Yorkshire Dales National Park Authority

Planning Committee

14 April 2026

Applicant: Mr M Oversby

Parish: Grassington

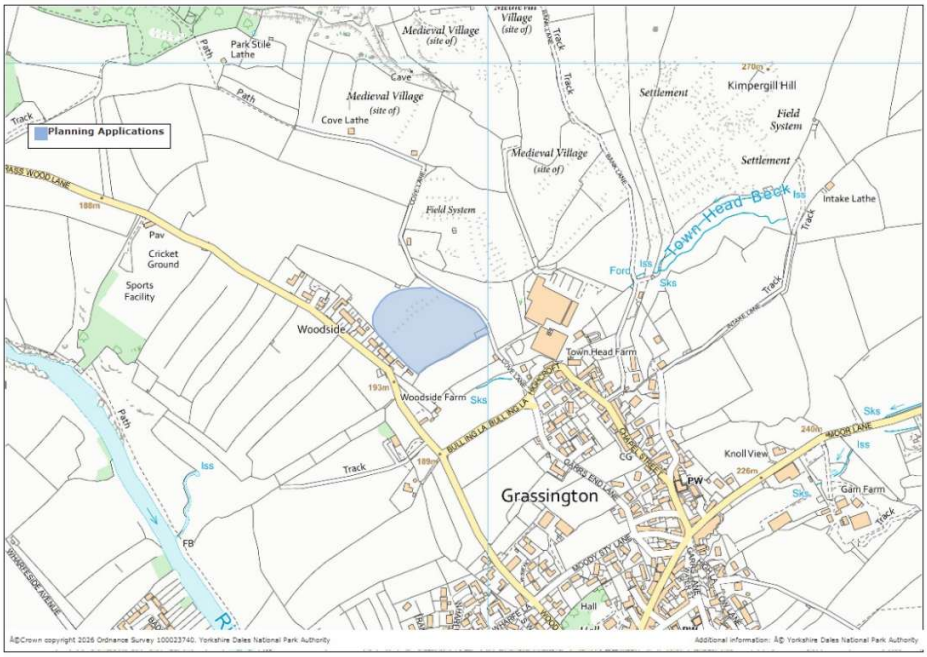
Application No: C/33/184R

Site Address: Town Head Farm, Highcroft, Grassington, Skipton, BD23 5BL

Proposal: Full planning permission for installation of geotextile slurry storage bag

Purpose of Report

1. That Members refuse planning permission for the above development in accordance with the recommendations below.



Reason For Committee Consideration

2. This application is reported to Committee for the following reason: the application has been called to Committee by Mr Foster for the following reason: “There has long been concern within the community about the risk to waterways from the business of the farm. Whilst I understand the responsibility is with the farmer the perception that we just said no to measures that could have prevented a incident without debate does not sit well with me.”

Application Site

3. The application site is on land approximately 120m to the west of Town Head Farm, a large dairy farm on the northern edge of Grassington. The site is an agricultural field used for cattle grazing on the south/western side of Cove Road and to the rear (north east) of a row of dwellings on Grass Wood Lane. The field is bound by dry stone walls; it is undulating and slopes gently down towards the west and a ‘pond’ has formed in the lowest part.

4. The landscape in the surrounding area is a pastoral one, gently sloping, with open grazed fields divided by dry stone walls. There is very little tree cover with only occasional trees along Cove Road and Grass Wood Lane, which further contributes to the open pastoral character of the landscape. To the east, the elevated landscape is rougher and more exposed with rocky outcrops protruding through the short, cropped grass on the steeper land.

5. There is an extensive public right of way (PRoW) network in the surrounding area, including the Dales Way long distance footpath, which provides views across the site from the higher ground to the north and east.

6. The eastern boundary of the site follows the line of Cove Road, a walled farm access used by the public as a footpath, although it is not a designated right of way.

7. Other than the National Park designation there are no other specific planning constraints to the site which is located in Flood Zone 1. Nonetheless, the site is within a highly archaeologically sensitive area. It is located on the edge of an extensive area of archaeological earthwork remains representing a range of periods from prehistoric to medieval. These remains are non-designated heritage assets.

8. The site is within Landscape Character Area 16 (LCA16) as defined in the Yorkshire Dales National Park Landscape Character Assessment.

