

## February Newsletter

### Pre-Application Service

The Pre-Application service that Local Planning Authorities provide is a written response which at a minimum would include:

- The relevant planning history of the site.
  - The relevant development plan policies against which the development proposal will be assessed.
  - Relevant supplementary planning guidance
  - Any other material planning considerations and an initial assessment of the proposed development
- This would provide a more in-depth response to the initial pre-application enquiry, which would include initial comments from various relevant consultees such as Highways, Environmental Health, and Forward Planning.

Rural Advisor Ltd are able to offer this service due to the extensive knowledge our Planning Consultants have. Both Hazel and Carys have significant experience in Development Management, both having previously worked in various Local Planning Authorities.

### New regulations (Agricultural Pollution Act) - Wales

These regulations require each farm holding to complete the following:

- Risk maps of the whole area (those you may have completed for Farm Assurance purposes do not suffice)
- A nutrient management plan
- Calculation of the amount of N(nitrogen) produced on the land from stock number
- Calculation of the amount of N the land can withstand before the application of any artificial N
- If applicable – a calculation of slurry storage capacity
- Produce a plan of application of N for 2023 onwards, before any is applied
- The regulations will form part of the cross compliance requirements and the existing system of verifiable standards will form the basis of the cross compliance regime

*Requirements from 1 January 2023 • Risk maps, Storage of organic manure, Temporary field sites, the individual hectare limit for the spreading of organic manure, Import/Export of manure, Nutrient Management Planning (NMP) and recording; and Nutrient applications restricted to crop limits.*

*Requirements from 30 April 2023 • Holding nitrogen limit 'the 170 limit'*

*Requirements from 1 August 2024 • Closed periods for spreading nitrogen fertiliser (includes slurry)*

*Are your plans on the right track?*

**Free Planning Advice with Dr Hazel Nash & Carys Thomas**

**2023 dates**

Monday 6th March  
Wednesday 19th April  
Monday 15th May  
Thursday 15th June  
Wednesday 19th July  
Wednesday 6th September  
Wednesday 18th October  
Thursday 23rd November

Terms & Conditions Apply

**Telephone or Online via Teams or Zoom**  
30mins free advice - slots available outside normal working hours

**Face to Face consultations**  
30mins free advice but mileage chargeable to visit site

