
Transport Statement

Stryt Yr Hwch Farm
Sontley Wrexham
LL13 0YA

Change of use of
agriculture buildings to
commercial change of
use class B1/B8 and all
associated works

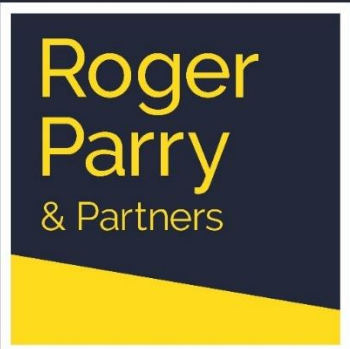
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1. Transport Assessment

This transport statement has been prepared to discuss the existing and proposed traffic movements associated with the proposal to change the use of existing agriculture buildings to a commercial use class B1/B8 and all associated works.

The application site is located at Stryt Y Hwch, Sontley, Wrexham and can be accessed via a road to the east using an established entry point.

There is currently an established farming enterprise at the site that has been in existence for many generations and like other farmers the applicants feel it necessary to diversify to survive commercially.

Currently the farming enterprise consists of a dairy farm along with heifer rearing. Our client proposes to change the use of the existing agricultural livestock building to be used for B1/B8 commercial storage. The proposed development is 1334m². The existing building is currently used to house cattle.

The proposed change of use would result in fewer traffic moments changing from large tractors and lorries to cars and other smaller vehicles.

2. Movements

All traffic movements are based on 1no per vehicle visit.

Below are the existing traffic movements:

Existing traffic movements for dairy enterprise:

Dairy Enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
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
4 Staff	Car	Daily
Foot Trimmer	4x4	Monthly
Milk Recorder	4x4	Twice Monthly
Farm Collection Waste	Waste Lorry	Twice Monthly

"Stryt Yr Hwch Farm is a well-established dairy operation, which means that there is a significant volume of traffic associated with farming activities, primarily comprising Articulated (Artic) and Heavy Goods Vehicles (HGVs) and tractors and trailers. 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."

Proposed Traffic Movements:

Movement	Vehicle	2 Way Movements
Goods in or out	HGV	36
Deliveries or collections	LGV or Van	48
Employees	Car or Van	54
	Total	138

Proposed weekly traffic movements for a single site operator

Movement	Vehicle Type	2 Way Movements
Goods in or out	HGV	72
Deliveries or Collections	LGV or Van	96
Employees (8 Total)	Car or Van	104
	Total	272

Proposed weekly development traffic for multiple individuals/ small businesses, 4 no tenants

Overall reduction of traffic movements:

Dairy Enterprise		
6am-8pm		
Movement	Vehicle Type	No of Movements
Artic	4x4	Daily
Feed Delivery	Artic	2 x Weekly 4 times per year
Dairy Chemicals	Van	1x Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	1x Monthly
Cattle Delivery	Artic	1x Weekly
Cattle Collection	Artic	1x Weekly
Straw Harvest	Artic Tractor and trailer	1x Weekly 4 times per year
Bedding Delivery	HGV	1x Every 3 weeks
Vet	4x4	1x Every two weeks Once every six months
Diesel Delivery	HGV	1x Monthly Once yearly
4 Staff	Car	2x Daily
Foot Trimmer	4x4	1x Monthly

Milk Recorder	4x4	2x Monthly
Farm Collection Waste	Waste Lorry	2x 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 proposed development is situated at an established dairy and youngstock enterprise that is accessed via a lane off the B5426 approximately 1 mile from Wrexham.

Ecology

Arborvite were commissioned to undertake a Preliminary Ecology Appraisal in order to address the impact of the development on habitats and protected species, The survey concluded the proposal will have no impact on protected habitats or species.

Noise

In consideration of the planning application, it is predicted that there would be no significant increase in noise emissions over and above the noise emissions from existing agricultural operations.

Landscape

The proposed use of the existing building would not have a detrimental impact upon the existing buildings within the rural landscape as no external alterations are proposed. The use represents a diversification in a rural area and the proposal would not expand or encroach into the countryside as it re-uses an existing building.

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.

3. Conclusion

The above assessment shows that the proposed use will not result in an increase from the baseline weekly movements to the site. There will be a substantial shift towards smaller, lighter traffic movements compared to the baseline. We consider that the local road network is better suited to movements by lighter vehicles. Accordingly, it is considered that the proposed change of use can be accommodated without leading to any highway capacity or safety issues.