



## Planning, Design & Access Statement

Proposal	Proposed Cover to a Feeding Area and Manure Store
Site	Lower Weston Farm Llangunllo Knighton Powys LD7 1SL Grid Reference - SO 22069 69973 What3Words - diverting.squeaks loaf
Client	T W Jones & Sons
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers  54 High Street Kington Herefordshire HR5 3BJ  Mr T Morgan BSc (Hons)
Date	February 2024

## Introduction

This statement is submitted in support of a full planning application for the erection of a cover to a feeding area and manure store at Lower Weston Farm, Llangunllo, Knighton, Powys, LD7 1SH.

At the present time cattle are accommodated on an open area adjacent to the agricultural building. However, the applicants are seeking to provide a cover to an existing feeding area and manure store to help manage the cattle more effectively, particularly during winter months, and reduce the risk of pollution and run off.

The proposed building will be of steel portal frame construction under a fibre cement roof. The walls of the building shall feature concrete panels. The proposed cover will cover a floor area of approximately 335 sqm.

The proposed roof covering building is located to the east of the existing agricultural building on the farm, on an area currently utilised as a cattle handling area and manure store. The cover will be located adjacent to existing buildings which are also utilised for livestock handling to limit movement, whilst having a minimal effect on the overall landscape setting. The building is located directly adjacent to an existing farm track.

## Context Analysis

### Site Location

The application site is located within the open countryside for planning purposes, with its approximate location indicated on the below map:



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

The application site is located to the north of the main farm complex at Lower Weston Farm. The building is located directly adjacent to an existing agricultural building and farm track and is surrounded by agricultural land.

### Access

Access to the site is currently obtained from an existing farm access track which leads from the B4356 to the Llangunllo. 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 which are considered to have potential to support protected species, or affect any trees, hedgerows, or ponds. The proposed development is of relatively low-ecological value and as such no ecological survey has been undertaken as part of this application.

### 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. In addition, additional soft landscaping has been proposed with full details provided on the submitted landscaping plan.

### Public Rights of Way

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

### C2 Flood Zone

A review of Natural Resources Wales' Flood Map for Planning identifies that no part of the application site is located within a C2 Flood Zone.

### Phosphates

By providing a cover to this existing 'open' feeding area and manure store, it is considered this will 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 with phosphates, it is hoped that this application can still progress to a positive decision due to this improvement at this location.

The proposal 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 cover to an existing feeding area and manure store will not directly lead to any increase.

The muck will be spread on the fields when weather permits and subject to DEFRA and cross compliance regulations.

## Conclusion

The proposed cover to existing cattle feeding area and manure 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.