

# Planning Statement

**Yew Tree Farm**
**Llay Road**
**Rossett**
**Wrexham**
**LL12 0HT**

**Construction of a covered yard**

Hoseley Farms

**December 2024**

Roger Parry & Partners LLP
www.rogerparry.net
mail@rogerparry.net
Tel: 01691 655334

# Contents

Contents ..... i
1.0 Introduction ..... 1
2.0 The Application Site ..... 1
3.0 The Proposed Development ..... 2
4.0 Planning Policy Context ..... 3
5.0 Main Material Planning Considerations ..... 4
6.0 Conclusion ..... 7

| | |
|---|---|
| Author: | Gwyn Humphreys BSc (Hons) AssocRTPI |
| Reviewed by: | Rosina Riddle BSc (Hons) MRICS |
| Publication Title: | Planning Statement |
| Version: | 1.0 |
| Date: | December 2024 |

Roger Parry & Partners LLP
Mercian House
9 Darwin Court
Oxon Business Park
Shrewsbury
SY3 5AL

Tel: 01691 655334
01743 791336

gwyn@rogerparry.net

www.rogerparry.net

Ref: 79875

# 1.0 Introduction

1.1 This Planning Statement is prepared and submitted in connection with a full planning application made to Wrexham County Borough Council ("The Local Planning Authority") for the construction of a new covered agricultural yard at Yew Tree Farm, Llay Road, Rossett, Wrexham, LL12 0HT.

1.2 The proposed building would provide a much needed under-cover yard area for the farming business operating from Yew Tree Farm to utilise, to help the farm comply with the latest requirements of NRW and the Welsh Government – including the CoAPR legislation.

1.3 The proposed building would be sited adjacent to the existing farm complex on an area of existing 'scrub' on the edge of the farmyard. The development, owing to its siting in close proximity to the existing built development at Yew Tree Farm, would not cause any adverse landscape visual impact.

1.4 This Planning Statement should be read in conjunction with the other documents submitted as part of the planning application, principally comprising:

- Completed Full Planning Application Form
- Green Infrastructure Statement
- Dwg No: 79875 / RJC / 001 – Site Location Plan
- Dwg No: 79875 / RJC / 002 – Existing Block Plan
- Dwg No: 79875 / RJC / 003 – Proposed Block Plan
- Dwg No: 79875 / RJC / 004 – Biodiversity Enhancement Plan
- Dwg No: 79875 / RJC / 100 – Proposed Plan
- Dwg No: 79875 / RJC / 101 – Proposed Elevations
- Dwg No: 79875 / RJC / 102 – Proposed Drainage Plan

1.5 This Planning Statement provides a balanced assessment of the main constraints and planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

# 2.0 The Application Site

2.1 The application site comprises an area of scrub on the edge of the existing farm complex at Yew Tree Farm. Yew Tree Farm is an established farmstead and agricultural holding farmed by the Applicant as part of their wider agricultural business.

2.2 The holding at Yew Tree Farm itself extends to approximately 186 acres in total, and at present approximately 400 head of cattle are housed on-site. The farm, along with the livestock, primarily comprises arable and grazing land.

2.3 The application site itself lies at the southern edge of the existing farm complex at Yew Tree Farm.

2.4 The application site is located outside of a defined settlement/development boundary as per the adopted Wrexham Local Development Plan and therefore, for the purposes of this application the site is located within the open countryside.

