

Design and Access Statement

Old Llwyn Onn Farm
Cefn Road
Wrexham
LL13 0NY

Erection of an agricultural storage building and all associated works

Buitelaar Group (UK)

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1.0 The Proposal

The proposal is a development that will provide a modern agricultural storage building on land at Old Llwyn Onn Farm, Cefn Road, Wrexham.

The application site sits to the east of the main farmstead with existing large farm buildings to the west. Planting is proposed in the form of an area of native wildflower seeding to provide an ecological enhancement south of the site.

The proposed building is a single storey structure of a square plan layout individually measuring 33.5m by 67m. The proposed materials to be used are slate blue box profile sheeting as per other buildings at Old Llwyn Onn Farm.

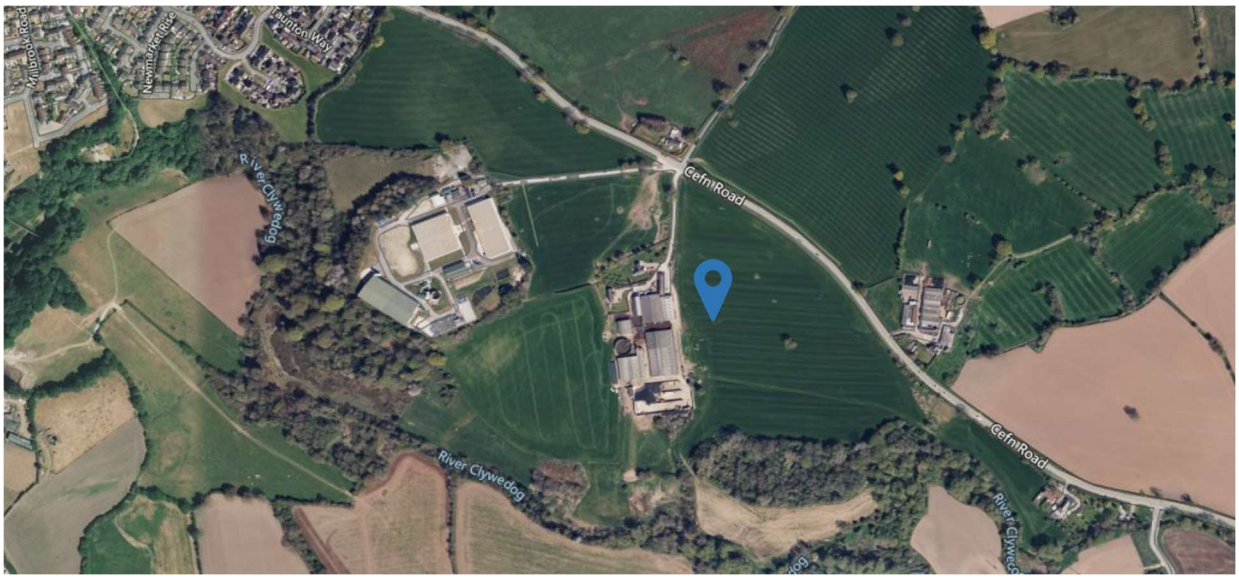
The proposed building will be located on heavily grazed grassland adjacent to the main farmyard with similar buildings sitting to the west and therefore is compatible with the surrounding area.

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

The use of the proposed building is to provide an agricultural storage area for the client's straw and agricultural machinery. The building will not be used to house livestock. There are no other suitable or empty buildings on the proposed site. The building will be used by the applicants and owners of Old Llwyn Onn Farm. Approval of the application will not result in the increase of stock numbers. The clients are proposing 7m to eaves and 8.7m to the ridgeline for the proposed building, this is to ensure they have maximum storage for straw along with the necessary height for unloading/tipping large agricultural machinery.

