
Planning Statement

**Land at Ridleywood Farm
Ridleywood
Wrexham
LL13 9YA**

Erection of a covered manure store and all
associated works

TSM & TR Lunt

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1.0 The Proposal

The proposal is a development that will provide a covered manure store for the farm yard manure produced by the livestock at Ridley Wood Farm, Ridley Wood

The application site sits to the South of the existing farmstead, the application will cover an existing manure store at Ridley Wood Farm.

The proposed building has been designed to allow for effective drainage of the water and runoff controlling the possible water pollution. The proposed building will measure 31m by 15m. The materials to be used are metal profile sheeting for the roof along with metal profile sheet cladding and concrete panels for the sides. The client proposes to match the same materials as per the existing buildings at Ridley Wood.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

1.1 Need for the Proposed development

The proposal will allow for storage of the manure produced by the livestock at Ridley Wood and will follow the desired guidelines for a covered manure store. This will therefore reduce the runoff created from the farmyard manure, as well ensuring the manure is spread at the correct time of year to allow for optimal use for growing the necessary crops. The building will be used by the applicants and owners of the land.

The design of the building is in accordance with BS 5502-31:1995+A1:2011, with the height of the manure store allowing for unloading of vehicles and tipping trailers. This will allow for unloading and loading directly into the storage facility to help reduce the odour released from the manure.

The scale and dimensions of the manure store are to maximise the space and quality for the intended use and to minimise the visual impact of the building upon the surrounding area.

The development has been designed to ensure that the farming operations can be managed in the most efficient manner and will ensure the application complies with the latest manure store regulations.

The proposal will be a betterment on the existing site used for manure storage. Currently the manure being uncovered releasing pollution. Our proposal is to cover the manure, which is an existing store, to help decrease the environmental pollution.

1.2 Benefits

The indirect benefits of the scheme include the following:

Environmental Benefits

- Air quality improvements: from covering the manure store, the odour can be enclosed reducing the air quality pollution;
- Reduced water pollution; covering of the manure will reduce the water pollution and runoff produced.
- Correct storage of manure- allowing for manure to be collated and spread on farmland at the correct time of year

2.0 Site and Surrounding Area

The proposed building will be an improvement on the existing site as it will create a covered manure store with a concrete base.

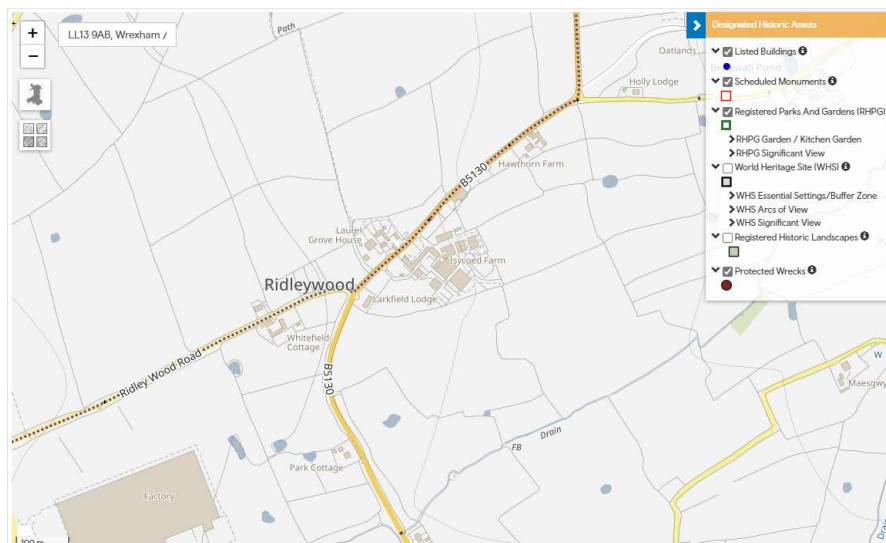
Although additional planting doesn't form part of this application the clients are willing to work with the authority if they feel planting is required.

The site is currently used for storing the manure. The surrounding area is illustrated on the location plan below.



Access to the site will be through an existing entrance.

2.1 Historic Environment and Heritage Assets



There are not listed building or ancient monuments within close proximity of the site.

2.2 Ecology

Arbor Vitae were commissioned by Roger Parry and Partners to undertake a Preliminary Ecological Appraisal in order to assess the impact of the development on habitats and protected species. Key findings of the survey were:

- The installation of a covered manure store will provide several environmental benefits, including:
Make better use of organic nutrients,
Improving water quality,
Improving air quality,
Reducing greenhouse gases.
- The proposals will have no impact upon protected or priority habitats.
- All hedgerow adjacent to the site will be retained and protected throughout work on site. An existing access point already exists from Maesgwyn Lane and will continue to be used.
- The proposals will have no impact upon badger, their setts, or potential foraging areas.
- The proposals will have no impact upon potential or known roosting sites. There will be no introduction of artificial lighting to the site and all hedgerow and tree habitat will be retained and protected throughout works on site.
- The proposals will have no impact upon potential nesting habitat and therefore no impact upon breeding birds.
- The proposals will have no impact upon suitable terrestrial or aquatic habitat which GCN may use. Pond 1 lies 105m west, with no linear connecting habitat between the two sites. Furthermore, Pond 1 provide 'below average' suitability for GCN. There are no other ponds present within 250m of the site and it is highly unlikely that GCN

would be using Pond 1 and therefore, the proposals will have no impact upon this species.

