

The **Farm Consultancy** Group



**A Planning, Design & Access Statement to Support
an Application for Livestock Housing at Manor
Farm, Wiltshire**

**Prepared by Pippa Piotrowicz of FCG WhiteAvon
On behalf of Ben & Sarah King**

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**A Planning, Design and Access Statement to Support an Application for Cattle Housing
Building at Manor Farm, Collingbourne Kingston, Wiltshire, SN8 3SD.**

**Prepared by Philippa Piotrowicz on behalf of Mr and Mrs King, Manor Farm,
Collingbourne Kingston, Wiltshire, SN8 3SD.**

1. Introduction

This report has been prepared by Philippa Piotrowicz of FCG WhiteAvon on behalf of Ben and Sarah King at Manor Farm. The report is to submit an application for the erection of a livestock building to Wiltshire County Council.

The development is necessary to continue the establishment of the dairy unit that Mr & Mrs King wish to introduce at Manor Farm. The building is essential for the welfare of the cows, especially with the extreme weather conditions being faced in the winter.

Manor Farm is a holding extending to approximately 177ha. The whole farm is in long-term grass ley, which is rotationally grazed by the dairy herd.

The dairy enterprise is made up of 400 crossbred cows, with an average weight of 450kg. The system is run as a low input and low output system currently calving outside on deferred standing hay. The farm currently supplies its milk to Freshways but are moving to a YeoValley First Milk contract. The herd is a split calving block between Autumn and Spring. The herd is currently outwintered but due to extreme weather conditions recently this has become more of a challenge, with concerns arising regarding cow welfare.

A new parlour, collecting yard and slurry store have recently been built, which have been required for the running of the farm. At present, there are currently no buildings suitable for housing livestock at Manor Farm.

With recent extreme weather in the UK during winter periods, particularly due to Manor Farm being situated at the top of a hill, cow welfare is an area of concern when outwintering cows. Furthermore, maintaining Body Condition Score (BCS) with the cows over the winter period needs to be a priority, particularly the Spring Block Calving herd. The current winter weather restricts feed machinery accessibility into these fields, causing issues with maintaining BCS. Additionally, housing the cows over the winter will reduce poaching on these fields and reduce the environmental impact of this business.

2. The Proposal

2.1 Siting

The proposed building will lie North of the slurry store, within close site to the parlour and collecting yard, reducing the distance required to travel to be milked. The location will also allow for easy scraping of the proposed building into the slurry store, reducing any runoff. The building will lie North-West of the current staff housing accommodation at Manor Farm, which will allow a member of staff to easily address any issues which may arise.

To minimise the impact of the proposal on the surrounding area, the proposed building will be located along the West of the edge of the established woodland with landscaping around the western and southern side incorporated as part of the project to increase wildlife and the biodiversity of the site.

2.2 Scale

The proposed building will measure 61 metres in length, by 22 metres width to give a total floor space of 1,342 square metres. The proposal will be used for housing during winter and where necessary calving. The proposed building will be used as loose housing, bedding the cows on straw.

2.3 Design and Appearance

The building will measure 3.6 metres to the eaves, as outlined in the architects' drawings.

The building will be clad on each end with no side cladding. The cladding will be Spaced Yorkshire Boarding except for doorways, with two concrete panels at the bottom. The roof will be fibre cement sheeting, in grey, commensurate with buildings of this type in the locality.

The building has been designed to provide shelter for the livestock, whilst also ensuring good ventilation throughout the building. Ventilation is crucial in loose housing sheds to minimise the heat and moisture in the building, reducing the bacterial survival time on bedding and in the shed.

The appearance of the building is consistent with other agricultural buildings in the locality.

3. Highways/Access

The building will make use of all existing farm access points and existing infrastructure. No additional access to the highway will be created, and there will be no increase in farm traffic as a result.

A footpath crosses the farm on the southern edge along the access track to the farm. A footpath also runs around the western and northern edge of the land. These will not be affected by the proposal.

