



Planning, Design & Access Statement

Proposal	Proposed Agricultural Building – A Manure Store
Site	Land at Higher Hagley Farm Obley Bucknell Shropshire SY7 0BZ Grid Reference – S0 33780 77754 What3Words – sleeper.farmed.sweetened
Client	B J & E A Williams
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers 54 High Street Kington Herefordshire HR5 3BJ Mr G Jones BSc (Hons) MRICS
Date	June 2021

Introduction

This design and access statement is submitted in support of a full planning application for the erection of an agricultural building (A Manure Store) at Land at Higher Hagley Farm, Bucknell.

At the present time the muck is currently stored in muck heaps on the land as they have no building free to store the muck – photo below shows the current situation and potential for run off.



The applicants would like to build a dedicated covered muck store within the confines of the farmyard to help manage the muck more effectively especially during winter months. This will provide instant betterment to the locality by preventing runoff to the adjacent land and helping improve the local environment.

The proposed building is to be sited directly adjacent to the farm building complex and sits between an existing building and an existing track, no disruption to the fields occurs as a result.



The proposed building will be of steel portal frame construction under a fibre cement sheeting roof. 3 sides of the building will have concrete panels to 9 ft high, with Yorkshire Boarding above.

The proposed building will measure 60ft x 30ft (18.288m x 9.144m), extending to 1800ft² (167.2m²)

The building will measure 4.87m to the eaves and 6.31m to the ridge.

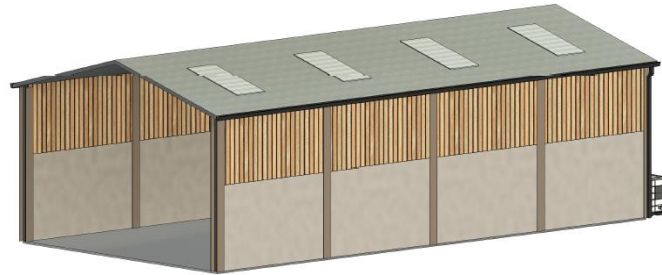


Image 1 - Proposed Manure Store

The building is located on an infill section within the farm (between a building and a track) which is currently used for general storage, and as a result it will have minimal effect on the landscape setting.

The proposed agricultural building is a large open plan structure, with the eaves height specially designed to allow a trailer to be able to tip muck whilst located in the building.

The building will provide more effective managements of farm yard muck and help reduce fuel costs as no longer travelling back and forwards

B J & E A Williams are eager to ensure that the future of the family business is safeguarded through the uncertain times, and by investing in the farm to ensure that it retains its high standards.

Access

Access to the site is currently obtained from the existing farm access road network which leads from Butterfield Lane, a C classed road.

Public Rights of Way

There are no known public footpaths within the vicinity of the site which will be affected by the development.

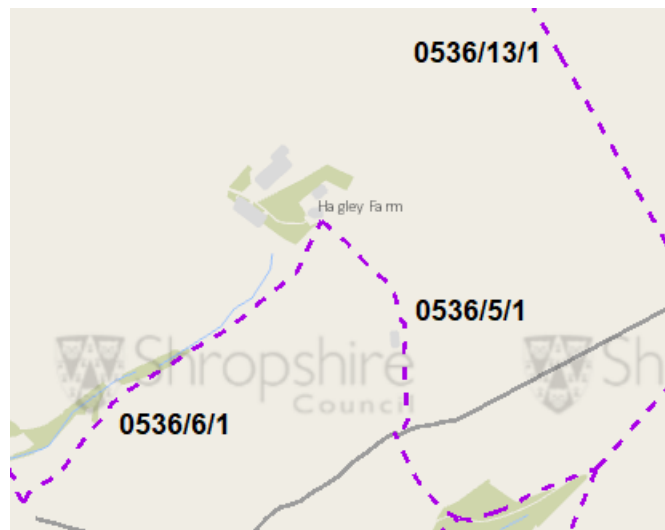


Image 2 - Shropshire Council extract, showing Public Rights of Way

Flooding

The Environment Agency's Advice flood maps indicated that the site is within flood zone 1, an area with a low probability of flooding.

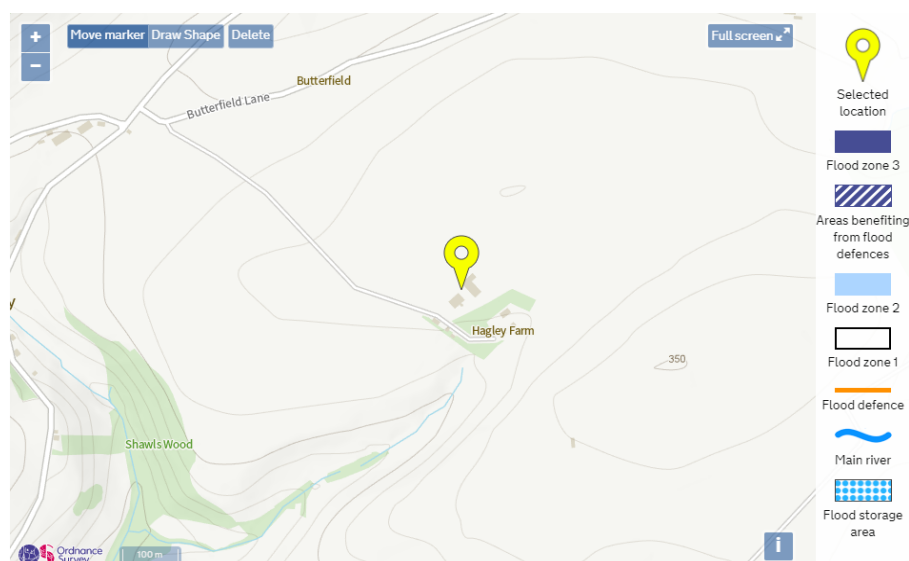


Image 3 - Environmental Agency extract, showing flood zones

Surroundings

The site is situated within a rural location, with no nearby dwellings located close to the application site.

Phosphates

There is currently no dedicated Muck Store located at Higher Hagley Farm, with the new building helping reduce potential phosphate run off into the nearby watercourses. This proposal is viewed as either Phosphate

neutral or phosphate positive to the local environment, whereby less potential elements will be making their way to the watercourses. Given the current issues within Shropshire, it is hoped that this application can still progress to a positive decision due to this improvement at this location.

There will be no wash down facilities within the building - it is to store muck only.

The Muck store will not directly lead to an increase in livestock numbers. Many other factors are involved in livestock numbers such as land available, finances etc, but this muck store will not directly lead to any increase.

The building is to have solid sides, therefore all 'muck juice' will be retained within the building. The farm has cattle which are bed on straw, therefore only limited 'muck juice' would be created. The muck will be spread on the fields when weather permits and subject to DEFRA and cross compliance regulations

Neighbouring property.

There is one other property located within 400m of the proposed development, this is a farmstead known as Hagley Farm, this is a working and operational farm run by Mrs L Owen, with holding number 35/39/11.