2.5 The location of the application site is indicated below within Figure 1, with the site location being denoted by the red circle:

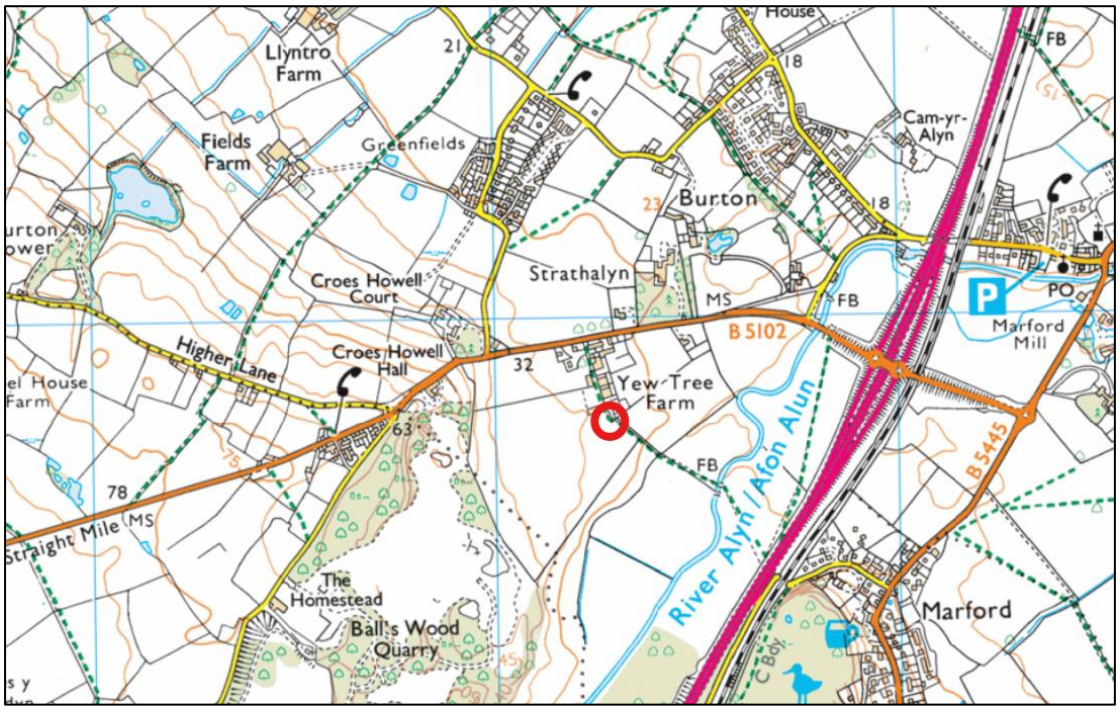



***Figure 1: Application Site Location (source: Bing Maps)***

## 3.0 The Proposed Development

3.1 The application seeks full planning permission for the construction of a new covered holding yard to be used in association with the existing agricultural activities on the holding at Yew Tree Farm. The development would provide a covered livestock area.

3.2 The proposal will measure approximately 42.7m in length and 18.3m in width; having a resultant floor area of approximately 781m2. It would have a dual-pitched roof with an eaves height of 4.9m and a ridge height of 7.1m. The building would be finished externally with concrete lower walls, Yorkshire boarding and Juniper Green box profiled cladding whilst the roof would be grey

fibre cement sheeting. The eastern elevation would remain 'open' to facilitate access.

3.3 Clean rainwater from the roof would be directed to a new clean water tank on the building's exterior whilst dirty water drainage would be directed to a new underground dirty water storage tank. This would ensure clean and dirty waters would not interact or mix.

3.4 Importantly, the proposed development would not result in any increase in stock numbers on-site at Yew Tree Farm. Instead, the development is proposed to ensure the farm is aligned with the requirements of the Welsh Government and NRW; principally the CoAPR 2021.

## 4.0 Planning Policy Context

4.1 Planning Policy Wales (Edition 12, 2024) advises at Paragraph 5.6.8 that "Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation".

4.2 Technical Advice Note 6 (Planning for Sustainable Rural Communities) also sets out the Welsh Government's support for agricultural development proposals owing to the positive impact they can have upon the rural economy and rural communities.

