STATEMENT

IN CONNECTION WITH

CONVERSION OF CATTLE BARN TO GRAIN STORE, TOGETHER WITH ASSOCIATED ALTERATIONS, LOCATION OF EXTERNAL GRAIN HANDLING/DRYING EQUIPMENT ADJACENT SOUTH-WEST ELEVATION OF GRAIN STORE and LOCATION OF GENERATOR

AT

WESTFIELD FARM,
UPPER WOODFORD,
SALISBURY,
WILTS SP4 6PG

FOR

M & R HOSIER LIMITED

(REVISION - 8 DECEMBER 2023)

The Applicant and the Farm

The applicant own and manages approximately 512 ha (approximately 2,000 acres) from the C.42 public highway, through the village of Upper Woodford, up to the A.303. as shown on attached Plan 1

The Agricultural Holding Number is 45 242 0011.

The holding includes Boreland Farm close to the residential area of Upper Woodford

The land is primarily cultivated for grain production and grassland but with tree belts tree clumps characteristic to the area.

The landscape is characterised by undulating contours and numerous tumuli, earthworks, etc. around which the applicant works.

The applicant is well aware of the archaeological significance within the area and farms accordingly.

World Heritage Site

Westfield Farm is located within the World Heritage Site approximately 100 mm from the south-west boundary. refer to Plan 2

The impact of the proposal is discussed later.

Present Grain Handling and Drying facilities

The grain handling and drying facilities for the Farm are located at Boreland Farm, which is close to the C.42 and very close to the residential area of Upper Woodford.

The grain holding capacity at Boreland Farm is approximately 1,900 tonnes.

Need to Re-Locate Grain Handling and Storage Facilities

The present grain handling and drying facilities are located at Boreland Farm close to the built-up area of Upper Woodford.

When the grain is being brought in and going through the dryer, it causes noise disturbance to the surrounding residential properties. Also with dust extraction, etc the air quality around the complex is not appropriate in a residential area.

Working within the grain store is not a pleasant environment and the drying equipment is coming to a stage where replacement is necessary.

The benefits of the grain handling and drying facilities at Westfield Farm will mean that the residents of Upper Woodford will not have the disturbance of noise and dust throughout the year. Operations of a grain store are not restricted to harvest time only

The applicant will then be able to hold the harvest produced on the Farm, avoid off-site transport with associated costs and cost of storage at Trinity Grain. This would mean the applicant could also take advantage of the grain markets, whereas at the moment they have to sell surplus grain immediately off the Farm, perhaps not at an optimum price,

The relocation of the grain handling and drying away from the village will improve the environment to the surrounding area.

Outsourced Grain Storage

The 2023 harvest will produce in the region of 2,500 tonnes which is now a regular occurrence and at present it is necessary to consider outsourcing grain storage.

Surplus grain is transported from Boreland Farm to Trinity Grain at Rollestone crossroads – a distance of approximately ten miles, with articulated bulk grain lorries.

The use of the Trinity Grain facilities is not ideal for the applicants; there are occasions where delay in off-loading grain causes delays.

On occasions Trinity Grain have not been able to procure bulk grain lorries to move grain off the premises at a time suitable to the applicants and in order to prevent delaying the progress of the harvest it has been necessary to take the grain by tractor and trailer to the store. This is an extra task for the farm staff and involves twice the number of vehicle movements on the local road network during busy summer holiday season

Bulk lorry deliveries into Trinity Grain always take precedent over tractor and trailers, the turn around on journeys can be considerable. The tractor and trailer is therefore not available to assist the combine.

Also with the grain stored at Trinity Grain they are encouraged to market the grain through the grain traders for the company, rather than trade as the applicant would prefer

It is therefore clearly apparent grain production at Westfield Farm requires better facilities and holding capacity within the Farm, and the ability to achieve maximum return at a time suitable to the applicant and in order to prevent delay.

Proposals in General

Existing Barn

The building subject to conversion was previously covered cattle housing, associated with a dairy, which closed in 2004. The building has since been used for storage and occasional sheep penning

Outside the building, the area is concrete and further to the south-west are concrete panels around the original silage clamp.

It should be noted that the application site has had major ground disturbance in the past for foundation bases, post bases, concrete surfaces and the area around the barn referred to in the application is laid to concrete.

Due to this disturbance it is considered unlikely that there will be any artefacts of interest disturbed by the proposal.

The agricultural building to be adapted into the grain store is approximately 36 m x 25 m and will be sub-divided into various holding 'bins', access to which will be on the south-east side of the building.

The alterations required to the existing building will be -

Replacement of Yorkshire boarding with profile sheeting, colour Moorland Green

Removal of the fully ventilating ridge and replacement with closed ridge

Insertion of roller doors to access holding 'bins' on south-east side

Concrete grain panels to a minimum 4 metres above the south-west corner of the existing barn.

There will be no extension to the barn structure.

The grain holding capacity of the adapted barn is estimated at 2,750 tonnes

It is considered the above works can be carried out under Part 6 Class A of the General Development Order 2015 therefore the matter is in relation to the grain handling equipment.

External Plant

The new grain reception and drying/cleaning plant will be located externally on the concrete apron to the south-west side of the building.

The grain will be deposited onto a horizontal conveyor, it will then, via elevators, go through the grain dryer/cleaner and eventually be deposited in the appropriate holding 'bin' within the building.

The height of the grain elevator will be 4.92 m above the ridge of the existing barn.

The dryer/cleaner, including guard rails, will be approximately 3.59 m above the ridge level of the existing barn.

The grain reception trench will be covered in a portal framed building to protect the conveyor.

The south-west and north-east gables of the barn will be clad in profile sheet, colour Moorland Green

The dryer/cleaner and elevators will be galvanized

The fan noise level emissions from the fans are –

at 10m - 67.9db, at 50m - 53.9db at 100m - 47.9db

Generator

The Farm does not have the benefit of three phase electrical supply at this location. It is therefore necessary to locate a generator close to the plant – this will be in the form of enclosed machinery.

The dimensions of the generator will be -

width – 950, length – 2650, height – 1450.

Noise levels are given as 72 db at 7 metres.

There are no protected buildings within 400m from the plant, dwellings to the North of the plant are agricultural dwelling associated with the Farm.

This location will therefore have no detrimental impact on any non-agricultural dwelling and as discussed later any impact on the enjoyment of users of the public footpaths

The new complex will allow re-distribution of labour, as the plant can be remotely operated whereas at present staff have to be at Boreham Farm all the time that the plant is running.

Stonehenge World Heritage Site

The relevant local document is the Wiltshire Core Strategy, Adopted January 2015, and our attention is drawn to Core Policy 59 of that Policy, relating to 'Stonehenge, Avebury and Associated Sites World Heritage Site and its Setting'.

Wiltshire's World Heritage Site (WHS) is a designated Heritage asset of the highest International and National significance and because of this, the exceptional qualities are considered to be of Outstanding Universal Value, established in 1986 on UNESCO World Heritage List.

Stonehenge Management Plan was prepared 2009 and a Statement of OUV for the site was agreed in 2013.
The criteria set out in Core Policy 59 states the following -

The Outstanding Universal Value (OUV) of the World Heritage Site will be sustained by -

i) Giving precedent to protection of the World Heritage Site and its Setting

ii) Development not adversely affecting the World Heritage Site and its attributes of OUV. This includes the physical fabric, character, appearance, setting or views into or out of the World Heritage Site.

iii) Seek opportunity, support and maintain the positive management of the World Heritage Site through development that delivers improved conservation, preservation and interpretation and reduces a negative impact of roads to traffic and visitor pressure.

iv) Requiring development to demonstrate that full account has been taken of the impact on the World Heritage Site and its setting. The proposal will need to demonstrate the development will have no individual, cumulative or consequential adverse effect on the site and its' OUV.
Consideration of opportunities for enhancing the World Heritage Site and sustaining its OUV should also be demonstrated. This will include proposals for climate change mitigation and renewal energy schemes.