2.0 Assessment of the proposal

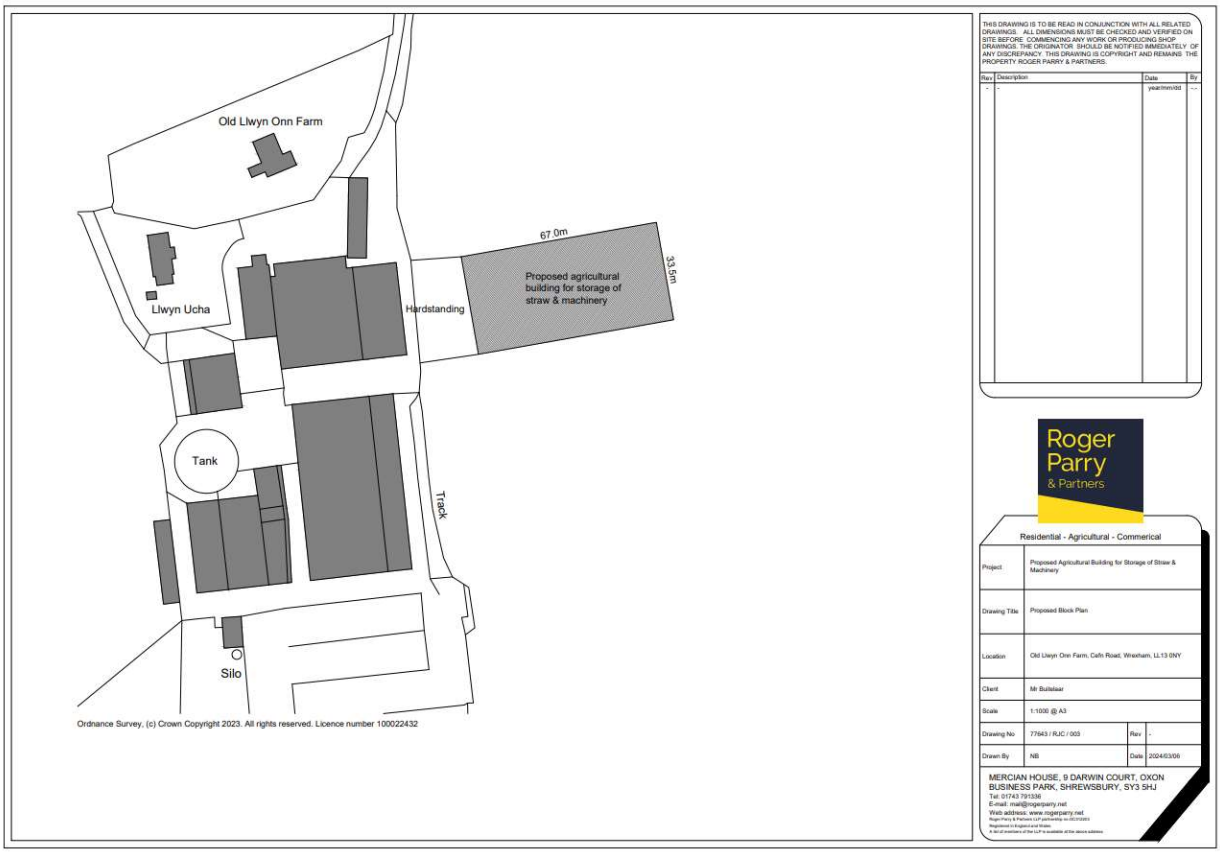
2.1 The Site



The site is partially screened from the road by the surrounding planting and topography.

The proposed agricultural storage building will not stand out in the surrounding landscape as it will be located adjacent to the large farming complex, therefore the proposal will not have any adverse effect on the site or surrounding area.

Old Llwyn Onn Farm comprises of 80 acres of agricultural land, which is part of the total 380 acres that the farming business farms across multiple sites, the land is mainly used for arable and grazing. The proposed building will be used primarily to store the client's straw along with the relevant machinery to farm the land and with produce from the farm.



2.2 Ecology

The proposed building 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.

Arbour Vitae were commissioned to undertake a Preliminary Ecological Appraisal to assess the impact of the development on habitats and protected species.

To provide ecological enhancement on site, the area of land between the woodland and the proposed agricultural building will be reseeded with a species-rich wildflower/grassland mix. The following features will also be installed on site following completion of works in order to provide enhanced opportunities for wildlife: one Woodcrete general purpose bat box, one Woodcrete cavity nesting bird boxes.

2.3 Highways

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

2.4 Flooding

The site is located outside of any flooding identified on NRW's flood risk assessment map.



