Site Management Scheme

(Incorporating Noise Management Plan & Flood Risk Management Plan)

Site: Land At Rossett Road, Commonwood, Holt, Wrexham, LL12 0BN

Proposal: Change of Use of Land to 2 Metre Wide Agricultural Track/Dog Trail

LPA Reference: P/2024/1167

Date: 27.09.24

Introduction

This Site Management Scheme incorporates a number of matters:

The Noise Management Plan element of the Site Management Scheme has been prepared following receipt of an email from the Local Planning Authority (LPA) dated 13 September 2024 requesting the preparation of a noise management plan following comments from the Council's Public Protection Team. The LPA has confirmed that the Noise Management Plan is required to help minimise any impact from the dog trail element of the scheme, namely from barking dogs, on nearby residential properties.

The Flood Risk Management Plan element of the Site Management Scheme has been produced to acknowledge the risk of flooding although in that respect the applicant notes that in their long experience of farming here flood waters have never crossed the eastern boundary of Rossett Road (B5102).

Context

Rossett Park Farming

The context of the proposal is that it surrounds part of a busy and well established organic dairy farm, extending to 1,600 acres (445 hectares) consisting of around 740 cows plus, on average, 500 dairy replacements, 250 head of heifers and 250 under 12 under 12 months of age. Given its size the farm is a busy operation with regards to milking and the use of large scale farm machinery.

Nearby Residential Properties

An annotated extract from the revised location plan submitted with the planning application appears below as Figure 1 and this identifies the location of off farm residential properties (outlined in purple) in relation to the agricultural track/dog trail which is shown outlined in red and the car park/haylage storage area which is identified by a red star.

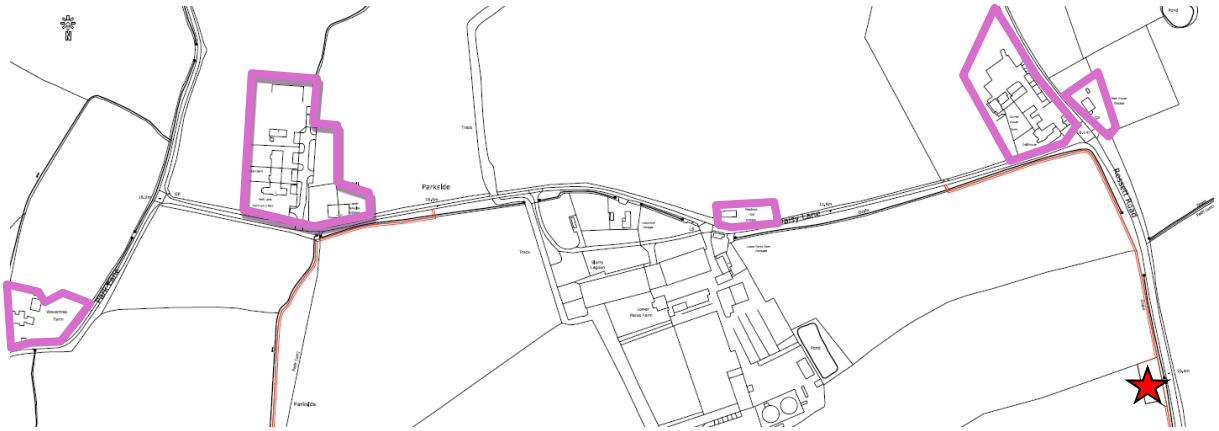


Figure 1 – Location Of Off Farm Residential Properties.

In respect of the above the following is noteworthy:

- Dwellings to the north east of Parkside are separated from the track by a mature hedgerow in the north east of the site, the road junction and existing boundaries to residential properties comprising mature trees and hedgerows. Notably the crossing point on to Parkside has been located circa 90 m to the east of residential properties.

