

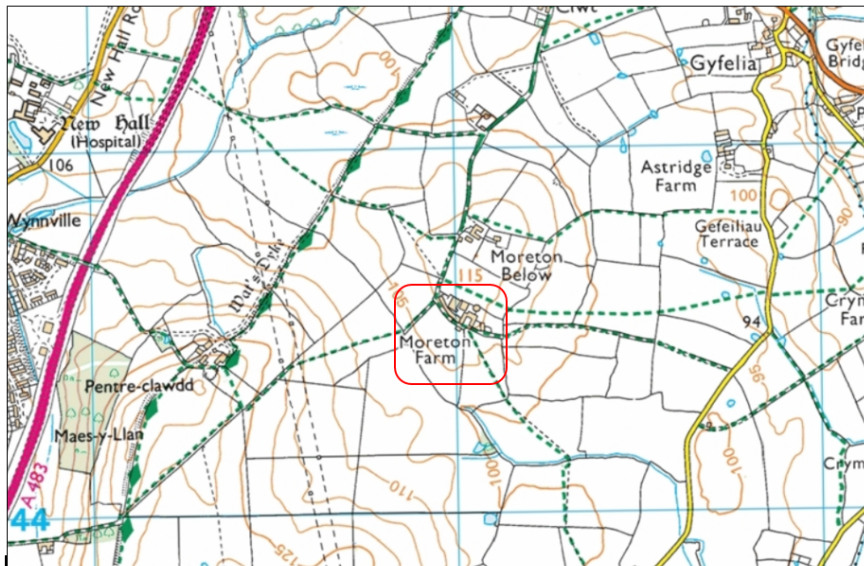
## **DESIGN & ACCESSS STATEMENT**

**Messrs JR & SL Jones  
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LL13 0YH**

## **DESIGN & ACCESS STATEMENT**

**Silage Clamp**

**RETROSPECTIVE**



**20<sup>th</sup> APRIL 2017**

**1. The Site**

Moreton Farm is a dairy farm currently with around 300 dairy cows and dairy heifers are reared as replacements.

The farm extends to about 161 hectares (400 acres) with the majority in grassland. Forage maize and whole crop cereals are grown for feeding back to the dairy animals.

**Location & Access** (see location plan)

The land farmed surrounds the farmstead on all sides. Farm access is from the East via the farm drive. Access is only via this point unless over open countryside and across fields. The site chosen is centrally located within the existing farm buildings and replaces previous storage structures on the same site.

**2. Proposed Development**

Additional Silage Storage is needed at the farm for winter feed - This application proposes to –

Construct a new silage clamp which will replace existing storage ( largely in the same location) and increase storage by increasing the height of the walls. The clamp will be used to store grass and maize silage for winter feed.

**3. Character & Design**

The design of the building is required due to the

- a) required function of the building
- b) the ground levels.
- c) drainage.
- d) the clamp will have concrete panel walls with a safety barrier from 4.5m.  
(see elevation - drawing 4).

**4. Scale**

- The clamp will have an area of **721m<sup>2</sup>**.
- The walls will be 4.5m high
- Capacity is 3,245m<sup>3</sup>.

Any effluent will discharge via an underground pipe to the lagoon

The structure is designed to comply with the SSAFO and all relevant legislation.

**5. Access**

There will be no alteration to the farm access because of the proposal.

There will be no change to the number of vehicle movements to and from the farm because of the proposal.

**6. Drainage**

All water from the clamps will go to the existing lagoon

**7. Farm Waste**

There will be no impact on farm waste – The area has already been allowed for in waste calculations and will comply with the SSAFO regulations and the area was previously for silage storage.

**8. Community Safety**

Single access (for vehicles) prevent theft from the property and the site allows for natural surveillance.

**9. Biosecurity**

The proposals will maintain the farm biosecurity measures retaining stock in a centralised location within the farm buildings.

**10. Social**

There is very limited impact in a social context.

**11. Economic**

The development will allow the farm operation to progress which creates employment for the principals and their staff.

**12. Planning Policy**

*The proposals are in line with **W Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities (2010)** with the proposals being reasonable for the purposes of carrying out agriculture and specifically dairy farming. The proposal meets planning policies relating to agriculture as follows -*

- The proposed development would not cause any unacceptable adverse effects on the local landscape.
- The structure is sited and designed to minimize the impact on the landscape and is grouped as close as practically possible to existing buildings.
- The proposed building is designed and constructed of materials to take account of their surroundings. Reflective external surfaces have been avoided wherever possible.
- The proposals have taken account of existing landscape features, such as hedgerows and trees.
- The proposals also help the farm business to develop and provide sustainable employment for the farmer, his family and employees.

**13. Involvement**

We are currently not aware of any objections public or private to the development. It is believed that as an existing structure / storage area is being extended there will be minimal impact because of the development.

**14. Landscaping**

No landscaping is proposed – as the building is sympathetic with the existing buildings on the farm and is designed to blend in as a farm building no screening is thought to be necessary.

**15. Sustainable Construction & Renewable Energy Requirements**

The proposed building/ structure is of steel and concrete construction. The building will have no heating requirement and the only power requirement will be for lights for operator / farmer convenience to max 200 lux.

**Materials sustainability**

Steel and concrete can be used for re-cycling when end of life is reached.

**16. Flood Risk**

The site is not in an NRW risk area (ref NRW Website)

**17. Overview –**

It is considered that this application will have minimal impact on the environment and neighbours as the development is close to the existing buildings.

**Will Phillips**

**Agent**

**P&L AgriConsulting Ltd**

## Photos

1. North West Wall – screened mainly by cubicle building



2. North Wall view from North West



3. View from West



4. View from South looking north – rest of clamp is screened by existing building.



5. Existing Slurry lagoon – Will take all effluent and run-off from clamps

