
Planning, Design & Access Statement

Land to the East of Pool Quay
Pool Quay
Welshpool
Powys
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Erection of slurry store and all associated works

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1.0 The Proposal

This statement accompanies a full planning application for the new slurry store on the Land to the East of Pool Quay, Welshpool. The proposed store will be an addition to a large farming enterprise owned and managed by Court Calmore Farms Ltd. The applicant recently purchased 153.89 acres of land adjacent to the A483, Pool Quay and seeks to build the store to help facilitate the timely, environmentally positive application of organic biofertiliser. Planting doesn't form part of this application however the client is willing to work with the authority to ensure the proposed store is screened.

The proposed store will be 6.06m high and 38.993m wide. The proposed materials to be used are metal walls 6.06m high and will be open above, with a cover the store. The site will be accessed from an existing agricultural track of the A483.

The proposed store will be located adjacent to the agricultural track 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.

1.1 The Objective

The aim of slurry storage is to improve water quality and help mitigate climate change by ensuring sufficient slurry capacity is available for the farming enterprise of Calcourt Farms Ltd for the equivalent livestock units housed over the different farms farmed.

The storage will allow the plant nutrients within the slurry to be used more efficiently and reduce the needs for inorganic fertilisers, thereby reducing greenhouse gas emissions and the potential for the leaching of nutrients to the water. This benefit will further be increased as the proposal includes a covering which will mitigate the addition of rainfall to the slurry, stopping it becoming diluted and reducing the volume.

The proposal will not result in the increase of livestock. It will be used to store slurry that is already produced on the farm and will provide extra storage to ensure it is only spread at the correct and recommended times of the year.

The proposal will be designed and built in line with The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

The slurry store will provide additional storage capacity for the client's slurry produced by the applicant's existing dairy herd. Holding this valuable product on site on land adjacent to the A483 will enable timely and accurate application growing crops in the spring via an umbilical dribble bar system.

The applicant farms 2,500 acres in and around Welshpool. The store is an important element of this as it ensures that the biofertiliser is there at the optimal time for deployment.

2.2 Ecology

The proposed slurry store 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. No trees will be affected and as such no negative ecological impacts are expected.

A Preliminary Ecological Appraisal accompanies the application which concludes that the proposal can be constructed and operated without causing any adverse ecological impacts.

2.3 Highways

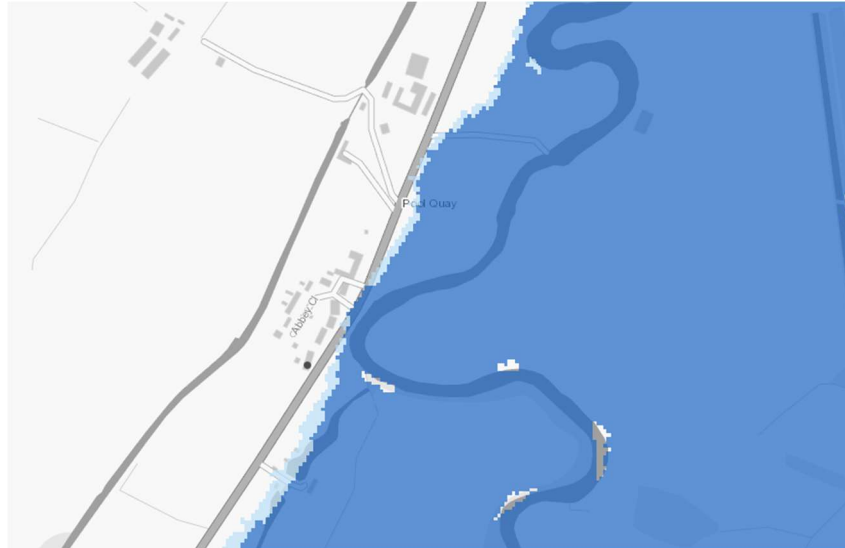
The proposal will have no impact on the local highway network as the site will be accessed by an existing access off the A483 and which is already used by the applicants. There will be no increased traffic to the site if the proposal is granted. The proposal will benefit traffic flows by spreading out 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 the field and then return to the carriageway.

The proposed store will only store slurry produced on the Applicant's farms – it is confirmed that no 'third party' slurry will be stored on the site.

Access will be gained to the site by the two existing access's from the A483, in which have been established for a number of years. The southernmost access from the A483 questioned in the previous application was already established before the applicants purchase of the land.

