acres are located approximately 4 miles from the steading and 10 acres are located approximately 5 miles from the steading.
- 2.2. The proposed slurry lagoon will be located immediately to the east of the farm steading and the existing slurry bed. This site has been chosen due to its proximity to existing agricultural buildings and its relationship to the farm holding.
- 2.3. The application site is also not located within a 'Coal Referral Area' or 'High Risk Development Area' unlike other parts of the applicant's land holdings to the north and west of the steading.
- 2.4. The buildings at Threapthwaite Farm include –
 - A range of traditional byres and hulls;
 - a slurry collection facility and tower;
 - a milking parlour, and
 - modern cattle housing and cubicle housing.
- 2.5. Cleator Moor is the nearest town with a population of approximately 6,000. The surrounding land use in Cleator Moor is predominantly agriculture, with agriculture and associated businesses playing a major role in local employment.
- 2.6. The application site is not located within a Flood Risk Zone and there are no known surface water issues affecting the site.

- 2.7. The site is not located within a Conservation Area and there are no listed buildings with the vicinity of the site.
- 2.8. There are no other designations affecting the site and there are no protected trees.

3. THE PROPOSAL

- 3.1. The main enterprise at Threapthwaite Farm is dairy farming. There is an average of 210 cows per year which are fed and milked twice a day. Mr and Mrs Donaldson also accommodate 400 fattening sheep from September to January each year.
- 3.2. The dairy business has existed since the 1940s and was established by Mr Donaldson's parents. Mr and Mrs Donaldson have continued to invest in the farm holding to maintain a milk contract with Meadow Foods Ltd. It is anticipated that a new parlour and handling system will be built within 2 years to reduce the milking time.
- 3.3. The existing slurry storage capacity is not appropriate for the modern requirements of Threapthwaite Farm. The ability to store slurry to allow for its timely application to the land is essential in order to enable efficient agricultural operations and protect the natural environment.
- 3.4. The proposed development will have no adverse impacts on the wider landscape and the residential amenity of existing occupiers. Threapthwaite Farm is not located in area of landscape importance and the site is well screened from the topography and existing vegetation, including mature trees and hedgerows. The nearest residential properties are located at Bowthorn Barn which is approximately 295m away and Rheda Terrace which is 115m away from the proposed location of the lagoon. There are a number of fields and planting between the site and the residential properties.

- 3.5. The proposed earth banked slurry lagoon has been chosen instead of other alternatives for a number of reasons including a reduced visual and landscape impact and the use of clay to blend the scheme into its surroundings.
- 3.6. Whilst there are no public rights of way that cross or adjoin the application site, for safety precautions, the lagoon will be fenced to prevent any accidental pedestrian or animal access. The proposed fence will be 3m high with barbed wire at the top to prevent climbing. Warning signs will also be in place.

4. PLANNING POLICY

Copeland Local Plan 2013 - 2028

4.1. The Copeland Local Plan 2013 – 2028 Core Strategy and Development Management Policies DPD was adopted in December 2013.

4.2. Policy ST1 Strategic Development Principles states that the following principles inform and underpin the Borough's planning policies:

- Economic and social sustainability;
- Environmental sustainability;
- Protect, enhance and restore the Borough's valued assets, and
- Ensure the creation and retention of quality places.

4.3. Policy DM30 states that Proposals for new agricultural buildings, small holdings and equine related development will be permitted so long as they –

- Are well related to an existing settlement or farm building complex, or where this is not possible or appropriate are accessible and well screened;
- Are of an appropriate design and scale;
- Use materials and colours that enable the development to blend into its surroundings;
- Do not adversely impact on the local landscape character or built environment, and
- Do not significantly impact the amenity of any nearby residential properties.

- 4.4. The proposed slurry lagoon will not have adverse or greater impact than that already existing at Threapthwaite Farm. Also, the development will not have any adverse impact on the access to Threapthwaite Farm.
- 4.5. It is considered that the proposal meets the requirements of the requisite local and national policy and will support further investment in the farm business.

5. CONCLUSION

- 5.1. The planning application seeks full approval for the formation of an earth banked slurry lagoon at Threapthwaite Farm, Cleator Moor, CA25 5JF.
- 5.2. Threapthwaite Farm is located off the B5294 Bowthorn Road to the north of Cleator Moor. The main enterprise at Threapthwaite Farm is dairy farming. The business has existed since the 1940s and has an average of 210 cows per year which are fed and milked twice a day.
- 5.3. The proposed slurry lagoon will be located immediately to the east of the farm steading and the existing slurry bed. This site has been chosen due to its proximity to existing agricultural buildings and its relationship to the farm holding.
- 5.4. The proposed development will have no adverse impacts on the wider landscape and the residential amenity of existing occupiers. Threapthwaite Farm is not located in area of landscape importance and the site is well screened from the topography and existing vegetation, including mature trees and hedgerows.
- 5.5. It is considered that the proposal meets the requirements of the requisite local and national policy and will support further investment in the farm business.

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