- The installation of the covered manure store is, in itself, an enhancement for local ecological systems. In addition, 20m of species-rich native hedgerow will be planted along the north east boundary of the site.

2.4 Flooding



The application site is located outside the Natural Resources Wales flood zone.

2.5 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing established access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

It is expected that the construction of the manure store would result in no material impact on the local highway network.

3.0 Planning Policy

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

The planning application detailed complies with the Wrexham County Council Unitary Development Plan.

3.1 Wrexham Unitary Development Plan 1996-2011. Adopted 14th February 2005.

Policy GP1 Development Control

Policy GDP1 - All new development should :-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The building proposed will cover an existing manure store to create a betterment for the environment. The local area is predominantly of agricultural, the proposed building is of a traditional agricultural design and scale to fit well within the area. The building will be accessed through an existing agricultural gate within the ownership of the applicant.

Policy EC3 Agricultural Development

Policy EC3 - The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

The proposed building is required to cover an existing manure store, this will have a huge benefit on the environment and is essential to the successful running of the farming enterprise. The existing buildings, hedgerows and trees effectively screen the development from the wider context.

3.2 National Planning Policy

Chapter 4 of Planning Policy Wales (PPW) recognises the countryside as a dynamic and multi-purpose resource which requires the careful balancing of goals and needs. Whilst respecting the principle of exercising strict control over development in the open countryside, it is important given the nature of Powys and its rural economy that the Plan supports development proposals which are appropriate to the location and which sustain and enhance the working countryside. In particular PPW advocates a constructive approach to agricultural development and to rural diversification particularly for business re-use of farm buildings (7.6.5 PPW). All new development in the open countryside should respect the character of the surrounding area and be of appropriate scale and design.

4.0 Planning Policy Assessment

At all levels of planning policy there is a strong commitment to agriculture to provide to necessary resources for correct storage of farmyard manure in line with the guidelines.

The acceptability of the Proposed Development is therefore influenced most by the details of the proposal and its associated impacts.

In summary, the planning considerations for the covered manure store at Ridley Wood Farm are identified below and considered in turn:

- The principle of the development;
- Landscape and visual impacts;
- Nature conservation and biodiversity;
- Historic environment and heritage assets;
- Residential amenity;
- The highway network and access; and

4.1 The Principle of the Development

Ridley Wood is located outside Wrexham and as such is in the countryside where new development is strictly controlled. However, Government and Local Authority have a commitment to the provision of allowing new buildings for agricultural use.

The application site is technically suitable for this covered manure store proposal being open and level, close to the existing farm buildings without any major impact to the existing infrastructure at Ridley Wood, as well as covering an existing manure store. It is considered that this is an appropriate location for this type of development and that it complies with the relevant criteria of policies, additionally being already used for storage of manure.

4.2 Landscape and Visual impacts

It is concluded that the Proposed Development would not have a significant landscape or visual impact. Thus, the proposed development complies with criteria of policy. Covering the existing manure store will have no significant impact on the landscape or visual aspects of Ridley Wood, due to the existing hedge rows and large farming complex to the North.

4.3 Natural Resources Wales assessment

The proposal is for a steel portal, concrete panelled building for a covered manure store that will ensure the enterprise has sufficient storage space to store the farmyard manure produced at Ridley Wood. The existing farmyard manure storage area is not suitable for the latest manure store regulations and the proposed building will be in line with the new regulations as well as reducing the pollution. The proposal will not increase existing stock numbers.

5.0 Conclusion

There is a need, both nationally and regionally, to commitment in reducing the water pollution and correct storage of manure to allow for correct application to benefit the environment as well as benefitting the crops grown on the land.

The proposed development is considered to be in accordance with the PPW and related policy documents and is also in accordance with relevant local Development Plan policies.

The proposed development would have positive benefits to the environment by preventing rainfall hitting the manure to cause water pollution. The manure store will be built to current guidelines: BS 5502-31:1995+A1:2011.

Ridley Wood is a successful farming enterprise focusing on dairy production, meaning the development of the covered manure store is acceptable in principle since it relates to a well-established agricultural enterprise.

The proposal will have a positive effect in relation to climate change and protecting the environment.

The proposal meets the requirements of both national and local planning policy.