

DESIGN & ACCESS STATEMENT
FOR
Dairy Youngstock Building

Applicant

Mr R Tomlinson
Lower Park Farm
Rossett
Wrexham
LL12 0BL

Location

Lower Park Farm
X - 338457 Y - 355002

Agent Will Phillips

P&L AgriConsulting Ltd

Fields Farm Offices, Alkington, Whitchurch, Shropshire, SY13 3NH

Mob 07939 474838

w.phillips@pl-agriconsulting.co.uk



16th February 2023

Contents

This statement explains the design criteria of the proposals contained within the proposed planning application.

The statement considers the following aspects of the proposed development.

Please also see accompanying plans drawings 1-4

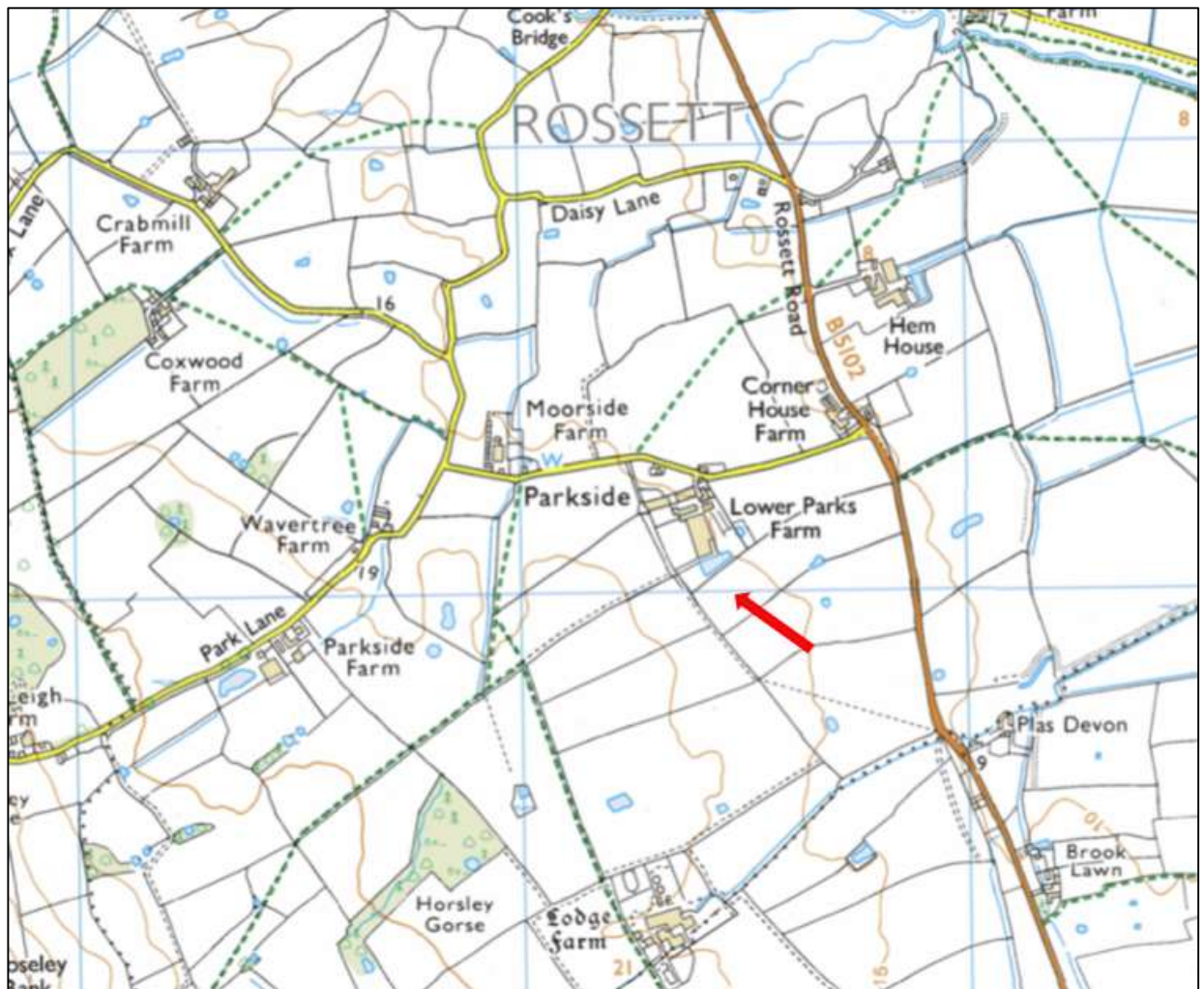
1. Location plan.
2. Existing Siteplan.
3. Proposed Siteplan.
- 4 Floorplan and Elevations.

