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# Design and Access Statement

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**Land Southeast of Vons View  
Upper Sarnau  
Llanymynech  
Powys  
SY22 6QW**

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Construction of a slurry lagoon and all  
associated works

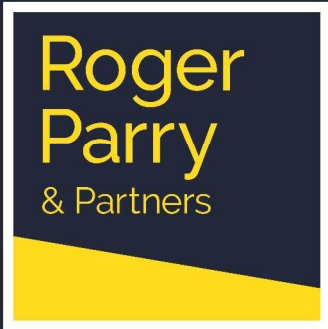
TG Phillips

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**Roger  
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## 1.0 The Proposal

This design and access statement has been provided to explain the design principles and concepts that have been applied to the development, and how issues relating to the access to the development have been addressed.

The proposal is for full planning permission for the development of a slurry lagoon to be sited on land adjacent to Vons View, Llanymynech. The proposal will not result in the increase of livestock numbers. It will be used to store slurry produced by the existing livestock at Burgedin Farm to ensure compliance of regulations relating to the storage and spreading of slurry.

The lagoon will measure 60m by 35m surrounded by an earth bund that will be 9.5m wide and 2m high above ground level. Internally the lagoon will be excavated to 3m below ground level allowing for the correct storage capacity.

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

### 1.1 Need for Proposal

The purpose of the proposed development is to provide essential storage of slurry produced by the existing livestock. Calculations have been done which show that the current amount of slurry storage at the farm is not enough to comply with regulations. This means that currently slurry is being spread all year round or whenever space runs out. A new slurry lagoon, as proposed, will allow for more efficient storage, use and spreading of the slurry when the land needs it.

To provide the correct capacity as per the calculations carried out the lagoon needs to allow for a minimum of six months storage. The development has been designed to fit this brief and the proposed lagoon will have capacity for up to 6717m<sup>3</sup>.

The site on which the proposed slurry lagoon will be installed is currently used by the applicant to store manure/slurry on the land. The lagoon will provide a betterment of the site by allowing the slurry to be stored correctly and reduce run off potentially causing unnecessary environmental damage.

The applicant is currently having to transport slurry from the farm to the site and then spread it on surrounding fields, this is often done in only partly full loads due to the need for extra storage capacity. The proposed lagoon will reduce traffic movements to and from the site as it will allow for full tanker loads to be taken as there will be appropriate capacity to store it.

## 2.0 Site and Surrounding Area

The application site is located within the community council area of Llanymynech and is situated within the open countryside as defined by the adopted Powys Local Development Plan (2011-2026). The proposal will be sited on greenfield land that is currently heavily farmed.

It is acknowledged that the proposed slurry lagoon would not likely have a major visible impact from the public highway due to the lay of the land and existing tree and hedgerows. Also, the earth banks that surround it will only be 2m above ground level so minimal impact will be caused. The location of the proposed lagoon has been carefully considered, in order to ensure it has a minimal landscape and visual impact.