Proposal

9. This application seeks full planning permission for the installation of a dark green geotextile slurry storage bag within a grassed, bunded area that would have an overall size of 41m x 75m. The proposed development would see the remodelling and excavation of an area of land 3,075m2, with the storage bag itself measuring 2,310m2. The storage bag would be excavated and lined with sand, sloping to a maximum depth of around 4.0m deep. The bund will be a U shape and of a varied height, up to a maximum of 3.0m high. The storage bag itself would measure 35m x 66m.. An additional 27 trees are proposed surrounding the bund.

10. A new access and pumping station are proposed to the east of the storage bag, outside of the bund, parallel to Cove Road. The access would be surfaced with crushed stone and would be approximately 5m wide and 75m long leading to a surfaced, turning area of approx. 17m diameter to the north of the storage bag and bund.

11. The Applicant advises that they have carried out detailed research and preparatory work before submitting this application which considered a range of other sites within the farm holding. A number of constraints were identified, including the relationship of land with neighbouring properties, topography, heritage earthworks and rented land. The Applicant advises that the selected site remains is the best performing of the sites tested both from an operational and visual/residential amenity perspective.

12. Within the supporting Planning Statement, the applicant advises that the application has been submitted as a result of the introduction of The Reduction and Prevention of Agricultural Diffuse Pollution (England) Regulations 2018 and that the farm needs to provide both covered and additional slurry storage.

13. The Applicant advises that they require the slurry bag to comply with recent Environment Agency regulations requiring slurry storage systems to have a 6-month spare capacity for storage. The applicant is supported by the Environment Agency who are urging the applicant to show some progress with the scheme. The applicant has applied for the Slurry Infrastructure scheme to the Rural Payments Agency, as the application site falls within a high priority area as highlighted by DEFRA and the Environment Agency who are in line to provide grant funding for part of the development.

14. The existing slurry system is an open roofed concrete tank just to the east of the existing farm buildings. This has a capacity of 600m3. It is fed by a gravity system from the farm buildings, whereby the slurry is scraped into underground pipes which into the existing tank. The slurry is then piped into fields either by using a tanker or by using dribble pipes directly from the tank. This tank does not have a large enough capacity to hold the additional 6 months capacity that the Environment Agency now requires.

Relevant Planning History

15. There is a lengthy planning history related to the main farm complex and dwellings associated with it, however these are not directly relevant to the current proposal. The following application is relevant:

    C/33/184P - Full Planning permission for erection of a concrete panel slurry store with a geotextile cover to serve the farming activities and to provide 6 months slurry Storage - Refused 20/06/2022

Consultations

16. The comments of statutory and non-statutory consultees are summarized below:

    Historic Environment - The proposed development is within a highly archaeologically sensitive area. It is located on the edge of an extensive area of archaeological earthwork remains representing a range of periods from prehistoric to medieval. These remains are non-designated heritage assets and are a material consideration in the planning process.

    The applicants commissioned an archaeological geophysical survey of the land in the vicinity of the location of the proposed slurry lagoon which revealed evidence of below ground remains. On the basis that the extensive planting proposal submitted previously (plan no. TS473-2B) has been dropped, a condition requiring archaeological monitoring could be applied should the proposal be approved. Fieldwork should be undertaken by a suitably accredited archaeological consultancy to a Written Scheme of Investigation approved by the Authority.

    Wildlife Conservation Officer – No objection – given the scale and nature of the proposed development, it would not be likely to have a significant effect on the SAC.

    Trees & Woodlands – No formal comments received.

    Environmental Health Officer – Having considered the above application and with regard for the residential properties located within 200 meters of the proposed slurry tank an odour management plan will be required, outlining the control system or method to be used for abating the odour released from the slurry store. Additionally, the slurry store will require adequate maintenance to ensure the integrity of the store.

    Natural England **–** Not able to provide advice on this application.

    Environment Agency – No objection but suggests the development must comply with a range of regulations relating to pollution prevention measures.