Impact on the Outstanding Universal Value (OUV) of the World Heritage Site

In assessing the proposed grain handling plant in relation to the Stonehenge Monument itself, the Monument is approximately 3.2 km (5.12 miles) north of the application site.

By observation of ground contours, the application site is approximately 103 m above Ordnance Datum and the Monument itself is approximately 98 m above Ordnance Datum.

By viewing the landscape from Rox Hill Clump, which is an elevation of 129 m above O D, it can be seen that the undulating land between the two locations and the tree lines and clumps of trees screen any potential view from the Monument to the application site.

We are therefore concerned now with the impact on the landscape of the grain handling plant.

The digital survey supporting the application indicates a tree belt to the north-west of the grain handling plant subject to the application and indicates a tree height of average 120.00 m and although the trees cannot be considered permanent, they are an established tree belt and a feature in the landscape.

The apex of the grain store is 111.27 m. The maximum height of the elevator of the grain handling and drying plant is given at 116.19 m above O D, approximately 4.92 above the ridge, but approximately 3.81 below the height of the tree belt.

We remind ourselves that Westfield Farm is within approximately 100 m from the South West boundary of the World Heritage Site therefore consideration of ii] , iii] and vi] is necessary of Policy 59

ii] The site is within a collection of farm buildings which visually cause no adverse impact of the landscape the nearest public viewing possibility is approximately 1 km to the South West .The location has no physical fabric of historical relevance that would be affected by the proposal

iii] This proposal will remove the need to travel through the World Heritage Site with bulk grain articulated lorries therefore providing a positive benefit . All vehicle movements during harvest will take place within the Holding

iv] Other locations for the Grain barn and Handling Plant have been looked into but this will be new structures for grain barn and plant with access tracks, reuse of redundant buildings already served by good roads is considered to address to the issues raised

Views from Public Footpaths and Highways

There are several footpaths and highways around the Farm holding which could be considered vantage points for viewing the landscape.

Access to the Farm is via WFOR.9 running from Upper Woodford towards the A.360 and has an elevation of approximately 121 m above O D. This public access road is outside the World Heritage Site but has views into the World Heritage Site.

The access way has intermittent high hedges and tree clumps.

Consideration has also been given to Footpath WCLA.2 to the north-east of the application site and can be referred to as 'Springbottom' where observation of levels indicate that it could be 71 m A O D, but between the application site and Springbottom Farm location there is undulating ground and tree belts which provide no opportunity to view the complex from Springbottom.

To the north-west of the application site is a public footpath crossing the applicant's land from Druids Lodge to Normanton Down and eventually onto Stonehenge, which when compared with the level of the application site at 103 m O D, the levels of the footpath fluctuate between 112 – 84 m but direct views from the footpath are restricted by the contours of the ground as well as an established tree belt immediately to the north-west of the application site.

Reference has been made to viewing the landscape from Rox Hill Clump but this location has no public access.

The monument in closest proximity to the application site is Lake Down Barrows, located approximately one-third of a kilometre north-east of the site on adjoining owner's land.

Photographs attached show views from Lake Down Barrows towards the site and it can be seen the east side of the building will be exposed to this view and the dryer will protrude above the roof line, but with a backdrop of other buildings and silage plant, together with the tree belt on the south-west side of the complex, it is considered the structure will mask the upper section of the dryer. These views are not from a public access location.

It is therefore considered the proposals will have no detrimental impact on public views into the OUV.

Conclusion

1) The removal of the grain store/drying and cleaning plant from Boreham Farm will be a positive improvement to the residential area.

2) Re-use of suitable redundant farm building is considered to be a practical solution, not in a visibly isolated location and served by existing roads/tracks.

3) The World Heritage Site and the impact on its OUV has been a key consideration in the adaptions of the existing building and location of external plant and on balance it is considered the introduction of the dryer, where a section will be above the roof of an existing building but within the Farm complex. It will not have a detrimental impact on views from the Lake Down Barrows monument located on private land.

4) There will be negligible or minimal impact on views from public vantage points.

5) Noise levels from the plant at 100 metre radius will be equivalent to light traffic and should not be detrimental to wild life when taken into context with the actions of harvesting.

Schedule of Supporting Information and Documents

1. Farm Plan
2. World Heritage and OUV Plan
3. Google Map relating Stonehenge Monument to Westfield Farm Site.
4. Contour Plan
5. Rights of Way around Westfield Farm site.
6. Plan showing 3 kilometre radius to Boscombe Down Airfield
7. Plan showing fan noise levels at intervals of 10, 50 and 100 metres.
8. Details of Generator

Landscape Photographs

9. Map indicating vantage points from WFOR.9
10. Position 1 on WFOR.9 looking towards Westfield Farm, with enlargement.
11. Position 2 on WFOR.9 looking towards Westfield Farm, with enlargement.

12 Position 3 on WFOR.9 with private road, including enlargement.

13 Position 4 on Farm road, north-west of site, with enlargement.

14 View From Rox Hill Clump (not public access)

14a. View from Rox Hill Clump with location of Lake Down Barrows indicated.

14b. Views from Lake Down Barrows, looking towards application site. All photos enlarged refer to location pattern for position.

Location 1 at the side of the Barrow

Location 2 further away from Barrow group with ground sloping away

Location 3 being the other side of the earthwork ditch (linear boundary)

Location 4 on lower side of the linear boundary.

