



Planning, Design & Access Statement

Proposal	Covered Silage Pit
Site	New House Farm Bodenham Hereford Herefordshire HR1 3JD
Client	Mr G Monkley
Prepared By	McCartneys LLP Chartered Surveyors Planning Consultants & Project Managers 54 High Street Kington Herefordshire HR5 3BJ Mr L Price BEng (Hons)
Date	July 2022

Introduction

This design and access statement is submitted in support of a full planning application for a covered existing silage pit at New House Farm, Bodenham.

The building will cover an existing silage pit which is situated within the farmyard at New House Farm.

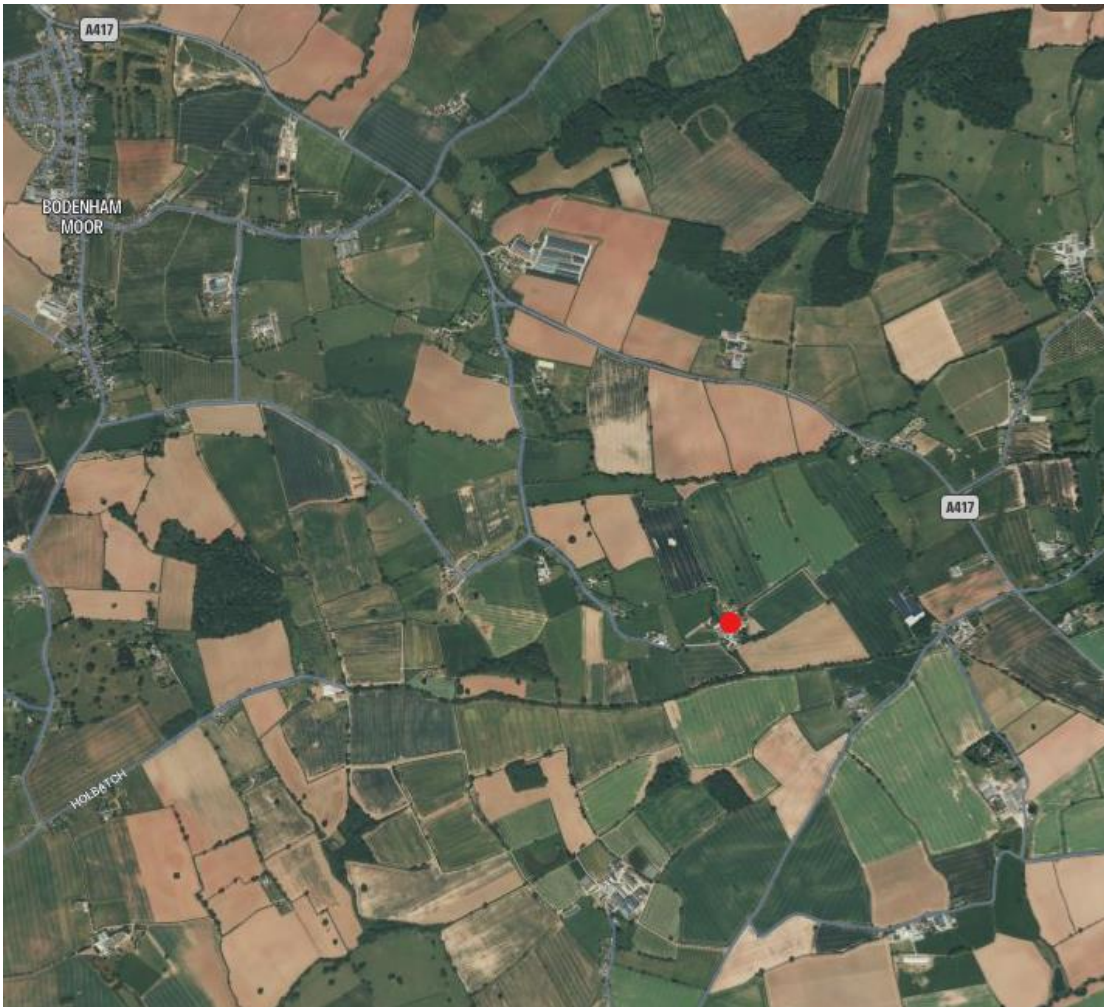
The covered silage pit is required for storing pit silage, for feeding the livestock during the winter. The proposed development will provide a modern storage facility for the pit silage to consolidate the existing farm operations at New House Farm, Bodenham.

Context Analysis

Site Location

The application site is located to the south east of Bodenham Moor, approximately 9.0 miles north of the city of Hereford. The site is in a rural location with only a few sporadic rural properties situated near the site. The proposed site is situated within the existing active farm yard of New House Farm.

The approximate location of the application is highlighted in red below.



Photograph 1 – Grid Reference Finder Image

Access

Access to the site is currently obtained from an unclassified no through road which leads from the A417 to the site. New House Farm is at the end of the no through road.

Use

The use of the building is for storing clamped silage, used for feeding livestock.

Scale

Length:	36.6m (120 ft)
Width:	14.6m (48 ft)
Height to Eaves:	6.1m (20ft)
Height to Ridge:	8.2m
Floor Area:	534.4 m ²

The proposed size of the silage pit will allow the existing silage pit to be covered. The height of the building is appropriate and in keeping with the surrounding buildings. It will trailers to be tipped within the building, and for the silage to be rolled by tractors / machinery before the pit is clamped

Materials

Three sides of the silage pit will have mass concrete panels up to 3.05m (10ft) height, and open above the panels. The front of the building will be completely open.

The roof will be covered with grey fibre cement roof sheets.

The materials used are in keeping with a building of this nature and the surrounding buildings in the farm complex.

Character

The building is in keeping with the character of the surroundings as it is situated within an existing farmyard complex, and the scale and materials used are in keeping with the surrounding buildings.

The Natural Environment

The proposed construction works will not impact upon any existing buildings, or affect and trees, hedgerows, or ponds. The proposed development is considered to be of relatively low-ecological value and as such no ecological survey has been undertaken as part of this application.

The proposal will not cause an intensification of farm operations at the holding. This includes for no planned increase in livestock numbers or quantity of pit silage held at the holding.

No additional manure will be created or stored at the holding as a result of the development.

The proposed development will allow the storm water to be captured on the roof of the building, to be managed appropriately by diverting it into

the existing storm water drainage system. This will reduce the amount of local nutrient run off around the farm, and reduce leaching into the River Lugg catchment.

Any effluent/liquid waste created by the use of the development will be stored with the covered silage pit and managed within the existing processes in accordance with SSAFO Regulations (England) and Cross Compliance Regulations. No additional phosphate pathways will be created.

Public Right of Way

There are no known public rights away within or adjacent to the proposed site. To the south of New House Farm is a bridleway running in the east to west direction. The proposed development does not impact this bridleway.

Flood Zone

A review of Flood Map for Planning identifies that the application site is located within Flood Zone 1, and therefore is very unlikely to flood.