Grassington Parish Council – The Parish Council has been reconsulted on the amended plans and resopnded to say “Members could not collectively agree on this application and have no further comments to submit”

The original comments of the Parish Council did not provide a recommendation but noted that it’s members voted 4 against and 3 in favour. Summarised, the comments are as follows:

For
- The site chosen is the best as it would not need much digging out
- Will not be in direct views of the properties on Woodside

Against
- Even though it is a working landscape and new development cannot always be mitigated against, this will still result in an enormous geotextile footprint.
- Whilst it may be the best location within the farms existing land ownerships, that cannot be a material consideration for planning decisions
- There must be alternative solutions or locations for this proposal

17. A site notice was displayed on 02 June 2023 and expired on 23 June 2023. Public responses received at the time of writing: 4

18. Four letters of objection have been received, raising the following issues:

- It will be visually intrusive and highly prominent regular, geometric shape that will be visible form the Dales Way, public footpaths and view points in the area and in long distance views from further afield.
- There is already a noisy diesel pump which pumps slurry into tankers and its not fed by gravity. There will be an increase in the noise generated from the pumps. They should use a silenced modern pumping system.
- There will be an increase in the number of tractors and trailers that will move around the farm, and this may be dangerous for walkers.
- Any leaks and spills could have serious environmental implications.
- There is no requirement under the EA regulations to provide this 6-month storage.
- No visual assessment of the landscape impact has been made.
- The proposal is unnecessary.
- They could have a new, smaller tank and use the existing tank.
- It will bring air pollution closer to local residents and they will have their human rights infringed.
- There are other sites within the farm that can be used.
- The area of wetland which has evolved, is well used by wild fowl and birds and will be lost. Where will this water drain to, and where will any additional surface water collected drain to?

Assessment

Key Issues:

- Principle of Development
- Impact on the Landscape
- Archaeology
- Impact on Residential Amenity
- Biodiversity
- Parish Council comments

Principle of development

19. The National Park Authority (NPA) has two statutory purposes set out in Section 11A of the National Parks and Access to the Countryside Act 1949, as amended by the Environment Act 1995:
    i) to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park; and
    ii) to promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

20. In pursuing its statutory purposes, the Authority also has a duty to foster the social and economic well-being of local communities.

21. The Development Plan is the adopted Yorkshire Dales Local Plan 2015-2030 however the emerging Local Plan 2025-2040 has reached a very advanced stage (the examination into the Plan took place in December 2025 and final modifications have been made). The following policies in the draft plan are considered relevant in this case:

    - CP1 Sustainable Development
    - CP2 National Park Purposes
    - CP6 Design
    - CP8 Landscape Character
    - CP9 Biodiversity Net Gain
    - E2 Rural Land-based Enterprises

22. These policies are considered to be consistent with the National Planning Policy Framework and, in so far as they relate to this application, there are no outstanding objections to them which would affect the weight to be given to them. On that basis, the policies of the emerging Plan should be given significant weight in the determination of this application.

23. Policy SP1 of the current Local Plan makes clear that the Authority will presume in favour of development which is found to be sustainable. Sustainable development is

development which, amongst other things, makes the National Park a high quality place to live and work, contributes positively to the built environment by having regard to the site context and conforms to the National Park Design Guide. This is reflected in Policy CP1 of the emerging Local Plan.

24. Policy SP2 mirrors the statutory purposes and duty and is repeated in emerging Policy CP2.

25. Policy SP4 outlines, amongst other things, that design must be informed by and respond positively to the site, its surrounding context and landscape setting. Design must also be of high quality, have visual interest and reinforce local distinctiveness. Development should not, inter alia, give rise to unacceptable, adverse impacts in terms of important local views. The requirement for high quality design is reflected in Policy CP6 of the draft Local Plan.

26. Local Plan Policy BE2 and Policy E2 of the draft Local Plan allow new development for rural land-based enterprises if it is necessary to serve the needs of the enterprise in that location. Development will be required to be dismantled and removed from the site when no longer required, and the site restored to its former condition, unless permission is given for an alternative use. Policy E2 also requires consideration of impact on the landscape and the quality of the environment.

27. Policy E2 also sets out that proposals for large new buildings, major infrastructure or facilities needed to support significant increases in stocking levels that might otherwise risk harm to the landscape or other special qualities of the Park, will not be permitted, unless they are justified by a business case that provides evidence of the need for the proposal. Mitigating measures will also be required.