Photographs of Farm Building to be converted

15 At access from Farm road.

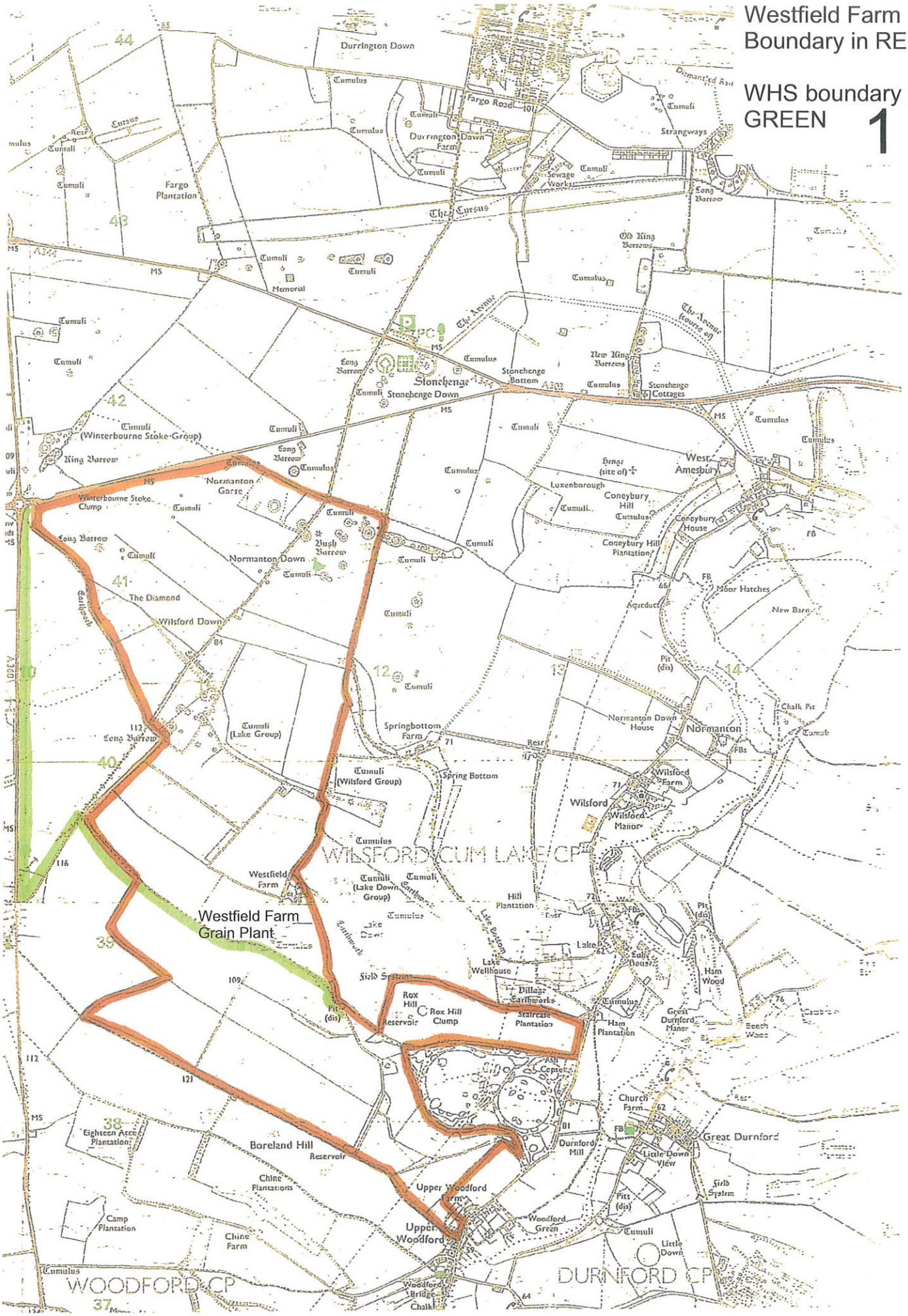
16 South-west elevation

17 South-west elevation

18 South-east elevation.

19 North-east elevation.

20 North-west elevation


Westfield Farm
Boundary in RED
WHS boundary in
GREEN
1
Westfield Farm
Grain Plant
WILSFORD CUM LAKE CP
WOODFORD CP
DURNFORD CP
Stonehenge
Stonehenge Down
Durrington Down
Fargo Plantation
Normanton Down
Wilsford Down
Normanton
Wilsford
Great Durnford
Upper Woodford
Boreland Hill
Rox Hill
Rox Hill Clump
Westfield Farm
Springbottom Farm
Coneybury Hill
West Amesbury
Lake
Durnford Mill
Woodford Green
Woodford Bridge
Chalk
Little Down
Ham Wood
Ham Plantation
Great Durnford Manor
Church Farm
Lake House
Lake Wellhouse
Hill Plantation
Stairease Plantation
Eighteen Acre Plantation
Chine Plantations
Camp Plantation
Chine Farm
Coneybury House
Coneybury Hill Plantation
Normanton Down House
Wilsford Farm
Wilsford Manor
Spring Bottom
Normanton Gorse
Winterbourne Stoke Clump
Bush Barrow
The Diamond
Fargo Road
Strangways
Old King Barrows
New King Barrows
Stonehenge Bottom
Stonehenge Cottages
Durrington Down Farm
Sewage Works
Luxenborough
Moor Hatches
New Barn
Beech Wood
Field System
Pits (dis)
Chalk Pit
Tumuli
Cursus
The Avenue
Earthwork
Lake Bottom
Lake Down
Dillas Earthworks
Ash Copse
Little Down View
Woodford Bridge
Upper Woodford Farm
Tumuli (Winterbourne Stoke Group)
Tumuli (Lake Group)
Tumuli (Lake Down Group)
Tumuli (Wilsford Group)
King Barrow
Long Barrow
Memorial
Henge (site of)
Aqueduct
Tumulus
Reer
FB
MS
PC
A303
A344
A360
A345
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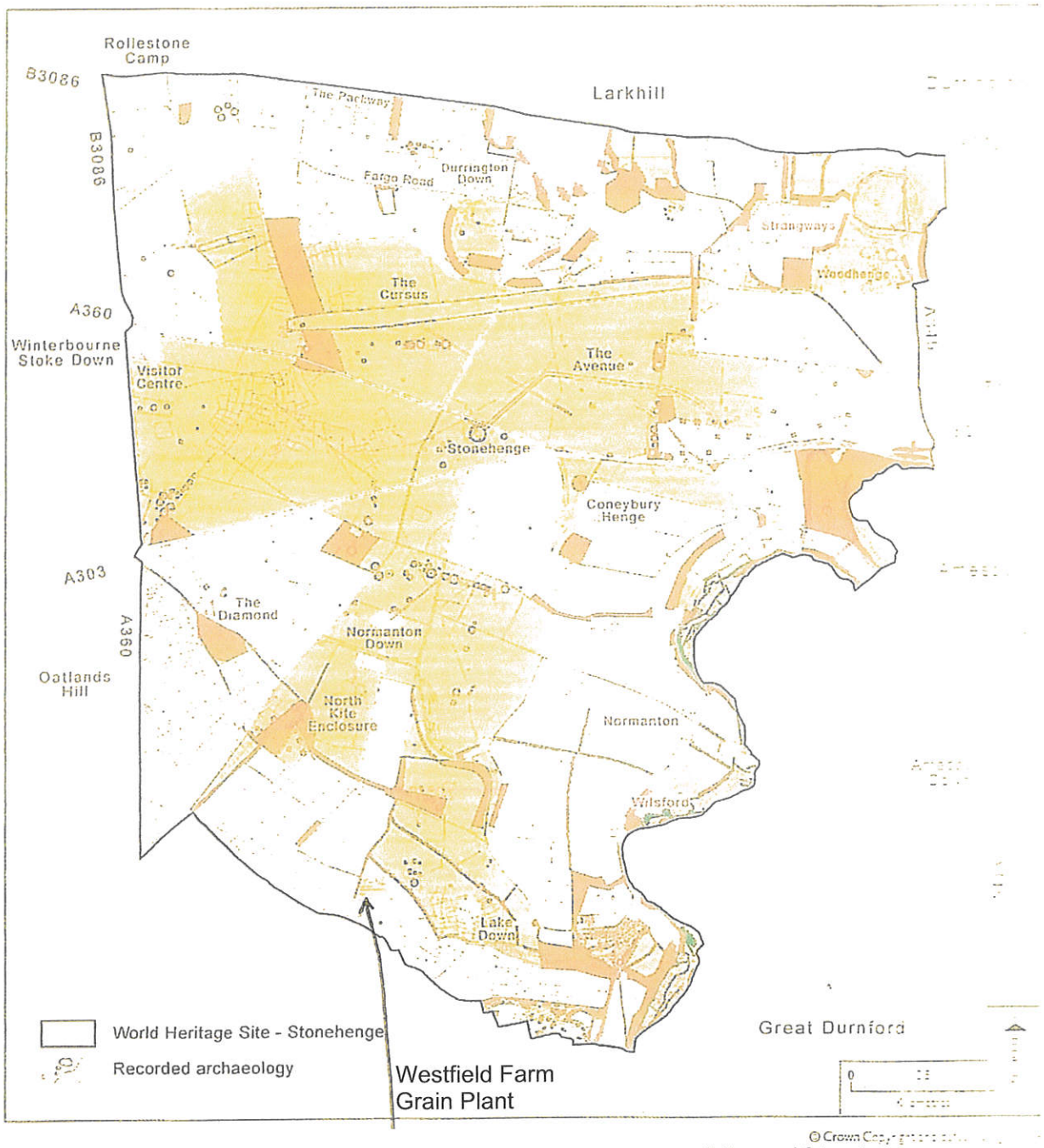
Map 3: Stonehenge - Archaeology and land use

