Design and Access Statement

Land Adjacent to Broadway Hall
Snead
Montgomery
Powys
SY15 6EB

Construction of a separate slurry lagoon and all associated works

D & S Gethin

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Roger Parry & Partners LLP
www.rogerparry.net
richard@rogerparry.net
Tel: 01691 655334

1.0 Introduction

This statement accompanies a full planning application for a new earth-banked slurry lagoon on land close to Broadway Hall, Snead. The proposed lagoon will be an addition to a large farming enterprise owned and managed by D & S Gethin, The Gaer, Forden. The applicant recently purchased 34 hectares of land adjacent to Broadway Hall and seeks to build the lagoon to help facilitate the timely, environmentally positive application of organic biofertilizer. The clients benefit from a slurry separator located at their main farmstead. Slurry separation simplifies storage and spreading, enabling reduction in air and water pollution, Separation is key for long term management and capacity of lagoons.

2.0 Requirement & Purpose of Development

2.1 The clay lined lagoon will provide additional storage capacity for the clients separated dirty water already produced by the applicant's existing dairy herd. Holding this valuable product on site on land adjacent to Broadway Hall, will enable timely and accurate application to growing crops in the spring, via an umbilical dribble bar system.

2.2 The applicant farms 1000 acres in and around Forden. The lagoon is an important element of this as it ensures that the biofertiliser is there at the optimal time for deployment. Furthermore, it evens traffic flows by allowing the lagoon to be filled over several months, rather than having to transport it all to the land adjacent to Broadway Hall within a short spreading window.

3.0 The Site

3.1 The proposed site is the corner of an arable field just off a country lane off the A489.

3.2 The nearest dwelling is in excess of 330m from the site.

3.3 Test digs found topsoil over deep clay; considered to be the perfect medium for lagoon construction, stability and longevity of operation.

3.4 The site is screened by the existing hedgerows in all directions and will be well screened from the nearby A road.

3.5 The proposed location of the lagoon was carefully considered to ensure that it utilises natural topography. The convex nature of the site minimises excavation and resulting disruption to the landscape.

4.0 Requirements of design and build

4.1 The lagoon will be approximately 100m x 40m to the outer edge of the crest and have a depth of approximately 3m.

4.2 The base of the lagoon will sit a minimum of 1m above the water table.

4.3 Separated slurry will be delivered into the lagoon at base level in order to limit agitation and aeration.

4.4 The lagoon's construction will be in accordance with BS 5502 – Building and Structures for Agriculture, code of practice and design, construction and loading; BS6031: 2009. The

construction will be undertaken within the remit of a construction quality assurance and overseen by a structural engineer.

4.5 A 1.8m high fence will be built around the lagoon. The fence will be constructed in line with HSE Agricultural Information Sheet No. 9 – Preventing access to effluent storage and similar area on farms.

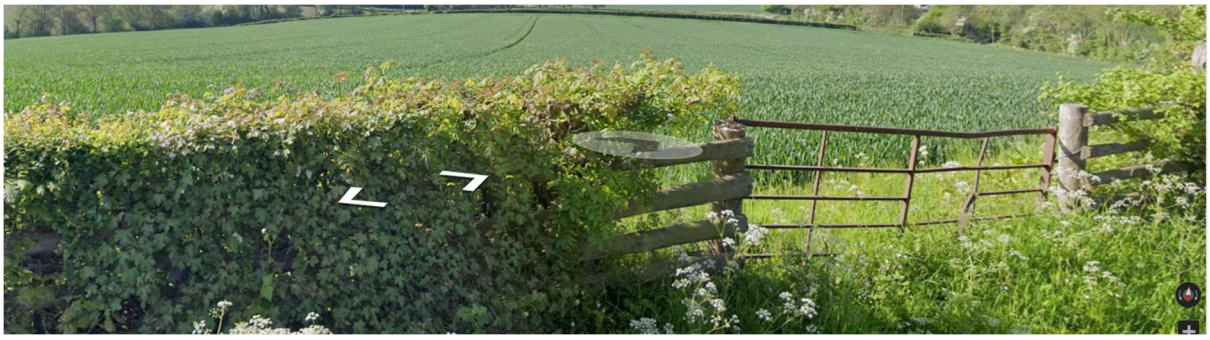
4.6 An inspection chamber will enable regular checks for any leaks under the liner.

4.7 Delivery pipes will be external to the liner and fixed to concrete pads at the top and bottom of the lagoon. Exit pipework will be installed during the construction of the lagoon with the liner welded to the exit point. The valve and connection point on the external side of the lagoon will be housed in a tamper proof locked box.

4.8 The site is predominantly clay. This is the perfect type of soil to construct a lagoon, providing maximum stability and impermeability. Internal slope gradient will be 1:1.5 and the external gradient will be minimum 1:2.

5.0 Ecology

The proposed site is an annually cultivated area of arable land, no trees or hedgerows will be affected and as such no negative ecological impacts are expected.
The proposed lagoon is sited away from land considered at risk of flooding from rivers and surface water.



6.0 Highways and Rights of way

The proposal will have no impact on the highways as the site will be accessed by an existing access off the country lane just off the A489 already used by the applicants. There will be no increased traffic to the site if the proposal is granted. The proposal will benefit traffic flows by spreading out existing movements over several months rather than several days. In addition, it will avoid the risk of soil being dragged onto the road as is currently possible when tankers spread biofertiliser direct to field and then return to the carriageway.

There are no public rights of way on or adjacent to the proposed site, making it secure from a public safety aspect.

7.0 Impact on Neighbouring properties

7.1 The proposed lagoon will not be visible due to the existing hedgerows and field contours that will mask the lagoon from the road and local properties.

8.0 Planning Policy

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."

8.1 Local Planning Policy

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.

Conclusion

The proposal is for a new lined earth-banked slurry lagoon on land adjacent to Broadway Hall, Snead, which is required to fulfil the functional need of the farming business and will have a positive environmental effect. The lagoon is appropriately sized for its purpose and has been positioned and designed with the surrounding environment in mind and as a result there will be no unacceptable adverse impact on the local amenity or the natural, built and historic environment. The proposal will not result in the increase of livestock.

The proposal has been demonstrated as compliant with both National and Local planning policies.

It is considered the proposal will have no adverse effect on the surrounding landscape, ecology or highway network, we therefore politely requested the application is supported.