28. Large new buildings and structures will, among other things, only be permitted if they are carefully sited within existing building groups or are screened by landscape planting. All proposals should take the opportunity to enhance the existing situation, through nature friendly design, reduced lighting impacts, biodiversity net gain or remodelling of a site to improve its landscape impact and environmental performance. Paragraph 9.29 of the justification for Policy E2 notes that, over time, new uses can sometimes outgrow a rural location.

29. In this case, the provision of a slurry store as proposed draws support from Policy BE2 and E2 in that it is accepted that it is necessary to meet the needs of the farm enterprise based at Town Head Farm. The key issue in respect of the Development Plan as a whole is whether the proposals constitute sustainable development having regard in particular to the requirements of Policy E2, including landscape impact, archaeology and impact on neighbouring property. These matters are addressed below.

Impact on the Landscape

30. Due to its location within the National Park, the impact of the development on the natural beauty and intrinsic character of the landscape is a key consideration, given the statutory duty set out above and paragraph 189 of the NPPF which sets out that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks. Policy CP8 of the draft Local Plan requires new development proposals to conserve and enhance the natural beauty and the special character of the landscape of the National Park. This is a high bar, considering the first statutory purpose.

31. Policy SP4 specifies that design should be informed by, and respond positively to the site, its surrounding context and landscape setting, so that the scale, height, proportions, massing, form, materials and appearance of buildings and structures are sympathetic and complementary. Policies CP6 and E2 of the draft Local Plan also require good design which reflects the character and appearance of the area (the requirements of emerging Policy E2 are set out above). The NPPF, at paragraph 135, requires development to a) function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) be sympathetic to local character and history, including the surrounding built environment and landscape setting; and d) establish or maintain a strong sense of place.

32. The site is located in the Wharfedale Landscape Character Area (LCA 16) in the Yorkshire Dales National Park Landscape Character Assessment. The area within which the site is located is a landscape characterised by relatively small fields bounded with dry stone walls and containing earthworks of historic or geological interest.

33. The application has been supported by a Planning Statement and Section 6 deals with 'Appearance and Landscaping'. It states that the excavated pit would have a layer of fine sand to support the geotextile fabric bag. The bag itself would be dark green and would cover the entire expanse of the pit. Initially it was proposed that a soft grass bund and mixed native hedge would be provided around the perimeter of the slurry bag and a small gravel yard required to park slurry tankers. A basic landscaping plan was also submitted.

34. The application has been further supported by a Landscape and Visual Assessment report (LVA) which explains that its purpose is to identify and describe the potential landscape and visual effects arising from the development. At paragraph 4.3 the LVA sets out the proposed mitigation as follows:

    • Siting within an existing agricultural field adjoining the farm
    • Low profile form, contained below drystone wall boundaries
    • Earth bunds designed with naturalised slopes
    • Agricultural context where such infrastructure is expected

35. Paragraph 4.4 confirms that the previously proposed hedge would no longer be provided as it says that no additional mitigation planting is proposed, as this would be uncharacteristic of the open pastoral landscape and drystone-walled field pattern that defines the Wharfedale and Craven Fault Area character. The grassed earth bunds, together with the existing landform, are considered by the report author to provide appropriate and sufficient integration, allowing the development to read as part of the agricultural landform rather than as a screened or enclosed feature.

36. The LVA concludes that the proposal would be located within an existing enclosed pastoral field, directly adjoining the established farmstead, and positioned within a shallow basin landform that provides a high degree of natural containment. It is indicated that because of the height and siting of the proposals, and the use of engineered earth bunds aligned with existing contours, the development would result in minor, localised adverse effects limited to the immediate site and its setting. There would be no loss of landscape features, no disruption to historic field patterns or drystone walls, and no effects on key characteristics of the Yorkshire Dales National Park, Wharfedale Landscape Character Area, or the Craven Fault Area sub-area. The LVA says that the integrity, character and special qualities of the designated landscape would be preserved.

37. Furthermore, the LVA recognises that the most noticeable visual change would occur for a small number of nearby residential receptors on Grass Wood Lane, where the proximity of the site and partial open views result in a moderate magnitude of change. the overall level of visual effect for these receptors is assessed as moderate and adverse. Users of nearby public rights of way would experience intermittent and filtered views of the development, resulting in slight and adverse effects at closest locations, reducing to negligible with distance. Visual effects for road users and distant viewpoints would be negligible.