2



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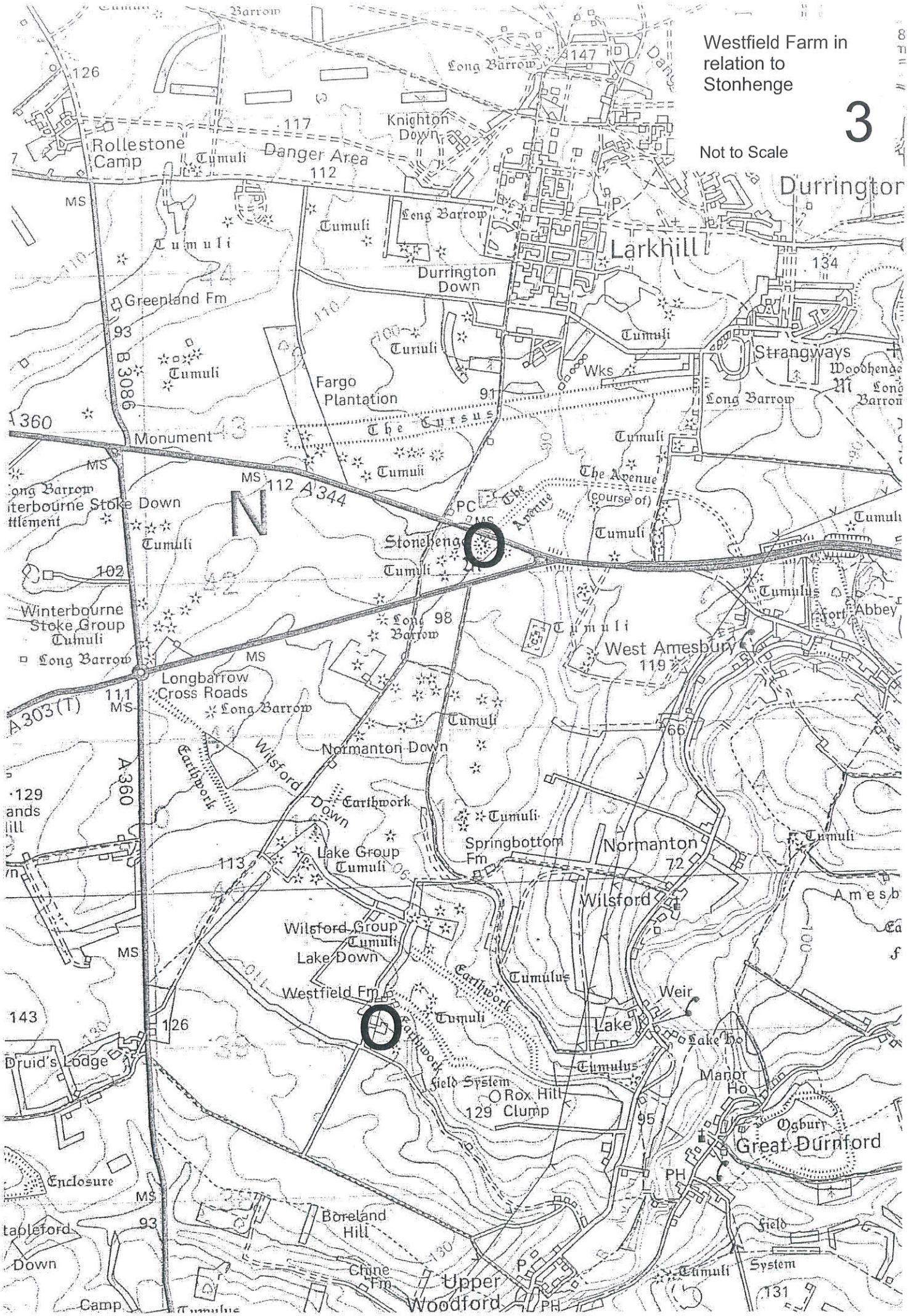
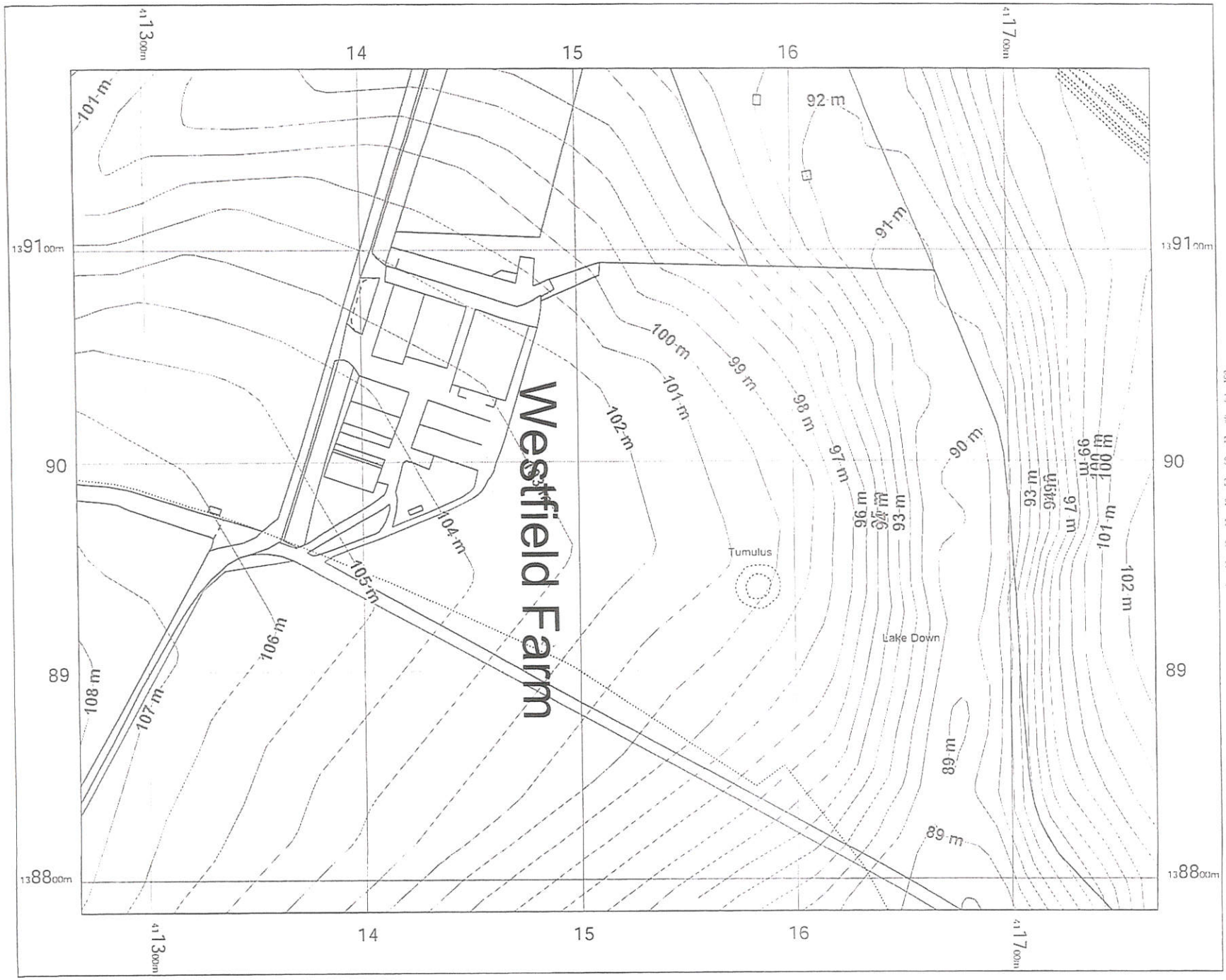
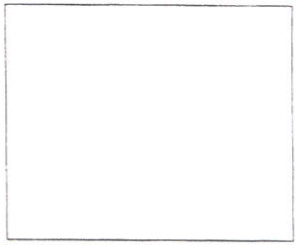
Land Use