4.3 In terms of the adopted Wrexham Local Development Plan (2013-2028), Policy EM4 (Employment Development Outside of Settlement Limits) is noted to be of primary relevance. It reads:

***"New employment development outside of settlement limits will only be permitted through:***

***ii. New development required in connection with a rural enterprise, including proposals for farm diversification where:***

***a) The development is located within or forms a logical extension to the complex of buildings on an existing rural enterprise; or***

***b) In the case of buildings located away from an established rural enterprise complex, where a clear need for the development has been demonstrated and where there is no reasonable alternative location for the development".***

4.4 LDP Paragraph 4.57 (within the supporting text for Policy EM4) states:

***"New developments required by existing rural enterprises such as additional farm buildings, as well as development that facilitates farm diversification, will be supported subject to the development being sensitively located within or adjacent to the complex of existing buildings. It is recognised that isolated buildings located away from established farm or other rural enterprise complexes may sometimes be needed, particularly when new rural enterprises are being established. In such cases, a planning application will need to be accompanied by a supporting statement that sets out why the development is required and why there are no reasonable alternatives".***

4.5 Also of relevance is LDP Policy DM1, which is a general 'development management policy' which seeks to address a wide range of planning issues.

## 5.0 Main Material Planning Considerations

### Principle of Development

5.1 The proposal relates to the provision of a new covered yard at Yew Tree Farm to be used in association with the existing farming operations and business on-site.

5.2 The proposed covered yard would provide much needed under-cover cattle holding and handling facilities on-site at Yew Tree Farm, which are needed to help ensure the farm meets the latest requirements of the Welsh Government and NRW with regards the CoAPR.

5.3 The development would provide a modern and up-to-standard building for use by the farm business and would help to improve animal welfare standards on-farm.

5.4 The development would be sited adjacent to existing built development on-site at Yew Tree Farm and would be viewed as a natural and logical extension of the farm complex and existing built development.

5.5 Thus, the development meets the requirements of LDP Policy EM4 (Criterion ii) and is therefore acceptable in-principle.

### Design & Visual/Landscape Impact

5.6 As noted, the proposed building will be sited adjacent to the existing farm complex and would be viewed as a logical and modest extension of the existing built development on-site within the host landscape.

5.7 The proposal will be of standard modern agricultural appearance and design and would be of a similar design to the buildings recently granted consent as part of planning application ref: P/2024/0044.

5.8 The proposed building would be of a subservient scale when considering the overall scale of the farm complex at Yew Tree Farm and when considering the scale of the recently consented buildings to the immediate north.

5.9 The application site is well screened within the surrounding landscape by existing mature hedgerows, the topography of the land and the existing agricultural development on-site. As such, the development as submitted does not have the potential to cause any adverse or unacceptable landscape visual impact.

5.10 Furthermore, as is shown on dwg no: 79875 / RJC / 004, it is proposed that a new native species hedgerow be planted adjacent to the proposed building which would further enhance natural screening afforded to the proposal.

5.11 Taking the above into account, the proposed design, scale, siting and landscape visual impact of the development would be acceptable in accordance with LDP Policy DM1.

### Impact on Neighbouring Amenity

5.12 The proposed covered yard would be located at the southern end of the existing farm complex; with the closest non-associated residential dwelling house lying in excess of 190m to the north-west of the application site.

5.13 Owing to this distance, and the intervening agricultural built development, there is no potential for the development as submitted to impact negatively upon the residential amenity of the neighbouring residents on this occasion. Thus, the requirements of LDP Policy DM1 are met.

### Ecology, Biodiversity & NBB

5.14 The application site comprises an area of scrubland located adjacent to the existing farm complex at Yew Tree Farm and adjacent to the two buildings recently granted planning permission as part of planning application ref: P/2024/0044. The ground currently comprises bare earth and is used daily as part of the intensive agricultural operations occurring on the site. As such, the application site is noted to be devoid of any ecological value and habitat of worth.

5.15 A Preliminary Ecological Appraisal was undertaken in the summer of 2024 for the adjacent (approved) development, and it is noted that its results would also be of relevance to the current development proposal.