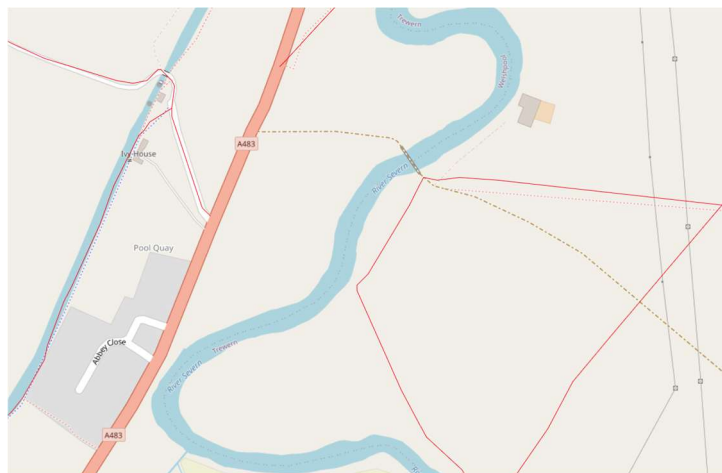
2.4 Flooding

Since the previous application, the site has had a slight change of location to take it out of the flood plain. Following a site visit the proposed store is at low vulnerability of flooding. Due to the nature of the proposed being an agricultural slurry store, no pollution will be emitted from the store, from it being covered additionally. The applicant accepts the risks associated with development close to Flood Zone 3. The river level is monitored by the applicant and additionally flood alerts are received from NRW to reduce further risk.



2.5 Footpath

There are no public rights of way on the proposed site. All nearby footpaths will be unaffected by the development and the applicant will ensure access remains available at all times.



2.6 Cultural Heritage Assessment

Whilst there is a cluster of listed buildings located approximately 120m to the west and north-west of the application site, in this case there would be no adverse or harmful impacts upon their setting owing largely to the busy A483 Trunk Road which exists in-between.

The proposal is an agricultural development on agricultural land within an agricultural setting. As such, the proposal will not be an 'alien' feature within the locality and it does not have the potential to cause any harmful impact upon the setting of the nearby listed buildings.

The below image confirms the locations of the listed buildings (blue dots) within the application site's vicinity.

and character such as building materials, form, colour and texture. The policies also require that new development shall be to detrimental impact upon the residential amenity of neighbours.

3.2 National Planning Policy

Chapter 4 of Planning Policy Wales (PPW) recognises the countryside as a dynamic and multi-purpose resource which requires the careful balancing of goals and needs. Whilst respecting the principle of exercising strict control over development in the open countryside, it is important given the nature of Powys and its rural economy that the Plan supports development proposals which are appropriate to the location, and which sustain and enhance the working countryside. In particular PPW advocates a constructive approach to agricultural development and to rural diversification particularly for business re-use of farm buildings (7.6.5 PPW). All new development in the open countryside should respect the character of the surrounding area and be of appropriate scale and design.

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.”

4.0 Planning Policy Assessment

At all levels of planning policy there is a strong commitment to agriculture to provide necessary resources for correct storage of farmyard manure in line with the guidelines.

The acceptability of the Proposed Development is therefore influenced most by the details of the proposal and its associated impacts.

In summary, the planning considerations for the covered slurry store at land to the East of Pool Quay are identified below and considered in turn:

- The principle of the development.
- Landscape and visual impacts.
- Nature conservation and biodiversity.
- Historic environment and heritage assets.
- Residential amenity.
- The highway network and access.

4.1 The Principle of the Development

The land to the East of Pool Quay is located outside Welshpool and as such is in the countryside where new development is strictly controlled. However, the Welsh Government and Local Planning Authority have a commitment to the provision of allowing new buildings for agricultural use.

The application site is technically suitable for this covered slurry store proposal being open and level, close to the existing farm building without any major impact to the existing infrastructure at the land at Pool Quay. It is considered that this is an appropriate location for this type of development and that it complies with the relevant criteria of policies.

4.2 Landscape and Visual impacts

It is concluded that the proposed development would not have a significant landscape or visual impact, as it will sit adjacent to existing buildings and with the backdrop of the established farmyard. Thus, the proposed development complies with criteria of policy.

4.3 Natural Resources Wales Assessment

The proposal is for a slurry store with metal walls, covered with a cover that will ensure the enterprise has sufficient storage space to store the farmyard slurry produced by the current livestock across the Calcourt Farms Ltd business. A new slurry store will allow for more efficient spreading of slurry when the land requires it most rather than having to spread all year round. The proposal will not increase existing stock numbers.

5.0 Conclusion

The proposed covered slurry store would provide essential slurry storage which is required to fulfil the functional need of the farming enterprise of Calcourt Farms Ltd and will have a positive environmental effect. The slurry store is appropriately sized to 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 is of an agricultural nature in appearance 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 and highways.

The proposal will not result in the increase of livestock on the farm. It is needed to store slurry in line with regulations and recommendations given by the Government.

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