

DESIGN & ACCESS STATEMENT

Client: C, C & CJ Lovatt

Address: Sprinks Farm
Dingle Lane
Rushton Spencer
Macclesfield
Cheshire
SK11 0RX

Proposal: Two Extensions to existing
Agricultural Building.

Prepared by

Graham Watkins & Co

57 Derby Street, Leek, ST13 6HU

Tel: 01538 373308

Email: enquiries@grahamwatkins.co.uk



Contents

.....	0
1.0 INTRODUCTION	2
2.0 FARM BUSINESS ENTERPRISE.....	2
<i>LIVESTOCK</i>	2
<i>LAND</i>	2
3.0 DESIGN – SITE ASSESSMENT	2
4.0 DESIGN – SIZE.....	2
5.0 DESIGN – APPEARANCE	3
6.0 ACCESS	3
7.0 REGULATION	3
8.0 SUMMARY	3

1.0 INTRODUCTION

This document is in full support for a purpose-built slurry store at the land to the North of Beat Lane, Rushton Spencer. The slurry store sits in a block of 70 acres or thereabouts of grassland which the applicants farm on a long-term tenancy. The slurry store will help store slurry fertilise which will be applied to the ground to help the grass crop to grow.

2.0 FARM BUSINESS ENTERPRISE

LIVESTOCK

Dairy Cows – 120

The applicants have a herd of 120 dairy cows in milk

Dairy Young Stock – 80

There is 80 head of heifers and youngstock followers to be introduced to the growing herd.

Beef Calves/Youngstock – 100

There are 130 calves produced each year which a proportion are kept as followers and the rest grown to 8-12 months and sold as store cattle.

Sheep – 50

The applicants have a modest herd of sheep comprising of 50 breeding sheep lambing at 200%.

LAND

The applicant farms over 240 acres or thereabouts of grassland.

3.0 DESIGN – SITE ASSESSMENT

The site of the proposed building is existing hardstanding area. The applicant has conducted an assessment of the site and has concluded that the site is the most suitable for the development, without causing significant damage and disturbance to the surrounding environment and landscape, minimising the loss of agricultural land.

4.0 DESIGN – SIZE

The proposed slurry store will have a 25m x 25m perimeter on the top with walls sloping to 13 meters on the base producing a 34-degree sloped embankment measuring 4 meters in height. There will be a bunded soil wall which will be 0.75m above the natural ground level.

5.0 DESIGN – APPEARANCE

The proposed slurry store will have a nicoflex liner which will prevent any leaching of slurry into the surrounding environment. The slurry lagoon will have a bunded wall that will be 0.75m above ground level with metal fence that will prevent livestock and the public from entering the slurry store, the fence will be two meters in height.

6.0 ACCESS

It is not considered that any additional access will be required to the road as the existing access is suitable. It is therefore not considered that any further consultation with the highway authority is necessary.

7.0 REGULATION

Under the The Water Resources Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations a minimum of four months of slurry storage is required, however in January 2026 the regulations require a minimum of 22 week or 5.5 months slurry storage. The proposed slurry store will allow the applicant to meet these standards set by the government and provide a key block of grassland with readily available fertilizer reducing the need to travel miles at a time to apply slurry often under a time restricted period.

8.0 SUMMARY

- The onsite slurry store on the 70-acre block of grassland will provide a readily available supply of slurry fertiliser.
- The slurry store is on an existing hard standing area currently used to store silage bales.
- The slurry store will have minimal visual impact on the local surroundings.