- Car Park located on Rossett Road (B5102) located circa 250m to the south of existing properties. Notably this is subject to CCTV surveillance thereby minimising any anti-social behaviour and is subject to regular patrolling by farm employees. The car park features signage on how the dog trail operates and further details are set out below.

- Dwelling to the west of Park Lane – circa 270m to the west of the agricultural track/dog trail and separated by a mature hedge and hedgerow trees immediately to the west of the track and a mature hedgerow and hedgerow trees on the eastern and western side of Park Lane.

- Dwellings to the north west of Parkside – separated from the track by a number of mature trees in the north west corner of the site and a mature hedgerow. Notably the crossing point on to Parkside has been located circa 90 m to the east of residential properties.

Noise Management Plan - Operation Of The Tail Trail

The dog trail is known locally as the Tail Trail and allows local people of all abilities to experience the countryside from a well maintained and flat surface whilst also learning about organic dairy farming. It therefore performs a dual leisure and educational function.

The terms of use of the Tail Trail are communicated on signage at the car park and at the entrance to the trail. The car park and Tail Trail are covered by CCTV. In summary terms the conditions of usage are as follows:

- The trail operates a one way system only, clockwise from the car park. This limits interaction of individual users whilst on the trail and therefore minimises the potential for noise for example from reactive dogs meeting other dogs.

- The trail features 12 circa 200m long sections each featuring self-closing gates. The trail is enclosed by established field boundaries and on the field side by dog proof fencing meaning that users are confined to the trail and the section they are within; again minimising the potential for noise and conflict between dogs and with livestock.

- To avoid the potential for conflicts between dogs walkers they are not permitted to enter the trail until the section ahead of them has been cleared by the user in front of them. This limits the number of users on the trail at any one time and again limits the potential for noise. The management regime is understood to be unique in its design in that it is effectively self-policing thereby negating the need for a booking system. In any event and as noted below CCTV is in place.

Other Matters – Operation Of The Tail Trail

In addition to the above noise management measures:

- Users of the Tail Trail are required to use the dog waste bins sited along the Tail Trail; these are emptied at least daily.

- Signage installed notifies users that the Tail Trail is part of a working farm.

Being a locally run family business in a tight knit rural community and given that the family live at the farm local residents and users are fully aware of how to contact the operators of the Tail Trail in the event of an issue.

To date, no issues or complaints have been reported to the applicant and it is understood that, at the time of writing, that no formal objections have been lodged with the LPA by any neighbours.

Notably signage at the car park states that the operators reserve the right to refuse entry – this could be in respect of any dog or owner who displays excessive noise, aggressive, destructive or unreasonable behaviour.

Flood Risk Management Plan

The development comprises less vulnerable development. NRW's Flood Risk Map confirms the site to be partially within Zone C2 of the Development Advice Map (DAM) as contained in Technical Advice Note (TAN) 15: Development and Flood Risk (2004). The Flood Map for Planning identifies the application site to be at risk of flooding and falls partially into Flood Zones 2 and 3 (Rivers).

NRW has indicated in their response to the planning application of 5 September 2024 that *inter alia*:

> *…."we consider the proposals could be acceptable, subject to the developer being made aware of the potential flood risks".*

As noted above the Tail Trail is located on a busy dairy farm, it has CCTV and is visible from the farmstead. The operator is therefore aware at all time of users on the Tail Trail.

Should a Flood Warning be issued by NRW via automatic means (mobile and landline) users will be notified and the site will be closed; although in that respect the applicant notes that in their long experience of farming here flood waters have never crossed the eastern boundary of Rossett Road (B5102).

The Tail Trail has an established social media presence and the operator will also be able to communicate closures and re-openings via this source.

Regulatory Condition

The applicant is happy to proceed on the basis that this Site Management Scheme be the subject of a regulatory condition should full planning permission be granted. The following condition is suggested:

> *"Use of the dog trail hereby permitted shall operate in accordance with the Site Management Scheme dated 27 September 2024, unless otherwise agreed in writing by the LPA".*

Ends.