5.16 Given that the development would not impact upon any habitat or any protected species, it is noted that no compensatory or mitigation measures would be required.

5.17 As noted previously, the development would not result in any increase in stock numbers on the agricultural holding at Yew Tree Farm. Instead, the development is simply proposed to ensure the farm benefits from sufficient areas of under-cover yard/holding space to align the site with the CoAPR and the requirements of NRW. Given that stock numbers would not change, there would be no net increase in the amount of manure/waste produced on the holding.

5.18 In addition, a scheme of measures to ensure a net benefit for biodiversity (NBB) accompanies the planning application along with a Green Infrastructure Statement.

5.19 In light of the above, the development is acceptable with regards its ecological impacts and is in accordance with the requirements of PPW, TAN 5, and LDP Policies SP14 and NE1.

### Highways

5.20 The vehicular movements associated with the site will remain unchanged as a consequence of the proposal.

### Drainage

5.21 Surface water from the building's roof would be directed into a new clean water storage tank situated adjacent to the building.

5.22 A new underground dirty water storage tank is proposed to ensure that clean and dirty waters from the development are kept separate at all times. The tank would be constructed so as to last at least 20 years without requiring maintenance.

### Public Right of Way

5.23 It is noted a Public Right of Way (PRoW) runs in close proximity to the application site. However, as is made clear from the submitted plans, the development would not block or interfere with the route of the PRoW.

5.24 Indeed, the proposed building would not impact upon the openness of the public footpath, which would remain useable during both construction and operational phases of the development.

### Historic Environment

5.25 There are a cluster of Grade II listed buildings located approximately 185m to the north-east of the application site. However, given the presence of existing agricultural built development at Yew Tree Farm lying between the application site and the subject listed buildings, it is noted there is no intervisibility on this occasion and as such the proposed development does not have the potential to cause any adverse or harmful impact upon their setting.

5.26 As a consequence, the development as submitted would not have the potential to cause a harmful effect upon the character, setting or appearance of the listed buildings and the development is in accordance with the requirements of TAN 24 and LDP Policy SP15.

### Minerals Safeguarding

5.27 It is noted the application site lies within a Sand & Gravel Minerals Safeguarding Area as per the adopted Wrexham LDP. LDP Policy MW1 is therefore of relevance.

5.28 In terms of MW1 Criterion (ii), there is a demonstrated agricultural need for the development on-site owing to a lack of under-cover yard space at Yew Tree Farm at present. As noted, it has been recommended by NRW that the Applicant constructs the proposed covered yard on the site to ensure that the farm benefits from sufficient under-cover yard areas and so as to ensure the requirements of the CoAPR and SSAFO regulations are met. Ultimately, the development would reduce the amount of dirty water produced on the site and it would therefore have benefits for the water environment – a clear planning gain in the development's favour.

5.29 Furthermore, the whole of the farm complex at Yew Tree Farm is located within the sand and gravel safeguarding area, meaning that some loss of the resource is inevitable if the ongoing and future business needs of the farm are to be met.

5.30 The application site is also located approximately 195m from the closest neighbouring residential property to the north. It is argued any mineral extraction on the site of the proposed buildings would be unacceptable with regards its effects upon neighbouring residential amenity owing to the close proximity of neighbouring residents. Thus, the mineral resources are, in effect, already sterilised on this occasion.

5.31 Given the above, the development is in accordance with the requirements of LDP Policy MW1.

## 6.0 Conclusion

6.1 The proposed covered yard is of an overall modest and subservient scale to that of existing development forming part of the holding, and would be of an acceptable appearance within the host rural landscape. It would also not cause any adverse impacts upon the natural environment, neighbouring residential amenity, highway safety nor upon the historic environment.

6.2 Therefore, the proposal is fully compliant with both national and local planning policy, and it is respectfully requested that full planning permission be granted for the development.