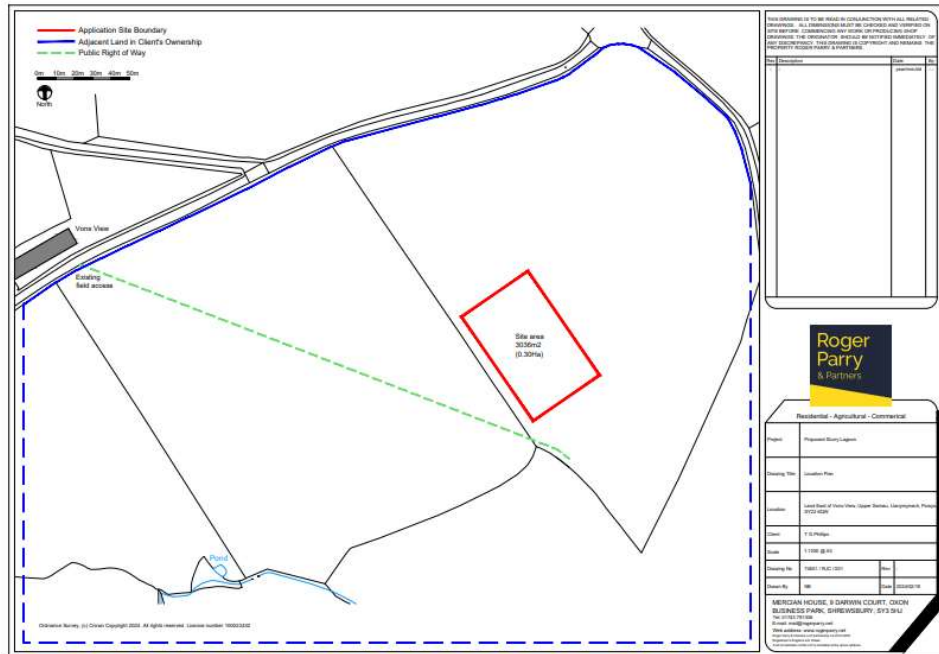
The site has been chosen as it is the only appropriate area in terms of the topography of the land. The site is a large flat area of agricultural land which is needed to provide a suitable slurry lagoon. The majority of land owned by the client is of undulating topography and therefore would not be acceptable as a proposed location. Also, as the farmstead is a distance from the site and surrounding fields where the majority of the slurry is spread on, it will reduce the traffic movements from large farm machinery.

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. There is no potential for the development to result in any overbearing or overshadowing impacts.

With regard to the landscape impact of the development proposed, reference is made to LDP Policy DM4. It is considered that the proposal would be an essential addition, which would not cause any adverse impact upon the landscape. As such, it is considered the development proposed would not cause any unacceptable impact upon the character of the surrounding area.

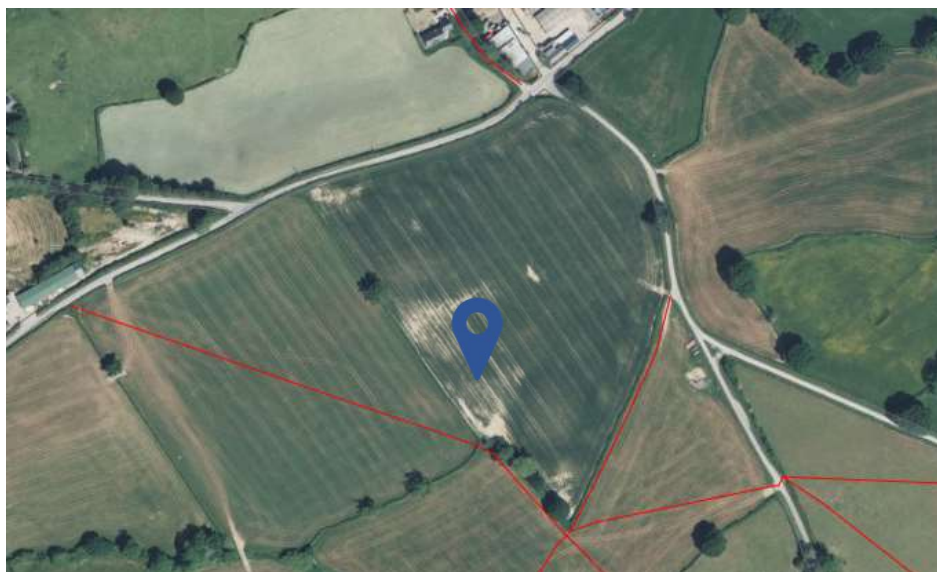
Additional planting is proposed in the form of a large group of native trees to the northwest of the site which will result in biodiversity net gain.

Access to the site will be through an existing entrance into the field, east of the site.