- Arable
- Grassland
- Woodland / trees
- Built-up areas
- Water

Source: Recorded archaeology taken from the Wiltshire and Swindon Historic Environment Record. Other features drawn from Ordnance Survey mapping. Land use data derived from the *Phase 1 Habitat Survey of the Stonehenge and Avebury WHS* (2014) carried out on behalf of English Heritage by the Wiltshire Wildlife Trust.


Westfield Farm in relation to Stonhenge
3
Not to Scale
Rollestone Camp
Tumuli
Danger Area
Knighton Down
Long Barrow
Durrington
Larkhill
Durrington Down
Greenland Fm
Fargo Plantation
The Cursus
Monument
Strangways
Woodhenge
The Avenue (course of)
Stonehenge
Winterbourne Stoke Down
Winterbourne Stoke Group
Longbarrow Cross Roads
West Amesbury
Abbey
Normanton Down
Wilsford Down
Earthwork
Lake Group
Springbottom Fm
Normanton
Wilsford
Wilsford Group
Lake Down
Westfield Fm
Weir
Lake
Lake Ho
Manor Ho
Druid's Lodge
Field System
Rox Hill Clump
Ogbury
Great Durnford
Enclosure
Boreland Hill
Upper Woodford
Chine Fm
Camp
A 360
A 344
A 303 (T)
B 3086
N





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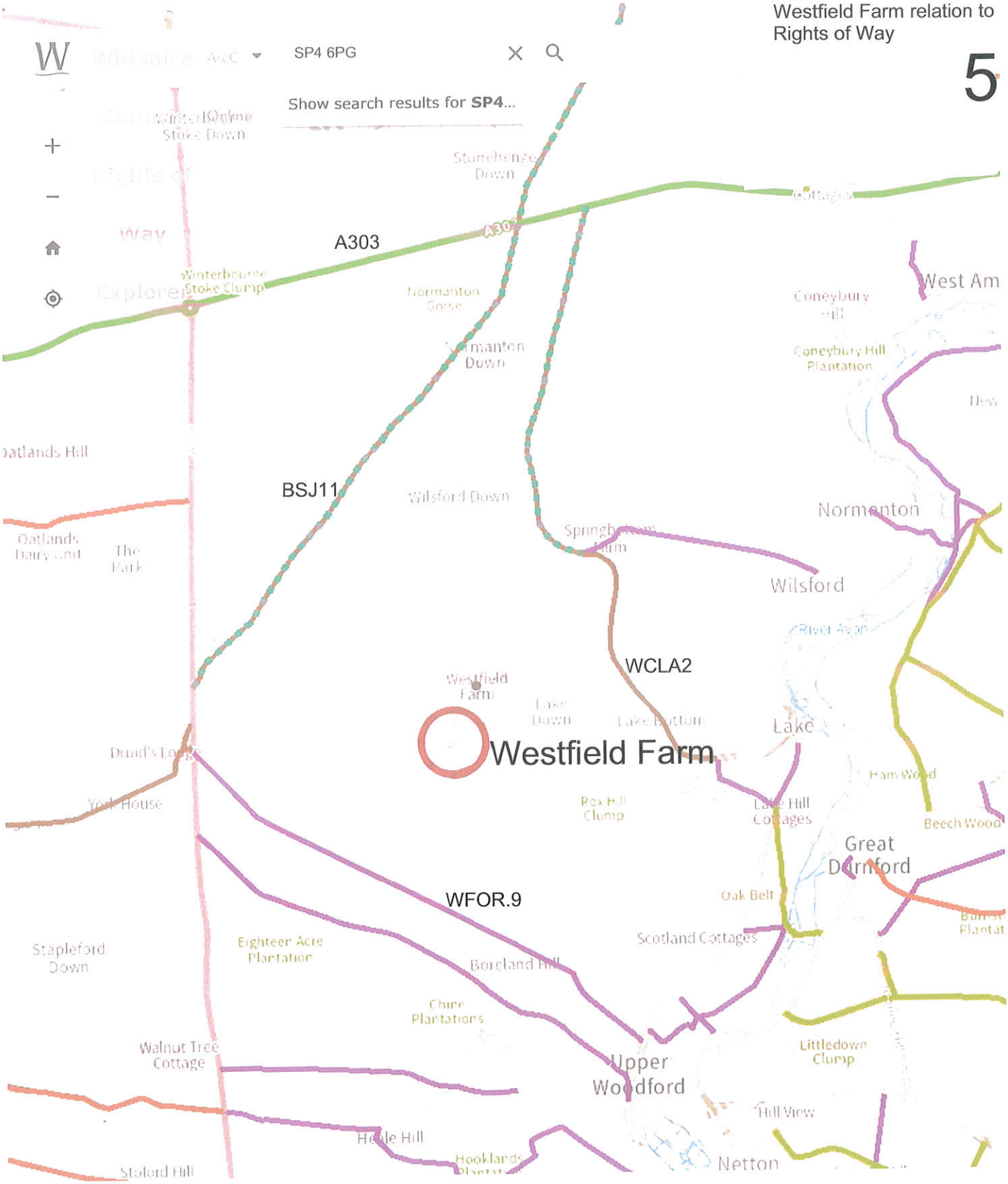
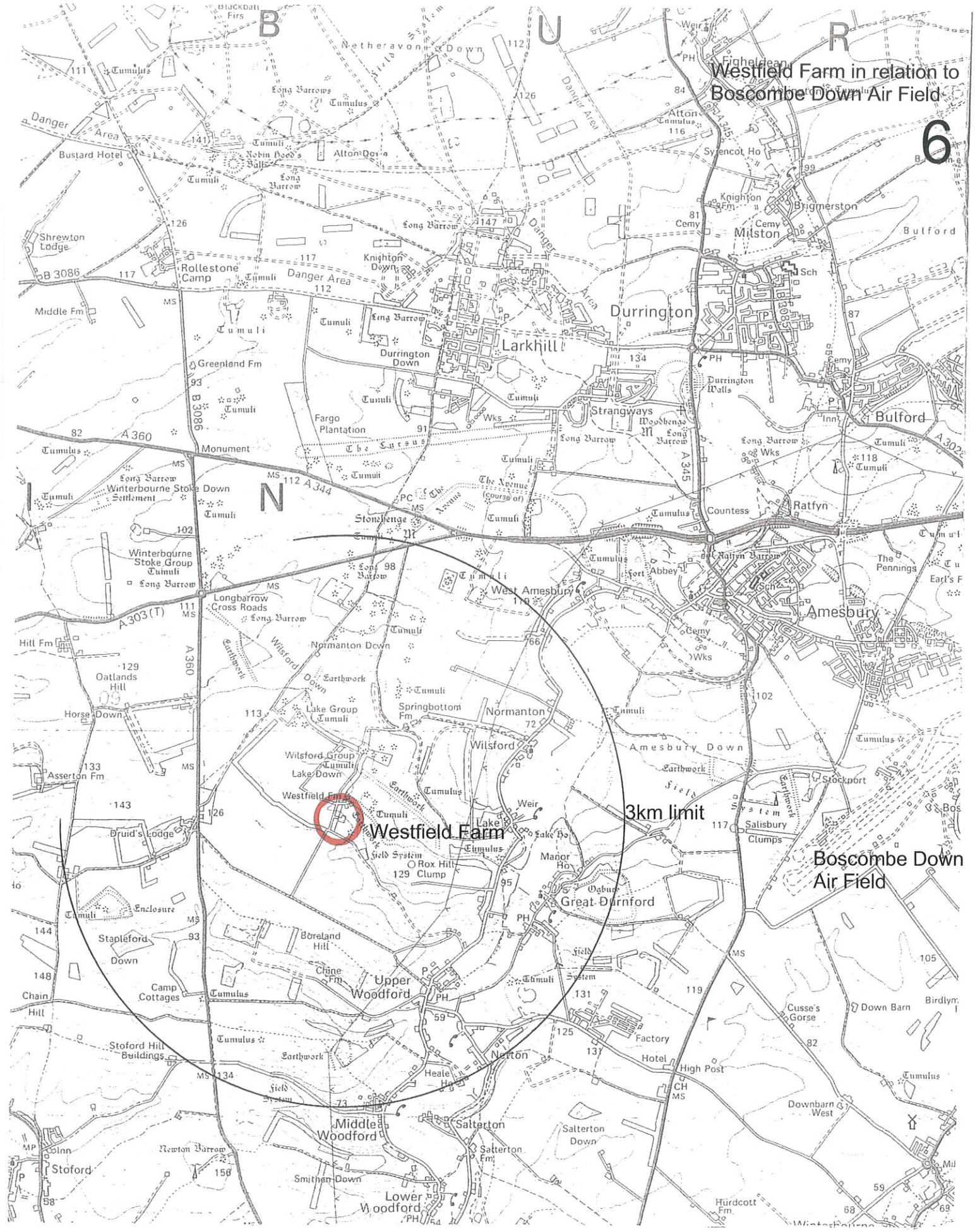
4