Appendix

Flood Risk Map

Site Photo

LOCATION



1. Background

Lower Park Farm is a dairy farm extending to a total of 1,100 acres (445 hectares). The farm is a well-established organic dairy unit consisting of around 740 cows plus, on average, 500 dairy replacements from 0 to 2 years of age. Cropping is predominantly grassland of which about 250 acres are re-seeded in a rotation including 300 acres of spring grown cereal crops.

2. Proposal

To construct a new heifer rearing building

3. Location.

Due to the topography of the farm, roads, farm buildings and also overhead power cables the proposed location is believed to be the best location suitable for the purpose. There is little alternative to the site chosen which will fit in well with the operational requirements of the farm.

The proposal also keeps development as close as possible to the other farm buildings footprint thus meeting planning policy requirements.

4. The Proposed Building

The design of the building is required due to the required function and to optimise working conditions of all employees on the farm. (7)

The building is to improve accommodation for the heifers and is not to increase stock numbers. Some animals are kept out too long and accommodation can also get over crowded.

5. Dimensions and Scale

- **48.7m extension x 13.9m**
- Covered Floor area **680m²**.
- Maximum Height to eaves will be 4.57m.
- Roof Ridge height 6.18m

6. Materials.

- a) The sides and gable end will be clad in Yorkshire Bard (to match existing buildings) and concrete panels - See elevation (plan 4)
- b) Doors will be galvanised steel.
- c) Roof - Profile 6 fibre cement in natural grey (similar to existing buildings).

7. Drainage

A holding tank will be installed to provide re-cycled drinking and wash down water. Any surplus roof water will go to the ditch.

8. Farmyard Manure and Slurry

No slurry will be created as it will be absorbed by straw bedding to create FYM. The building will be curbed so that no effluent can escape.

9. Access

- The farm will be accessed from the existing road and farm entrance.
- As a working farm, access by the general public is not encouraged for both their own personal safety and biosecurity reasons.
- It is not advisable for any non-trained or unqualified person to be accessing the site unless supervised.
- The design of the proposed development will allow access for all regardless of any disability or impairment that they may have. Wheelchair access is available through level thresholds and all doors and gates are in excess of 3m wide.
- The design is primarily as a working farm and an operational facility for milking cows.
- Crime prevention - single access (for vehicles) will help prevent theft from the property and the site allows for natural surveillance.
- Biosecurity – The proposals will maintain the farm biosecurity measures retaining stock in a centralised location within the farm buildings.

10. Vehicle Movements

There will be no increase in vehicle movements to and from the farm.

The main large vehicles will be the milk tanker which currently collects milk every other day. This will not change.

- Feed lorries will deliver once every two weeks. – This will not change
- Other vehicles will include staff, vet visits, commercial visitors and other deliveries.

11. Community Safety

Single access (for vehicles) will help prevent theft from the property and the site allows for natural surveillance.

12. Biosecurity

The proposals will maintain the farm biosecurity measures retaining stock in a centralised location within the farm buildings.

13. Involvement & Social Impact

We believe there will be limited impact in a social context.

14. Economic

The development will allow the farm business to progress which creates employment for the principals and their staff.

15. Planning Policy

The proposals are in line with W Technical Advice Note 6 (TAN 6) – Planning for Sustainable Rural Communities (2010) with the proposals being reasonable for the purposes of carrying out agriculture and specifically dairy farming. The proposal meets planning policies relating to agriculture as follows -

- The proposed development would not cause any unacceptable adverse effects on the local landscape.
- The building is sited and designed to minimize the impact on the landscape and is grouped with existing buildings.
- The proposed building is designed and constructed of materials to take account of their surroundings. Reflective external surfaces have been avoided wherever possible.
- The proposals have taken account of existing landscape features, such as hedgerows and trees, which are all retained.
- The proposals also help the farm business to develop and provide sustainable employment for the farmer, his family and employees.

