
Design and Access Statement

**Upper Hall
Meifod
Welshpool
Powys
SY22 6HR**

Erection of replacement milking parlour and livestock building to also include a slurry lagoon and all associated works.

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1. The Proposal

The proposal is a development that will provide a modern agricultural building to replace an existing livestock building. The building will be used as a milking parlour and livestock building along with the installation of a slurry lagoon to replace an existing manure store on the existing dairy enterprise at Upper Hall, Meifod.

The application site sits to the East of the main farmstead with existing large farm buildings to the West and South. Planting doesn't form part of this application however the clients are willing to work with the authority to ensure the proposed building is screened.

The proposed building is a single storey structure of a rectangular plan layout measuring 140m by 22m and the associated slurry lagoon will measure 50m by 20m.

The proposed building will be located on the footprint of an existing livestock building along with being sited on a developed area with similar buildings sited to the East and South, therefore is compatible with the surrounding area.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

The clients are proposing a modern robotic milking parlour within the replacement agricultural building. Robotic parlours are becoming increasingly popular due to the milking time being significantly reduced, this has benefit to the farm workers along with the comfort of the dairy cows.

The building will not result in the increase of stock numbers. There are no other suitable or empty buildings on the proposed site. The building will be used by the applicants and owners of Upper Hall, Meifod.

2. Assessment of the proposal

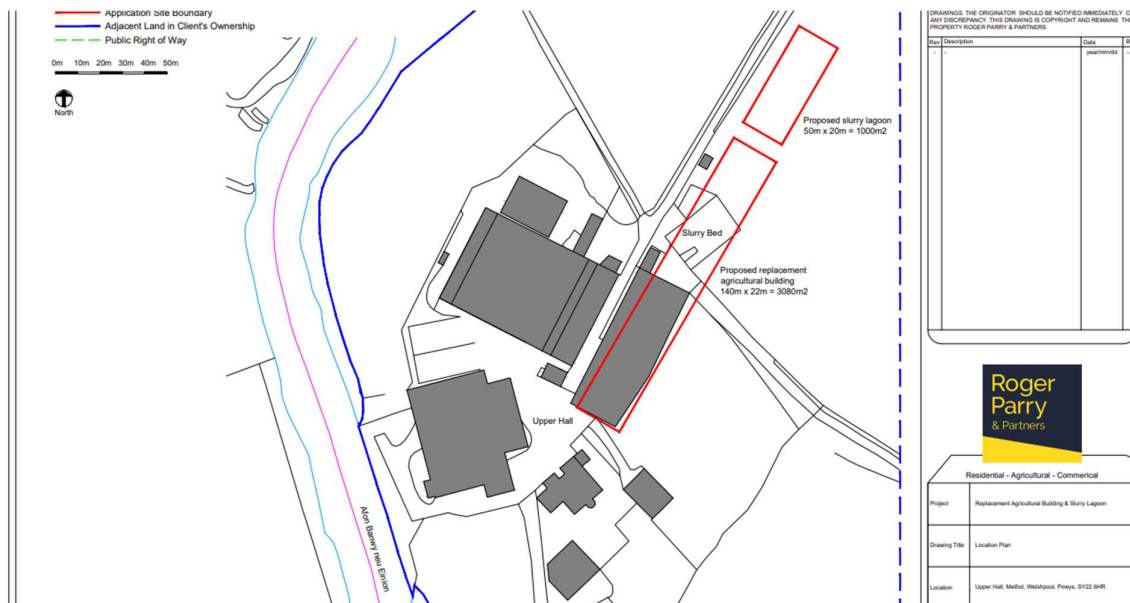
2.1 The Site



The site and farm are located on the end of a private road and is screened by surrounding buildings and existing hedgerows. The proposed agricultural building will not stand out in the surrounding landscape as it will replace an existing livestock building located adjacent the large farming complex, therefore the proposal will not have any adverse effect on the site or surrounding area.

Upper Hall comprises 83 hectares of agricultural land, the land is mainly used for arable and grazing. The proposed building will be used as a replacement milking parlour, livestock building and slurry store for the existing dairy enterprise.

The proposed building will replace an existing poor quality livestock building and will house a modern robotic milking parlour. The replacement building will not result in the increase of stock number.