Westfield Farm relation to Rights of Way

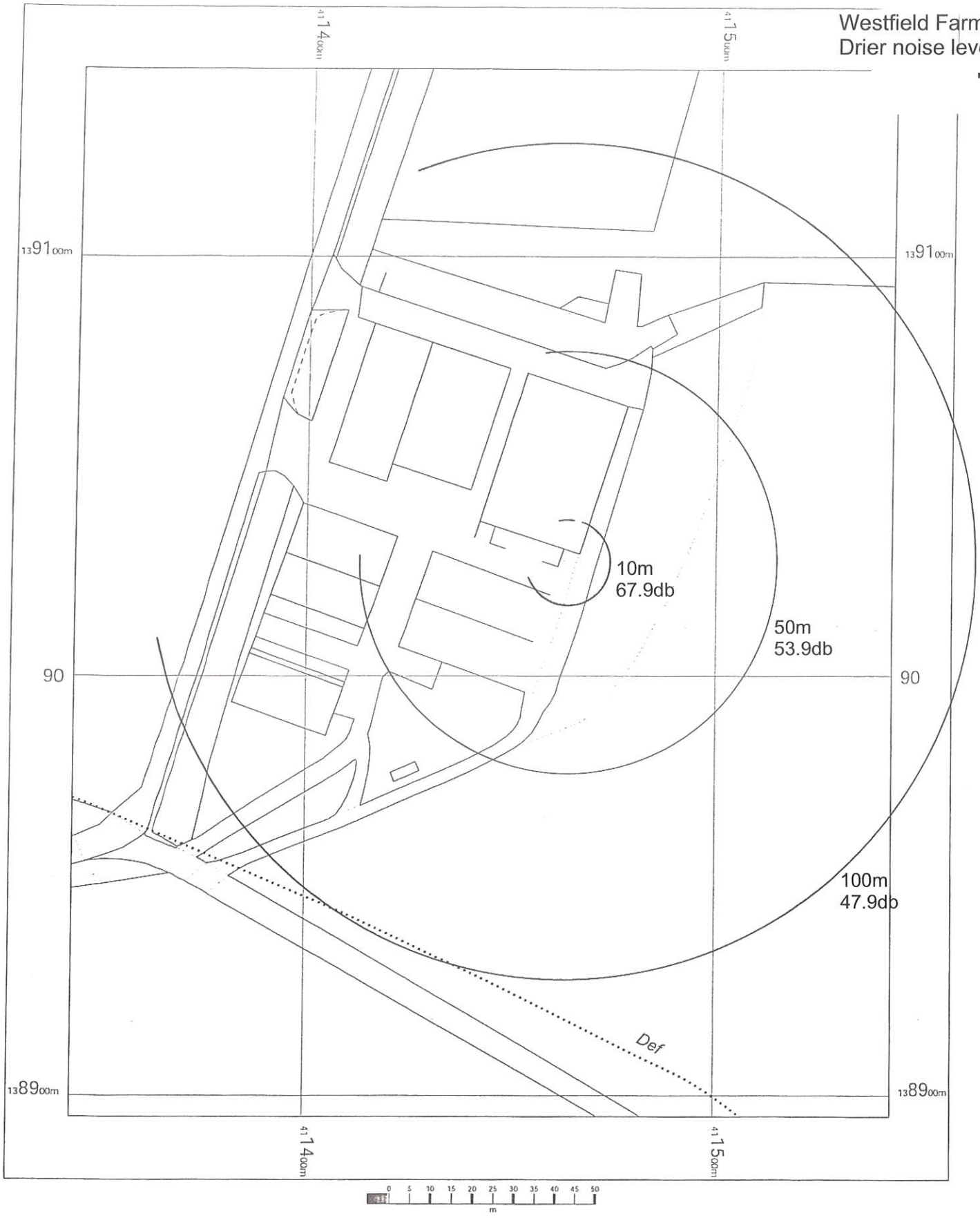
5




Westfield Farm in relation to
Boscombe Down Air Field
6
3km limit
Westfield Farm
Boscombe Down
Air Field
Durrington
Larkhill
Bulford
Amesbury
Milston
Brigmerston
Figheldean
Netheravon Down
Rollestone Camp
Shrewton Lodge
Bustard Hotel
Stonehenge
Winterbourne Stoke Down
Winterbourne Stoke Group
Longbarrow Cross Roads
Normanton Down
Wilsford Down
Wilsford
Normanton
Springbottom Fm
West Amesbury
Ratfyn
Countess
Strangways
Durrington Walls
Durrington Down
Knighton Down
Fargo Plantation
Monument
Greenland Fm
Middle Fm
Oatlands Hill
Horse Down
Asserton Fm
Druid's Lodge
Stapleford Down
Camp Cottages
Chain Hill
Stoford Hill Buildings
Stoford
Upper Woodford
Middle Woodford
Lower Woodford
Salterton
Salterton Down
Netton
Great Durnford
Manor Ho
Rox Hill Clump
Salisbury Clumps
Amesbury Down
Stockport
Down Barn
Cusse's Gorse
Downbarn West
Hurdcott Fm
Danger Area
A 360
A 344
A 345
A 303 (T)
B 3086
B 3083
A 3022