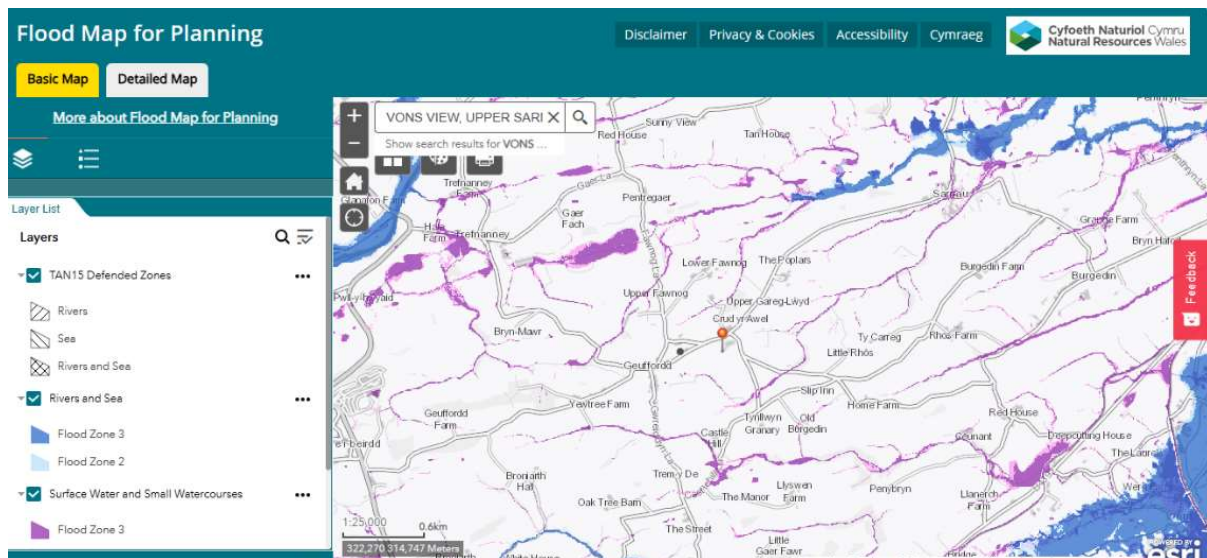
## 2.1 Existing Rights of Way

There are no footpaths on the site or within the field that the lagoon is proposed. There are footpaths adjacent to the field nearby; the development will not effect, disturb or cause obstruction to these footpaths and access will be available at all times.



## 2.2 Ecology

The proposed development would be sited on agricultural land that is heavily farmed, which would be considered to be of low ecological value. Due to the nature and location of the proposed site it is not considered that the development would detrimentally impact any European Protected Species such as bats or great crested newts within the vicinity of the site. As a consequence, it was not deemed necessary or reasonable to request the submission of a Preliminary Ecological Appraisal to support the application.



## 2.3 Flooding

The application site is not located within the Natural Resources Wales flood zone for rivers as well as small watercourses and surface water.

## 2.4 Highways

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

## 2.5 Heritage Assets

There are no listed building or heritage assets on or adjacent to the site. The closest listed is over 500m to the west of the site and will not be impacted by the proposal.



## 3.0 Planning Policy

The policy framework for the consideration of agricultural developments 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.”

### 3.1 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.



## 4.0 Conclusion

The proposal is for the construction of a slurry lagoon to provide additional storage for slurry produced by the existing livestock.

Burgedin Farm is a successful farming enterprise focusing on dairy production, meaning the development of the slurry lagoon is acceptable in principle since it relates to a well-established agricultural enterprise.

The proposed development will not result in the increase of livestock numbers, nor is it the result of an increase of stock. The clients require the proposed lagoon to ensure they are compliant with the latest slurry storage and use regulations.

The design, layout, scale and materials of the new development harmonises with the locality and wherever possible maximised energy efficiency. The existing natural landscaping effectively screens and reduces the visual impact of the proposed slurry lagoon. The earth bund that will surround it, will assist in making it blend in with the landscape.

Under Planning Policy Wales 'Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.'

This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.