4. Designations

The farm is located to the West of Collingbourne Kingston and straddles the North Wessex Down Area of Outstanding Natural Beauty (AONB) Boundary.

5. Flooding

The site is classed as having a very low risk for flooding.

6. Recent Planning History of the Site

The planning below demonstrates the commitment by Mr & Mrs King to ensure Manor Farm has the relevant infrastructure to establish a successful and viable farming business. The below development has finished construction.

Application no.	Description	Decision
21/01218/FUL	Erection of steel portal building for milking parlour, pumps and cooling equipment with concrete pad and slurry lagoon.	Approve with conditions, June 2021.
PL/2025/08067	Removal of existing caravan and erection of agriculturally tied farm manager dwelling.	Under consultation

7. Planning Policy – National and Local

The National Planning Policy Framework (2024) outlines that planning policies should support sustainable economic growth in rural areas by taking a positive approach to new development. Planning strategies should maintain a prosperous rural economy including policies to support the sustainable growth of rural businesses. It should promote the development and diversification of agricultural businesses.

The Wiltshire Core Strategy is considered to be relevant for this proposal.

I. Core Policy 41 – Sustainable Construction and Low Carbon Energy

Comment: The proposal will not require the removal of any important landscaping or natural features. The location of the shed has been carefully thought out to ensure it is angled for the woodland to be used as natural shelter during the winter but during the summer still ensure adequate ventilation.

II. Core Policy 48 – Supporting Rural Life

Comment: The proposal will support a local dairy farm to secure the future of the business at the location. With the business employing local people, this will allow for continued support of the local community.

III. Core Policy 50 – Biodiversity and Geodiversity

Comment: The Biodiversity offsetting is explored further in Section 8.

IV. Core Policy 51 – Landscape

Comment: The proposed agricultural building is of a scale and design to be in keeping with the character and appearance of the surrounding area.

The site is within the North Wessex Downs AONB. One of the Key Issues within the North Wessex Downs AONB Management Plan is for the need for viable agriculture to continue to contribute to AONB Purposes. This is further supported in Theme 2: Rural Land Management where it states that *'support for a sustainable farming sector is an important means of securing landscape management'*. This proposed development will ensure the viability of the dairy farm business going forward and future proof the business in years to come.

Moreover, the proposal means the livestock can be housed during winter, reducing poaching on the farmland. Primarily, this will increase soil health, reducing water run-off and erosion.

V. Core Policy 52 – Green Infrastructure

Comment: No public footpaths will be affected by this development.

VI. Core Policy 57 – Ensuring High Quality Design and Place Shaping

Comment: The proposed agricultural building is of a scale and design to be in keeping with the character and appearance of the surrounding area.

Implementing landscaping around the eastern side of the proposed building will allow for integration into the surrounding areas.

The design of the building has been thoroughly thought out to allow for maximisation of natural ventilation whilst ensuring the building integrates within the surrounding area.

VII. Core Policy 62 – Development Impacts on the Transport Network

Comment: The traffic to the site will not increase due to the proposal. Farm vehicles which currently access the site will continue to do so.

VIII. Core Policy 67 - Flood Risk

Comment: The site is within the flooding zone very low risk.

With the development reducing the level of poaching on site, better soil structure will reduce water run off with more water being absorbed into the land.

8. Biodiversity Net Gain

The project is subject to Biodiversity Net Gain regulations (2024) and the Small Sites Metric has been used to calculate baseline and off-setting requirements for this proposal, with off-setting measures being delivered on site in the form of wildflower that are particular value for nectar-feeding insects. This is explored further in the PEA and BNG_Manor Farm_V2 document.

9. Conclusion

Ben and Sarah King are passionate and ambitious people who are looking to establish a well-functioning and efficient agricultural business, building on this by providing a better welfare environment for cows over the winter. The proposal has cow welfare and design as the main priorities. The proposal is for an agricultural building to be positioned within agricultural land that will enable the progression and expansion of an agricultural business.