Westfield Farm
Drier noise levels

7



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LATITUDE MAPPING

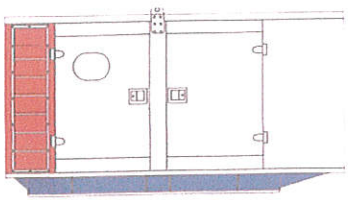
Engine data

Engine brand	Perkins	Total coolant capacity	13 Litres
Engine model	1104C-44TAG2	Total lube oil capacity	8 Litres
Engine speed	1500 RPM	Cooling air flow	165.6 m^3/min
Cylinders	4	Exhaust gas flow	16.3 m^3/min
Aspiration	Turbo Charge - Intercooler	Exhaust gas temperature	543 °C
Combustion system	Direct injection	Fuel cons. @ 110% standby load	24.9 l/hr
Displacement	4.4 Litres	Fuel cons. @ 100% Prime load	22.6 l/hr
Governor type	Electronic	Fuel cons. @ 75% Prime load	17.1 l/hr
Cooling System	Water	Fuel cons. @ 50% Prime load	11.8 l/hr

Alternator data

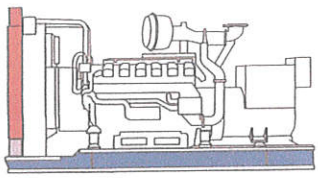
Alternator brand	Leroy Somer	Number of wires	6
Alternator model	TAL044D	Efficiency	90.4%
Excitation	AVR, Brushless	Voltage regulation	± 1%
Insulation class	H	Total Harmonic distortion	< 2% no load
Drip proof protection	IP23	AVR	Brushless
Connection type	STAR	Power factor	0.8

Enclosed set data



W x L x H (mm)	Weight	Fuel tank	Noise@7M
950 x 2650 x 1450	1365 kg	160 Litres	72 db

Open set data



W x L x H (mm)	Weight	Fuel tank	Noise@7M
950 x 2000 x 1250	1051 kg	160 Litres	N/A

** The images are for illustration purposes only.

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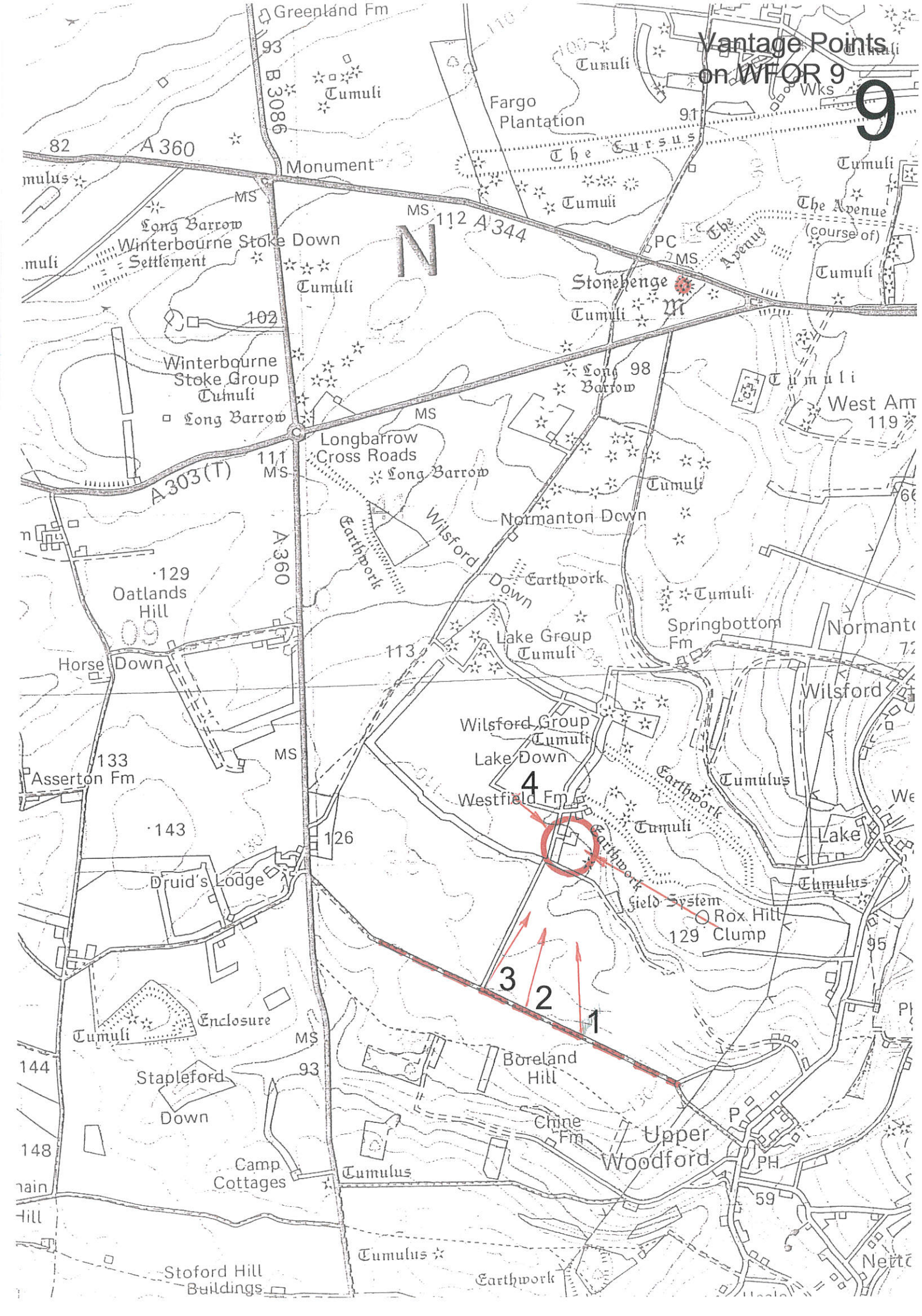

Vantage Points on WFOR 9
9
Greenland Fm
93
B 3086
Tumuli
Fargo Plantation
91
The Cursus
Wks
82
A 360
Monument
MS
Long Barrow
Winterbourne Stoke Down
Settlement
112
A 344
N
PC
The Avenue
(course of)
Stonehenge
102
Winterbourne Stoke Group
Long Barrow
98
West Am
119
Longbarrow Cross Roads
111
A 303 (T)
Normanton Down
Wilsford Down
Earthwork
129
Oatlands Hill
Lake Group
113
Springbottom Fm
Horse Down
Wilsford
Wilsford Group
Lake Down
133
Asserton Fm
4
Westfield Fm
Tumulus
143
126
Lake
Druid's Lodge
Field System
Rox Hill Clump
129
95
3
2
1
Enclosure
144
Stapleford Down
Boreland Hill
Chine Fm
Upper Woodford
148
Camp Cottages
PH
59
Stoford Hill Buildings