38. The LVA concludes that there would be no direct or indirect effects on designated ecological sites, heritage assets, or key panoramic views, and there would be no adverse effects on the wider appreciation of the National Park landscape. Overall there would be minor and slight adverse landscape and visual effects only, which are proportionate, contained, and consistent with the working agricultural character of the area.

39. There have been various discussions throughout the application process between officers and the applicant/agent, including suggestions of a mitigation plan for the farm complex as a whole to mitigate the overall effects of the holding on this sensitive landscape. Most recently a site visit took place between officers (including the Senior Trees and Woodland Officer and the Senior Historic Environment Officer). During that visit officers made clear that they had reservations about the acceptability of the scheme on landscape grounds. The site was viewed from various vantage points along the Dales Way footpath from which it is clearly visible. Potential options for additional planting in strategic locations outside the application site, both in the fields to the north of the site and at Town Head Farm itself were

discussed however no revised landscaping proposals have been put forward. The applicant/agent was also asked to consider alternative sites which officers considered may have a lesser impact on the landscape however nothing has been presented in this respect.

40. Despite what is said in the LVA the site is clearly visible from various vantage points including public footpaths on the higher ground to the north, including the Dales Way. The LVA indicates that the surface of the slurry bag itself would not be visible from viewpoints it tested however, because of its scale and geometric shape, and because it would be isolated from the main farm complex (contrary to the assertion in the LVA that it would be 'adjacent') and set within a network of small fields bounded by stone walls, the proposal would be an incongruous and alien feature in the landscape. Contrary to the requirements of Policy E2 the development would not be sited within existing building groups or screened by landscape planting and would be a significant detractor of landscape appearance and character rather than enhancing the existing situation.

41. It is not agreed as asserted in the LVA that 'The grassed earth bunds, together with the existing landform, provide appropriate and sufficient integration, allowing the development to read as part of the agricultural landform rather than as a screened or enclosed feature'. Whilst the bunding would provide some screening at lower levels, this in itself would be an incongruous feature in the landscape, and the development as a whole would remain visible from the public footpath network on the higher ground to the north. Whilst there are some mounds in the immediate area, suspected to be formed from glacial deposits, the bunding would have an overtly engineered appearance. It is possible that some off-site strategic planting could help to filter views and screen the development from certain viewpoints, however no proposals have been put forward in that respect and it is unclear whether the applicant has long term control over the relevant land.

42. The Yorkshire Dales Design Guide advises that slurry stores should ideally be sited next to existing buildings within a farm complex; should be sunk into the land to reduce their prominence; and should be screened either by earth bunding, drystone walling, a native hedge or tree planting, so as to minimise their impact. Whilst attempts have been made to minimise its impact through the design, including the provision of bunding, the proposal is not well related to the existing farm complex - it would be well over 100m distant from the nearest farm buildings and does not visually relate to them. Whilst the farm complex is constrained due to its extent and the surrounding landform, there do appear to be alternative solutions which would have a lesser effect on the landscape.

43. The proposal also includes the construction of the vehicular access track and turning circle for tankers. It is noted that this part of the proposal is not assessed in the LVA. This would be surfaced with crushed rock, and would not be visible from closer views, but its large circular shape and lighter coloured materials (which it is accepted

would weather down to a degree) would look anomalous in the landscape from longer distance viewpoints including from the Dales Way to the North.

44. To meet National Park purposes, development must conserve or enhance the landscape character of the National Park through use of high-quality design and appropriate landscaping. It is not considered that the proposed development would either conserve or enhance the landscape. Rather, the introduction of a slurry bag, bund and access/turning circle, along with the excavation works and engineering operations required to achieve it, would be harmful to the landscape by introducing an alien and incongruous feature that cannot be suitably mitigated or assimilated into the established, open landscape character. The proposals would therefore be contrary to Policies SP1, SP2 and SP4 of the Local Plan, Policies CP6, CP8 and E2 of the draft Local Plan, the requirements of the Yorkshire Dales Design Guide and the design guidance at sections 12 and 16 of the NPPF.