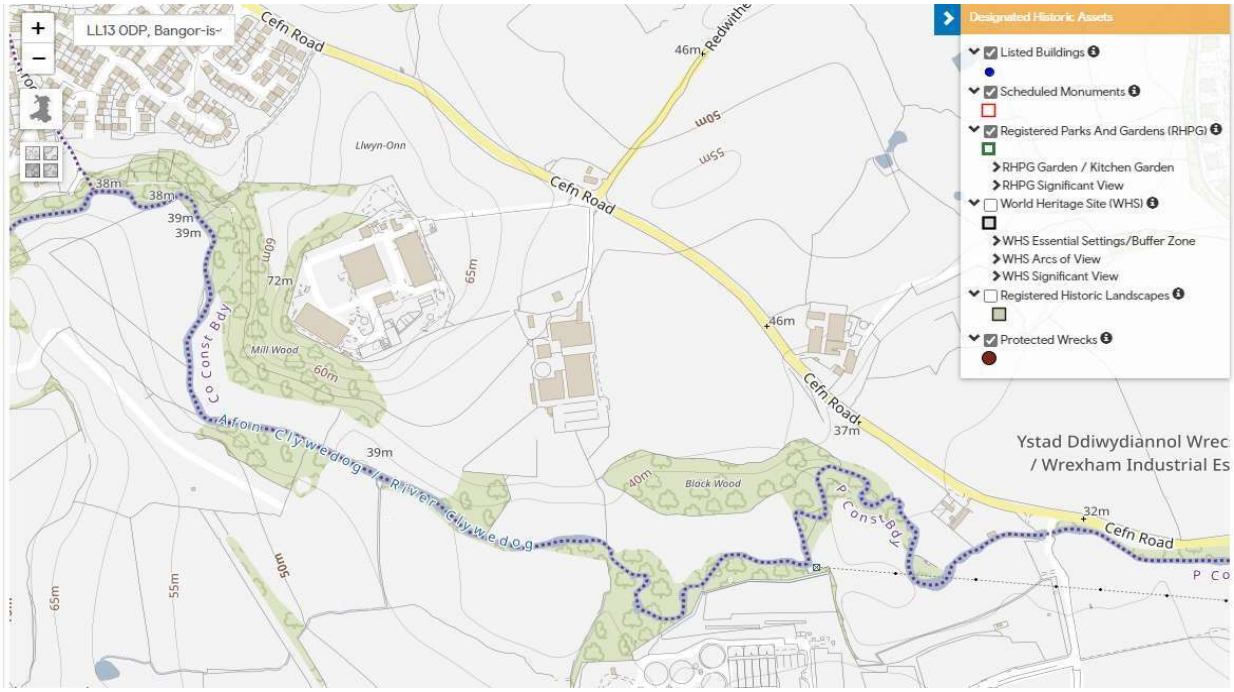
2.5 Footpath

There are no public rights of way within close proximity of the proposed site.



2.6 Cultural Heritage Assessment

There are no listed buildings within close proximity to the proposed site.



3.0 Policy Context

Wrexham UDP 1996-2011

Policy EC3 – Agricultural Buildings

The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

The proposed agricultural storage building will be located on land adjacent to the existing large farmstead at Old Llwyn Onn Farm. The proposed building will sit east of the existing large farm buildings enabling them to blend in with existing large buildings on the established farm. The proposed building will not be isolated and will be located on land that is already used seasonally for storage of straw and machinery.

5.4 The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary

to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

The proposed building is essential for the continuation of running a successful farming enterprise at Old Llwyn Onn Farm. The building will be used to store straw and agricultural machinery.

Policy GDP1 All new development should:

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

The proposed building has been designed to allow a good flow of the farming complex, the materials proposed will match existing farm buildings at Old Llwyn Onn Farm and the building will be a betterment on the site to ensure straw and machinery are kept under cover.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

The proposed building will have no effect on surrounding properties or public /private spaces.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

The proposed building will be sited to the east of the existing farm complex and will be positioned on an area of the farm that is already used to store the necessary straw and machinery.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

The proposed building will be accessed via an existing established access.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

Farm vehicles will have access to the building and the proposed building will not affect any vehicle movements within the site.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

The proposed building will be used for the storage of straw, fodder and machinery and will not cause any harm to the environment or cause pollution of water.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

There are no public services on the site.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

The site is not located in a flood area and the proposed building will not increase the risk of flooding.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

The majority of staff on the existing farm are local to the Wrexham area.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The existing farm already employ local staff and the proposal will ensure they farm continues to run successfully allowing the clients to keep employment on the site.

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 Conclusion

The proposed building would provide additional agricultural storage which is required to fulfil the functional need of Old Llwyn Onn Farm. The clients require the additional agricultural storage building to store the necessary agricultural machinery required to farm the surrounding agricultural land and a place to store the straw.

The proposed building is of an agricultural nature in appearance, single storey 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.

The site is already used to store the necessary machinery and straw, the proposal would be a betterment of the existing site.

There will be no impact on the site's ecology, footpaths, listed buildings, highways or flood risk.

Approval of this application will not result in the increase of livestock.

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