10
1



10
1a

11
2





11
2 a

12
3



12
3 a



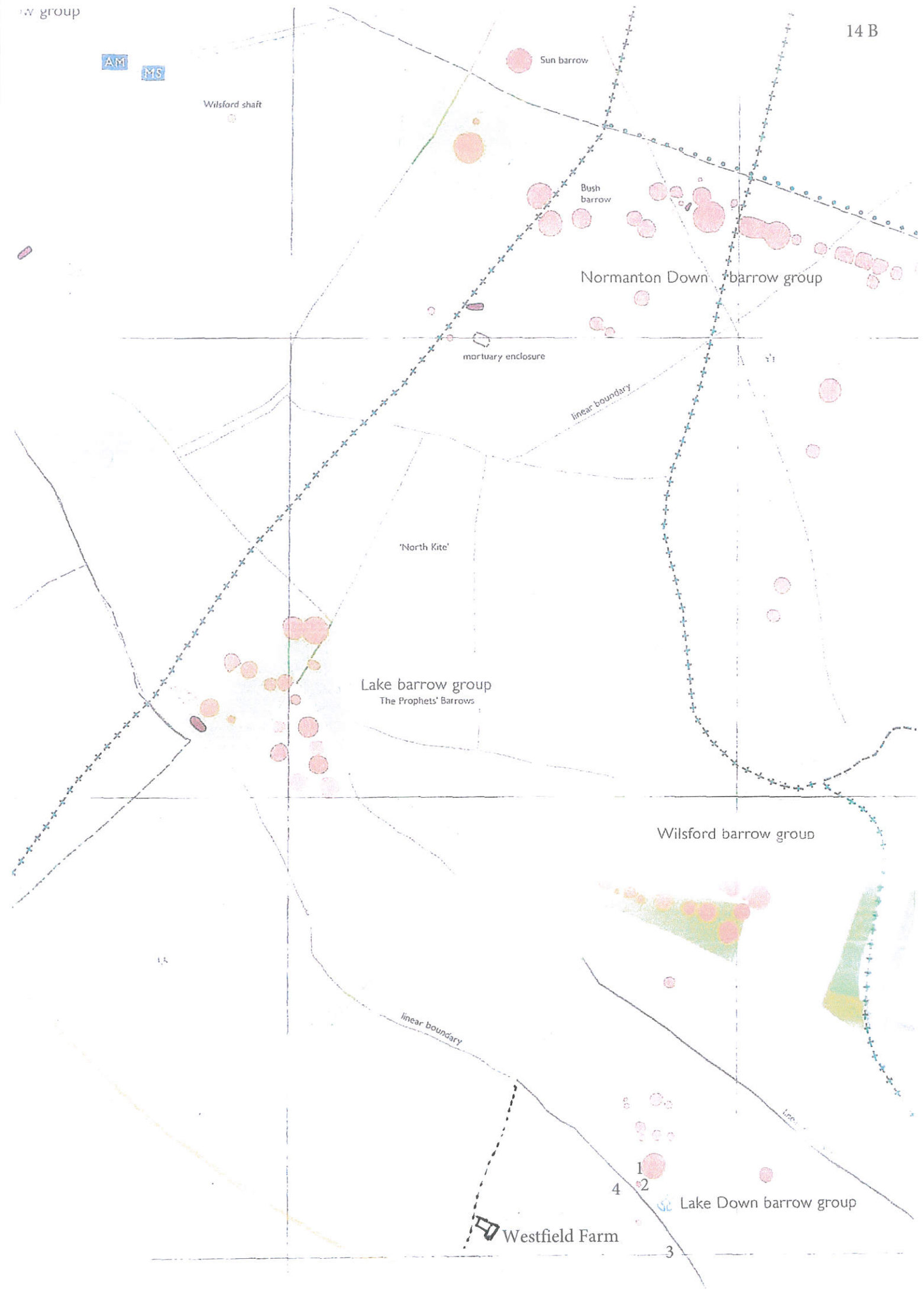






From Rox Hill Clump
not public access


Westfield Farm
Grain Plant
Approximate position of
Lake Down Barrows
03/08/2023
From Rox Hill Clump
not public access


AM
MS
Wilsford shaft
Sun barrow
Bush barrow
Normanton Down barrow group
mortuary enclosure
linear boundary
'North Kite'
Lake barrow group
The Prophets' Barrows
Wilsford barrow group
linear boundary
1
2
4
Lake Down barrow group
Westfield Farm
3



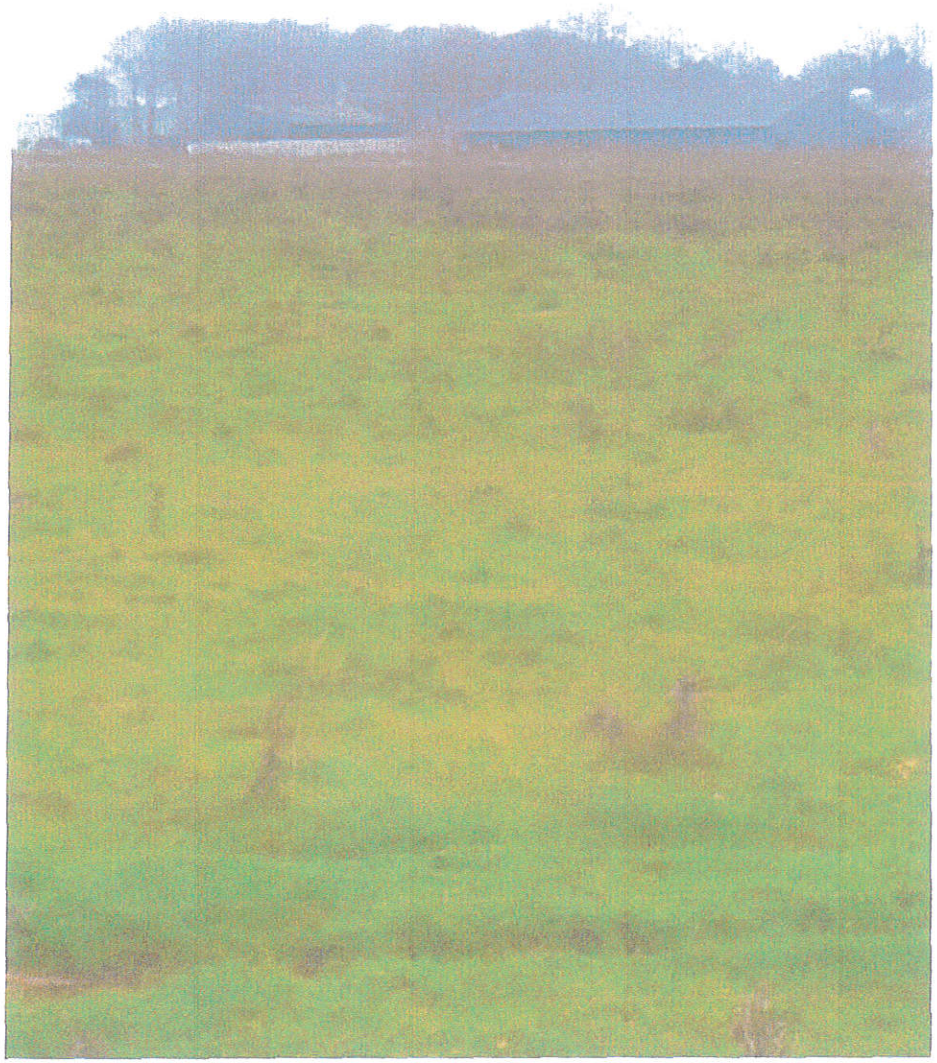
View from Lake Down Barrows



View from Lake Down Barrow



View from Lake Down Barrow



View from Lake Down Barrow



View from Lake Down Barrow



View from Lake Down Barrow

15



16



17



18





