

HANMER ' MILL FARM, HORSEMAN'S GREEN SY13 3DT  
PROPOSED NEW STRAW AND HAY STORE

DESIGN AND ACCESS STATEMENT

**INTRODUCTION;** This Design and Access Statement is submitted within the requirements of the Town & Country Planning (General Development) (Amendment) (Wales) Order 2002. The proposed building is described in the context of the planning policy, design and accessibility format.

**CONTEXT OF THE DESIGN;** Hanmer Mill Farm is principally a dairy farm consisting of 350 acres (141 hectares) which currently supports 265 milking cows and 200 young stock. The farm is owned by Captain Edward Hanmer, and the tenant is the Applicant. The owner has given his consent for this proposal. The new building will be used for storing straw and hay.

**ACCESS ELEMENT;** The proposal takes into account the rural situation, size, character and appearance of the proposed building and its features will blend sympathetically with the environment. All relevant details are shown on drawing number 1 location plan, and drawing number 2 Proposed Plan and Elevations.

**CHARACTER AND DESIGN;** The building would be 9.15 metres long and 6.1 metres wide, of portal steel construction, duopitch roof at 10 degrees pitch, with green corrugated steel sheets. The walls would be grey precast concrete panels 2 metres high with green corrugated steel sheets to match the roof to remaining height.

**COMMUNITY SAFETY;** As no right of way exists over the site, community safety will not be threatened.

**MOVEMENT TO AND FROM THE DEVELOPMENT;** The proposed development will not increase the amount of traffic entering or leaving the site. The vehicular and pedestrian access will be maintained.

**ACCESSIBILITY;** Access to the site is from the east side of Mill Lane, National Grid Ref. SJ 453 408. The positioning of the building will not affect deliveries or collections by any road transport.

**ENVIRONMENTAL SUSTAINABILITY;** There will be no extra demand for water or electricity. Materials will be locally sourced.

**ECOLOGY;** Crested newts are not present on the site for the proposed building.

WREXHAM COUNTY  
BOROUGH COUNCIL

15 MAY 2023

PLANNING DEPARTMENT