14. Landscaping and Tree Planting

No landscaping or tree planting is proposed.

15. Sustainable Construction & Renewable Energy Requirements

Power will only be required for internal lighting only as the building will require internal lighting for operator safety.

Materials sustainability

Steel can be used for re-cycling when end of life is reached.

16. Lighting

The business is aware that external lighting can be a nuisance. Some lighting is needed for safety reasons; however, any lighting will be low level (circa 200lux) and facing towards the farm buildings or shielded to avoid unacceptable glare.

The new building proposals will not change the overall lighting requirement.

17. Noise

We do not believe that the development will create a nuisance due to noise levels.

18. Flood Risk (see map page 6)

The site is not in a Flood risk area (ref NRW Website) and therefore we believe that there is no risk of a) the site being affected by flood and b) the development creating flood risk elsewhere.

19. Ecology & Habitat

No ponds or habitats have been identified as at risk or that the proposed development would endanger protected species and /or nesting birds. The location of the cubicle buildings and the lagoon is on an area of higher input grassland (predominantly rye grass), which makes it unsuitable for habitat due to grazing and cropping

20. Overview

The proposal combines the use of existing buildings and facilities with new accommodation to sustain the business in the long term and provide a farming future.

Will Phillips

February 2023

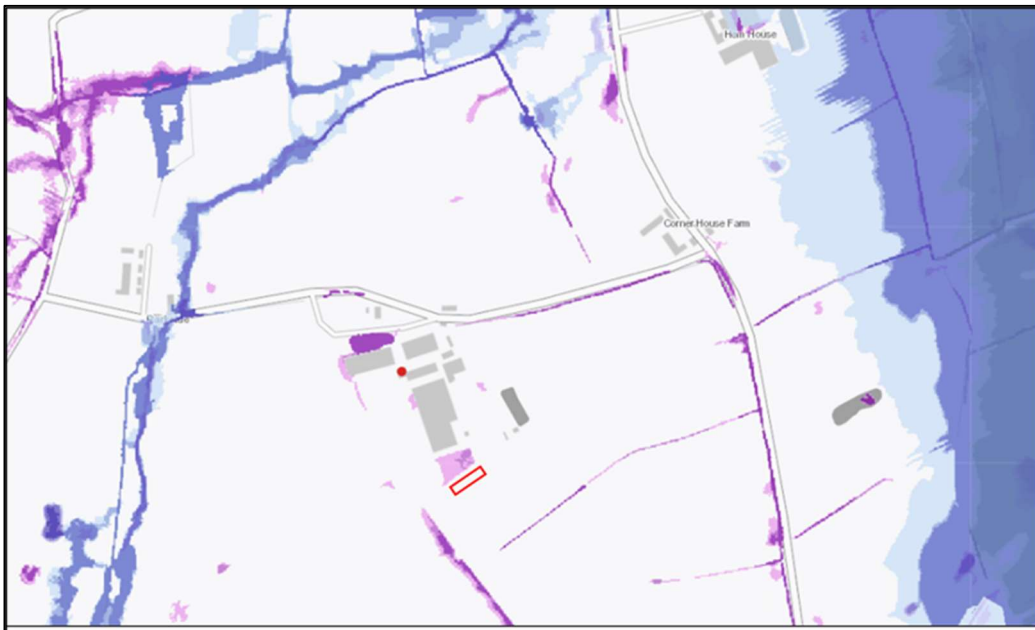
Appendix

Flood Risk Map

Site Photo

Flood Risk

Fig 1



Results for the area within 10 metres of: LOWER PARKS FARM, PARKSIDE, ROSSETT, WREXHAM, LL12 0BN	
Very low risk	Flooding from rivers Risk less than 0.1% chance each year More about very low risk from rivers
Very low risk	Flooding from the sea Risk less than 0.1% chance each year More about very low risk from the sea
Very low risk	Flooding from surface water and small watercourses Risk less than 0.1% chance each year More about very low risk from surface water and small watercourses

Site Photo from North East – Proposed building will be right of power cables.