Archaeology

45. The application site lies within a highly archaeologically sensitive area owing to the pre-historic to medieval earthworks that are in the area, and these are non-designated heritage assets. Policy L1 of the Local Plan refers to Heritage Assets and requires that any development proposal that affect a heritage asset will need to be accompanied by a proportionate assessment of the significance of those parts of the assets that would be directly or indirectly affected by the proposal, together with an assessment of the impact of the proposal on that significance. Policy SP4 also requires development to conserve or enhance the archaeological, architectural and historical character and appearance of the site and its setting. This is reflected in section 16 of the NPPF.

46. The applicant commissioned an archaeological geophysical survey of the land in the vicinity of the location of the proposed slurry lagoon as recommended by the Senior Historic Environment Officer (SHEO). This survey revealed evidence of below ground remains of lynchets and ridge and furrow cultivation of possible medieval date across the site. In addition, there are a number of dipolar magnetic anomalies shown on the survey plan.

47. Whilst initially the SHEO requested on site trial-trenching, this was as a result of the off-site landscaping previously proposed. On the basis of the current scheme (minus landscape planting) the SHEO is satisfied that any archaeology on the site could be suitably controlled by planning conditions.

Impact on Residential Amenity

48. Policy SP4(n) sets out that development will be permitted where it respects the amenity of neighbours and the adequate level of amenity for its future occupants in relation to nearby uses. Policy CP6 of the draft Local Plan requires proposals to have regard to surrounding amenity and Policy E2 requires consideration to be given

to the quality of the environment. This is reflected in the NPPF at paragraph 135(f) which requires proposals to promote health and well-being, with a high standard of amenity for existing and future users.

49. Concerns have been raised by occupiers of nearby dwellings on Grass Wood Lane in respect of noise and air pollution arising from the proposals, and the potential harm of any leaks and spills on the environment. The Environmental Health Officer (EHO) has been consulted and advises that with regard for the residential properties located within 200 meters of the proposed slurry tank an odour management plan will be required, outlining the control system or method to be used for abating the odour released from the slurry store. Additionally, the slurry store will require adequate maintenance to ensure the integrity of the store.

50. The application has not been accompanied by any odour management or maintenance plans which would give comfort that any potential harms arising from the proposals could be adequately addressed. The application does not provide any commentary on the relationship with nearby properties however it is explained that the slurry bag would be a sealed receptacle fitted with suction and fill lines and valves. Slurry would be stored within the vessel all year round and applied onto the farmland when the grass is growing and can make full utilisation of the available nutrients and reduce any potential for run-off.

51. The slurry would be applied using an umbilical system and dribble bar which it is advised is good for soil health as it reduces compaction and would reduce ammonia emissions by adopting low trajectory spreading technology. It is further said that the sealed system would not allow ammonia escape during the storage process and that the bag would be fitted with internal mixing equipment which would stir the liquid prior to pumping into the slurry spreader and not allow ammonia escape. This will in turn reduce the level of unpleasant odours.

52. Whilst the EHO refers to properties with a 200m radius, the properties on Grass Wood Lane are within 70m of the site, as is the property Stone Barn which is currently being converted to residential use (a temporary residential unit is currently being occupied by the owners whilst conversion works are ongoing – this use is immediately south of the application site boundary). These properties are not shown on any of the application plans.

53. Whilst the application indicates that the level of unpleasant odours would be reduced, they would not be eliminated. Smells arising from farms are clearly part of living in a rural area however there is no evidence submitted with the application which demonstrates that the odours would be at an acceptable level and, as per the EHO comments, no odour management plan or maintenance plan have been submitted.

54. However, it should not be assumed that the submission of odour management and maintenance plans would necessarily address these concerns. Human experience is

inherently subjective and can't be fully quantified. Technical data often focuses on isolated aspects rather than how they interact to create a complete, lived experience. As well as odour issues there would be an effect on the outlook from these properties which would need to be considered in the round. Similarly, human health should not be limited to the physical; it also extends to mental health and the well-being of communities (see NPPF paragraph 135(f)).

55. At this stage therefore it has not been demonstrated that the proposed development, given its siting, general nature and potential odours arising from it, would not give rise to unacceptable impacts on the living conditions of the residents of nearby properties, contrary to Policy SP4 of the adopted Local Plan, Policy CP6 of the draft Local Plan and guidance at paragraph 135 of the NPPF.

