



Planning, Design & Access Statement

Proposal	Proposed Roof Cover Over Existing Slurry Store
Site	Berthllwyd Farm Newbridge-on-Wye Powys LD1 6HP
Client	Mr J Jones
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Introduction

This design and access statement is submitted in support of a full planning application for a proposed roof cover over an existing slurry store at Berthllwyd Farm, Newbridge-on-Wye, Powys, LD1 6HP.

At the present time the slurry is currently stored within the existing pit and in field muck heaps on the holding. However, the applicant is seeking to build a dedicated slurry store building within the confines of the farmyard to help manage the slurry more effectively, and to reduce the risk of pollution.

The proposed building will be of steel portal frame construction under a fibre cement roof. The walls of the building shall feature concrete block walls. The proposed building will measure 75ft x 50ft (22.86m x 15.24), with a height to the eaves of 4.87 metres.

The building is located to the southwest of the existing farm complex on an area of an existing open slurry store. The building is located directly adjacent to the existing buildings which house livestock to limit movement, whilst having a minimal effect on the overall landscape setting.

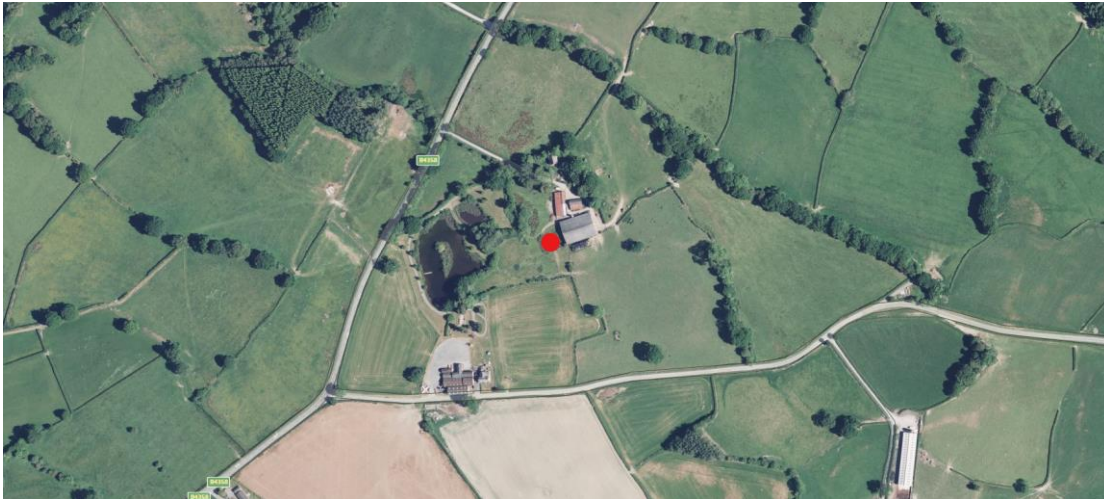
The proposed agricultural building is a large open plan structure, with the eaves height specially designed to allow a trailer to be able to tip slurry whilst located in the building.

Context Analysis

Site Location

The application site is located to the southwest edge of the main farm complex at Berthllwyd, with the main farm complex located to the north and east, agricultural land to the south and the B4358 County Highway located to the west.

The approximate location of the application site is highlighted in red below.



Photograph 1 - Microsoft Bing Image highlighting the location of the application site.

Access

Access to the site is currently obtained from the existing farm access road network which leads from the B4358 County Highway. No alterations are proposed to this existing means of access as part of this planning application.

The Natural Environment

The proposed construction works will not impact upon any existing buildings, or affect any trees and hedgerows. The proposed development is considered to be of relatively low-ecological value and as such no ecological survey has been undertaken as part of this application.

It is noted the presence of a pond approximately 80 metres to the west of the application site, as well as an existing small attenuation pond located immediately adjacent to the west of the slurry store. The proposed development is considered to reduce the potential for a pollution incident occurring involving existing ponds, given the slurry store will now be covered as oppose to being open sided. The proposed development is therefore considered will provide a betterment to the current situation in terms of potential impacts upon the natural environment.

Biodiversity Enhancement

Biodiversity enhancement has been proposed in the form of 1SP Schwegler Sparrow Terrace and 1 Schwegler House Martin Nest 9A box as indicated on the proposed plans.

Public Right of Way

There are no public rights of way within or adjacent to the application site which would be affected by the proposed development.

C2 Flood Zone

A review of Natural Resources Wales' Development Advice Maps identifies that no part of the application site is located within a C2 Flood Zone.

Phosphates

There is currently no designated covered slurry store at Berthllwyd Farm, with the new building helping to reduce potential phosphate run off into 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 with phosphates, it is hoped that this application can still progress to a positive decision due to its improvement at this location.

There will be no wash down facilities within the building - it is to store slurry only. The slurry store will not directly lead to an increase in livestock numbers. Many other factors are involved in livestock numbers such as land availability, finances etc, but this slurry store will not directly lead to any increase. It is simply intended to provide a safer facility to store existing slurry on the holding.

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.

All manure being stored in the proposed building, shall at all times be stored strictly in accordance with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, Part 6, Sections 23 and 24, evidenced by the fact:

- The manure store will comply with SSAFO regulations.
- The building has a maximum proposed capacity of 871m³ of slurry, as such an effluent tank of 17,420 litres will be provided (based on 20litres per m³).

- We have proposed that a 17,420 Litre Klargester (or similar sized appropriate tank) large tank will be located to the south-east of the building as indicated on the submitted plan.
- The slurry store will be constructed from mass concrete poured onsite to ensure that a sealed environment is provided. The building will have a natural cross fall to the rear, with a rear gulley and channel provided to take the effluent to the tank. In addition, a further drainage channel will be provided around the perimeter to ensure that any waste is taken to the effluent tank. Any gulleys will be formed in mass concrete to ensure that a sealed channel is created. Any pipework will be 150mm diameter, and of PVC continuous construction which is resistant to attack by effluent.
- The building and effluent tank are a sufficient distance from any watercourse / land drain and will provide a betterment to the current situation in terms of reducing potential runoff.
- The installation will be designed and installed in accordance with SSAFO regulations and guidance.
- Stormwater shall be dealt with by a SABs application, this will be kept away from the slurry effluent system, with IBC containers to store the water for reuse feeding the animals and washing down equipment.

Conclusion

The proposed cover to an existing slurry store has been proposed on the advice of NRW to reduce pollution and runoff potential at the holding. We believe this application successfully demonstrates that the proposal would be acceptable, and it is therefore respectfully requested that planning permission be granted.