2.2 Ecology

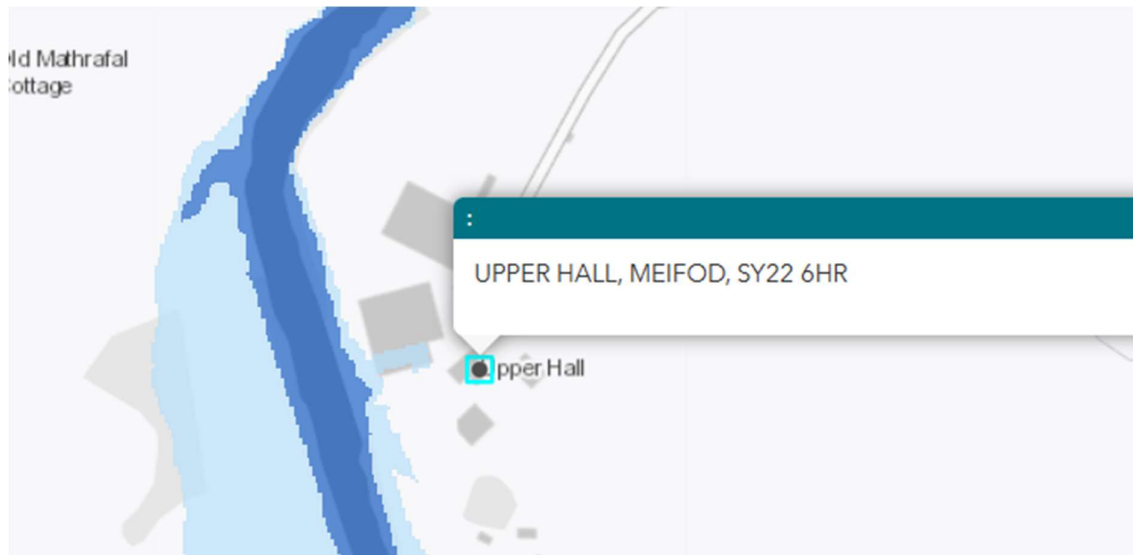
The proposed replacement building and slurry lagoon will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land which is used to access existing buildings by large machinery.

2.3 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing access and used by the applicants. There will be no increase in traffic to the site if the proposal is granted.

2.4 Flooding

The application site is located within the C2 Flood Zone. The proposed development is less vulnerable development as set out within TAN15 and the application is accompanied by a technical assessment.



2.6 Cultural Heritage Assessment

Within close proximity to the site is Mathrafal Castle, however due to the topography and established trees the proposal will not be seen within the context on the heritage asset.



3.0 Policy Context

The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities. Section 6.1.1 states “the Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.”

Policy DM13 sets out the general requirements of all development proposals. This development proposal does not fall within a specific policy as set out by the Powys Local Development Plan. Therefore for the purposes of this development, the proposal will be considered against policy DM13 of the Powys Local Development Plan (2018).

Policies DM13 and T1 of the Powys Local Development Plan (2018) indicates that development proposals should incorporate safe and efficient means of access to and from the site for all transport users, manage any impact upon network and mitigate adverse impacts.

In considering the impact upon amenities enjoyed by occupiers of neighbouring properties, consideration has been given to the adopted Residential Design SPG and LDP Policy DM13 (Criterion 11). For developments of this nature, considerations of impact upon neighbour amenities should include odour, flies, dust and noise.

Policy DM4 of the Powys Local Development Plan (2018), states that development proposals must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys Landscape.

In accordance with TAN 5: Nature, Conservation and Planning, and Powys LDP Policy DM2: The Natural Environment, as part of the planning process Powys LPA should ensure that there is no unacceptable damage to biodiversity as a result of a proposed development.

It is considered that the proposed development complies with relevant planning policies.

4.0 Conclusion

The proposal is to replace an existing poor quality livestock building with a modern agricultural building to be used for livestock housing and a rotary milking parlour, the clients are also proposing an slurry lagoon to replace the existing manure store. The proposal is essential to the existing dairy enterprise which is required to fulfil the functional need of Upper Hall Farm. The proposal will be a betterment on the existing system.

The proposed building is of an agricultural nature in appearance, single storey and would sit close to existing buildings. It is considered that any visual impact would be minimal in this context as seen from both the main road and wider landscape.

There will be no impact on the site's ecology, footpaths, listed buildings, highways or flood risk.

Approval of this application will not result in the increase of livestock.

It is therefore considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.