Biodiversity

56. The application was submitted prior to Schedule 7A of the Town and Country Planning Act 1990 coming in to force, therefore statutory biodiversity net gain doesn't apply. Nevertheless, Policy W2 of the Local Plan requires new development that would have an impact on biodiversity to make a proportionate on-site contribution to wildlife enhancement. Policy CP9 of the draft Local Plan sets out that development proposals should contribute towards nature recovery and enhance wildlife. The NPPF also requires net gains for biodiversity (paragraph 187d refers).

57. No information has been submitted in respect of net gains so it is impossible to define the baseline biodiversity on the site. It is clear some biodiversity would be lost on this green field which also includes a wetland habitat. The original application included hedging which could have provided some enhancement however it is unlikely that this would have fully compensated for the losses (and as indicated in the LVA would not be appropriate in this landscape). At this stage therefore it has not been demonstrated that the proposals would provide adequate net gains in biodiversity contrary to the adopted and emerging development plans and the requirements of the NPPF.

Parish Council Comments

58. The concerns raised by the Parish Council are assessed above, including in respect of potential alternative sites.

Equality Act

59. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

60. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

Conclusion

61. It is agreed that there is a need for the farm enterprise to increase its capacity for slurry storage to meet the needs of the existing operations at Town Head Farm which appear to have increased significantly in recent years. The provision of the slurry bag would therefore result in clear environmental benefits and some minor economic benefits relating to the construction period and the contribution of the development to the overall business. These benefits are given moderate weight.

62. As set out above, the proposals would also lead to environmental harm in that the development would cause significant harm to the characteristic landscape within which the site is located. The site is visible from public vantage points on the public right of way network and from the residential properties on Grass Wood Lane. This harm is given substantial weight. In this context, it is considered that there are more appropriate solutions in respect of solving the capacity problems at the Farm.

63. The proposal, given its proximity to residential properties on Grass Wood Lane and Cove Lane, and in the absence of any information on odour management, would give rise to negative impacts on the living conditions of the residents of nearby properties, which harm attracts substantial weight against the proposals.

64. Furthermore, it has not been demonstrated that the proposals would provide adequate net gains in biodiversity contrary to the adopted and emerging development plans and the requirements of the NPPF. This weighs against the proposals.

65. Overall therefore, whilst the need for the development is understood, it is not considered that this need outweighs the clear environmental harms identified above.

Recommendation

66. It is recommended that permission be refused based on the following:

    1. In the opinion of the Local Planning Authority, the introduction of a slurry bag, bund and access/turning circle, along with the excavation works and engineering operations required, would be harmful to the landscape by introducing an alien and incongruous feature that cannot be suitably mitigated or assimilated into the established, open pastoral landscape character. Consequently, the proposals would neither conserve nor enhance the natural beauty of the Yorkshire Dales National Park and would be contrary to Policies SP1, SP2 and SP4 of the

Yorkshire Dales Local Plan (2015-2030), Policies CP6, CP8 and E2 of the draft Yorkshire Dales Local Plan (2025-2040), the requirements of the Yorkshire Dales Design Guide, guidance at sections 12 and 15 of the National Planning Policy Framework and the First Statutory Purpose of the National Park (S.5 of the National Parks and Access to Countryside Act 1949 [as amended]).

2. In the opinion of the Local Planning Authority, it has not been demonstrated that the proposed development, given its siting and general nature and the potential for odours arising from it, would not give rise to unacceptable impacts on the living conditions of the residents of nearby residential properties. For this reason, the proposed development would be contrary to Policy SP4 of the of the Yorkshire Dales Local Plan (2015-2030), policies CP6 and E2 of the draft Yorkshire Dales Local Plan (2025-2040) and guidance at paragraph 135 of the National Planning Policy Framework.

3. In the opinion of the Local Planning Authority it has not been demonstrated that the proposed development would provide appropriate net gains for biodiversity, contrary to the requirements of Policy W2 of the Yorkshire Dales Local Plan (2015-2030), Policy CP9 of the draft Yorkshire Dales Local Plan (2025-2040), guidance in section 15 of the National Planning Policy Framework and the First Statutory Purpose of the National Park (S.5 of the National Parks and Access to Countryside Act 1949 [as amended]).

Report Author: Joanne Wood

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