
Transport Statement

Change of use of
buildings from
agriculture to
commercial use and all
assorted works:

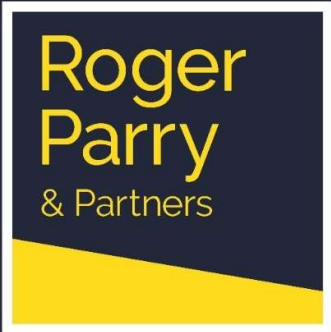
Ridleywood Farm
Holt Road
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Wrexham
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Prepared for:
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1. Transport Assessment

The proposal involves converting the current agricultural structures for commercial purposes and completing all the necessary tasks associated with this conversion. The existing use of these buildings is connected to the current dairy operation, serving as housing for cattle, young livestock, and machinery. Ridleywood Farm encompasses approximately 450 acres, primarily dedicated to grazing and arable land. The client's objective is to transition away from dairy farming, and consequently, they seek to repurpose the former agricultural buildings into separate commercial units.

Currently both accesses are used to serve the farming enterprise.

Below are the existing traffic movements:

Dairy Enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Milk Collection	HGV	Daily
AI	4x4	Daily
Feed Delivery	Artic	Weekly
Dairy Chemicals	Van	Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	Monthly
Cattle Delivery	Artic	Weekly
Cattle Collection	Artic	Weekly
Straw Delivery	Artic	Weekly
Bedding Delivery	HGV	Every 3 weeks
Vet	4x4	Every two weeks
Diesel Delivery	HGV	Monthly
Staff	Car	Daily
Foot Trimmer	4x4	Monthly
Milk Recorder	4x4	Twice Monthly
Farm Collection Waste	Waste Lorry	Twice Monthly

"Ridleywood Farm is a well-established dairy and youngstock operation, which means that there is a significant volume of traffic associated with farming activities, primarily comprising Articulated (Artic) and Heavy Goods Vehicles (HGVs). The planned change of use will lead to a decrease in the number of large traffic movements and overall vehicle comings and goings at the site."

Following comments received from WC Highways department, please see below response:

North Easterly Access

This access is will be utilised as the proposed commercial access. The access will no longer serve any farming activity or access to the farmhouse.

Visibility to the westerly direction is adequate and visibility to the easterly direction can be achieved with the setting back of an existing hedge row.

Any gates will be set back at a minimum distance of 10m to the adjoining highway. We can confirm the farming enterprise will no longer require a milk tanker.

Proposed Traffic Movements:

Commercial Use (anticipated)	Vehicle	Number of movements
6am-7pm		
Unit A	Car/Small Van	3 daily
Unit B	Car/Small Van	3 daily
Unit C	Car/Small Van	2 daily
Unit D	Car/Small Van	2 daily
Unit E	Car/Small Van	2 daily
Unit F	Car/Small Van	3 daily
Unit G	Car/Small Van	5 daily

South Westerly Access

This access will be used to serve re small remaining farming activity along with the farmhouse. Visibility can in the north easterly direction is adequate and visibility to the south westerly direction can be improved. Any gates will be set back at a minimum distance of 15m to the adjoining highway. Turning facilities and swept paths have been shown on the revised highways drawing. The largest vehicle to entre and existing the site will be a tractor and trailer. There will no longer be staff on the site as all work will be completed by the clients who live in the farm house.

Proposed Traffic Movements:

Small beef enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Straw Harvest	Tractor and Trailer	4 times per year
Feed Delivery	Artic	4 times per year
Cattle Sales	Tractor and Trailer	2 times per year
Vet	4x4	Once every six months
Diesel Delivery	HGV	Once yearly

Farm Collection Waste	Waste Lorry	Twice Yearly
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Overall reduction of traffic movements:

Dairy Enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Milk Collection	HGV	Daily
At	4x4	Daily
Feed Delivery	Artic	Weekly 4 times per year
Dairy Chemicals	Van	Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	Monthly
Cattle Delivery	Artic	Weekly
Cattle Collection	Artic	Weekly
Straw Harvest	Artic Tractor and trailer	Weekly 4 times per year
Bedding Delivery	HGV	Every 3 weeks
Vet	4x4	Every two weeks Once every six months
Diesel Delivery	HGV	Monthly Once yearly
Staff	Car	Daily
Foot Trimmer	4x4	Monthly
Milk Recorder	4x4	Twice Monthly
Farm Collection Waste	Waste Lorry	Twice monthly Twice yearly

The information provided above affirms that the change of use for the agricultural building will lead to a decrease in the total traffic movements to and from the site, especially the movements of large HGVs and Articulated vehicles.

Sustainability

The development is situated at the periphery of Wrexham Industrial Estate, a mere 400 meters away. The client intends to make this site available to small startup businesses that are not suited for the extensive development found within the industrial estate. The site is conveniently located just off a B road, offering easy access for small businesses in the vicinity

Public Footpath

The clients are conscious of the nearby footpath and will take measures to ensure it remains unobstructed and accessible at all times.

Service and Delivery Management Plan

The largest vehicle to use the farm access will be a tractor and trailer, and it is expected that this movement will occur on average only once a month.

Construction Traffic Management.

As for the construction traffic management plan, the clients are willing to accept any necessary conditions. However, it's worth noting that the existing buildings require minimal modifications to facilitate their conversion for commercial use.