Applicant

Mr James Thomas
Avenue Farm
Bettisfield
Whitchurch
SY13 2LA

Design Statement & Additional Information

Agent - Will Phillips

Background

Avenue Farm is a dairy farm with about 200 dairy cows and dairy heifers are reared as replacements.

The farm extends to about 230 acres with the majority in grassland.

The land farmed surrounds the farmstead and access is from the north east via an unclassified road. Access is only via this point unless over open countryside and across fields.

Application

This application includes three separate build requirements

1. Silage Clamp Walls
2. Removal of Dutch Barn and re3placement with a portal frame building which will also extend over the existing feed area
3. The extension to a loose yard building used for rearing youngstock

1. Silage Clamp

The silage clamp proposals are as a result of Natural Resources Wales requiring a perimeter drain around the existing silage storage area. The main reason for the application is that the current clamp is located in an area without walls or exterior drains on two sides South & West. NRW in implementing the Silage Slurry and Fuel Oil Regulations (SSAFO), require that the clamp has a perimeter drain located on the outside of the clamped forage.

Details are show in the plans, however in summary the walls will be located on the inside of the existing earth walls / bund and there will be minimal visual impact or change. The proposal will ensure that the business complies with the regulations in future and is therefore essential works.

RPW recognise this and the project is supported with grant funding in principle.

The walls will be	West	34.25m	(3m high plus safety Rail)
	South	20.5m	(3m high plus safety Rail)

Silage Clamp Photos



Existing Wall to the east of the clamp looking from the north _ open side



The west side of the clamp with the earth bank / bund The proposed wall will be built inside the bund with an effluent drain on the exterior of the wall as per the regulations.

2. New Building to Replace Dutch Barn

Centrally located an elderly Dutch barn houses young stock and dry cows. The barn is however in a poor state of repair and the proposal is to replace it with a portal frame building which would be larger than the barn in order to cover the current feed area. The main objective is to provide an updated facility and also reduce fouled water which accumulates on the open feed yard.

This work is encouraged by NRW in order to reduce fouled water volumes and will also be grant funded by RPW.

The proposed replacement building have a roofed area of **368m2**



View from North - The new building will be staggered to allow access from the right.



View from South showing outside feed area to be covered

4 The extension to a loose yard building used for rearing youngstock

This is an extension to a monopitch roof to cover a fouled yard area also encouraged by NRW and RPA grant funded.

The extension will follow the existing roof line making the building 3.3m wider.
The length of the extension will be 22.45m - less than the existing length of the building.
The area of new building will be 22.45m x 3.3m - 74m2



View of Loose Yard from North East



View from West

Summary

The total area proposed is 74m + 368m totalling 442m2

The silage clamp walls take up a minimal area.

The application is submitted as a PRIOR NOTIFICATION as the area is under 465m2.

Although the buildings cover livestock areas the locations are over 400m from any protected dwellings.

All buildings are within the existing footprint of the farm yard.

Will Phillips

(Agent)

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