
Justification Statement

**Ridleywood Farm
Ridleywood
Wrexham
LL13 9US**

Erection of livestock building and all associated
works

T S M & L R Lunt

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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals for the erection of a steel portal frame agricultural building and all associated works. The information included within this statement is intended to assist the Planning Officer in making their decision.

The Statement assesses the site and its context by considering the physical, social, economic and planning situation.

2.0 PROPOSAL

TSM & LR Lunt are applying for planning permission for the erection of a steel portal frame building for livestock housing and storage of machinery and fodder at Ridleywood Farm, Ridleywood.

The proposed building would be a modern agricultural building, which is required to fulfil the functional need of the existing farm business and to provide accommodation for the livestock in line with the welfare of the Farmed Animal Regulations.

The extension of current facilities at the farm is required in order to enable the efficient operation of the existing agricultural unit.

The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 4, states that:

- Where any animals (other than poultry) are kept in a building they shall be kept on, or have access at all times to, a lying area which either has well maintained dry bedding or is well-drained;

The Welfare of Farmed Animals Regulations 2000 (S.I. 2000 No. 1870) Schedule 1, paragraph 9 states that:

- The freedom of movement of animals, having regard to their species and in accordance with established experience and scientific knowledge, shall not be restricted in such a way as to cause them unnecessary suffering or injury.

The Lunt family are proposing to erect the building to ensure that livestock on the farm have sufficient housing space to carry out their five freedoms as recommended by the RSPCA.

The RSPCA believes anyone responsible for looking after animals should try to provide them with the five freedoms as follows:

1. Freedom from Hunger and Thirst

By providing enough fresh water and the right type and amount of food to keep them fit.

2. Freedom from Discomfort

By making sure that animals have the right type of environment including shelter and somewhere comfortable to rest.

3. Freedom from Pain, Injury and Disease
By preventing them from getting ill or injured and by making sure animals are diagnosed and treated rapidly if they do.
4. Freedom to Behave Normally
By making sure animals have enough space, proper facilities and the company of other animals of their own kind.
5. Freedom from Fear and Distress
By making sure their conditions and treatment avoid mental suffering.

3.0 ASSESSMENT OF THE SITE AND ITS CONTEXT

3.1 *Physical Situation – The Context*

The area is predominantly rural with agriculture being the primary industry. The proposed site for the agricultural building is at Ridleywood Farm. The building has been sited to the South East of the large farmstead forming a natural extension to the existing large agricultural buildings.

3.2 *Physical Situation – The Site*

The building is sited within the existing farmyard. The area is predominantly of agricultural, however recently large scale commercial building have been erected to the South West of the Farm. The proposed building is of a traditional agricultural design and scaled to fit well within the area. The building will be accessed through an existing farmyard within the ownership of the applicant.

Due to the existing established hedgerows and buildings surrounding the proposed development, long and short distance views towards the building will not be adversely affected.

3.3 *Access and Vehicle Movements*

When operational, the building will not generate any additional movements onto the Highway.

4.0 POLICY CONTEXT

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.

5.1 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 is to be sited on the existing agricultural farmyard. The 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 building forms a logical extension to the existing farmyard. The existing buildings, hedgerows and trees effectively screen the development from the wider context.

5.0 DEVELOPMENT & DESIGN

The proposal is for a development that will provide a steel portal frame building for livestock housing and agricultural storage along with all associated works at Ridleywood Farm.

The building has concrete walls measuring 3m followed by metal profiled cladding to eaves at 3m as well as the roof, as shown on the elevation plans. The building design aims to keep a balance between the two aims of the planning system- efficient economic development and protection of the landscape.

6.0 Community Safety

Site security is critical throughout day and night to prevent the theft of equipment's. This is critical in this case given the secluded location and its proximity to the public highway.

7.0 Natural Resources Wales assessment

The proposal is for a steel portal frame line stock building that will ensure the enterprise has sufficient housing space to carry out their five freedoms as recommended by the RSPCA. Some of the existing livestock building on site are not suitable in terms of the latest animal welfare regulations. TSM & LR Lunt house 340 cattle at Ridleywood Farm, the proposal will not result in the increase of livestock numbers.

Dirty water will discharge to the existing slurry store on site and clean water from the roof will be collected and reused on the farm.



Existing poor quality livestock buildings at Ridleywood Farm

8.0 Environmental Design Statement

Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation and maximise energy conservation through use of appropriate materials, design, layout and orientation.

This planning application has taken into consideration the following energy efficiency measures and technologies that can be incorporated alongside wider energy efficient design principles to ensure high energy performance.

The proposed building has been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the building in such a way to maximise the potential for solar gain by reducing the need for energy consumption.

Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development.

The above points will ensure that the buildings are 'sustainable' in terms of the buildings design and the supply and use of energy in accordance with the Council's recommendations.

Other complimentary measures:-

We have considered that energy efficient design principles are also key to the success of schemes including if electricity is required to be supplied to the building that energy efficient light bulbs are used.

9.0 Physical Context of the Development

The site of the farm building is located on the existing farmyard which complies with Wrexham County Councils planning policy. The development site is surrounded at all points of the compass by mature boundary hedgerows and tree plantations forming a natural screen, together with the screening provided by the existing buildings.

The proposed development is located on the owner-occupied land within the existing farmyard therefore there will always be on site security.

The proposed site is surrounded by agricultural land within the control of applicant.

10.0 Social Context of the Development

The scale and type of the proposed building will be in keeping with the surrounding range of farm buildings within Wrexham County Council as can be seen by the plans submitted.

The building has been designed to be as near as possible to existing buildings meaning it will integrate well with the surrounding area. A portal frame is commonly used on buildings of this nature because it allows flexibility internally within buildings.

11.0 Economic Context of the Development

The building design aims to keep a balance between the two aims of the planning system, efficient economic development and protection of the landscape. Local materials have been sourced and local business used for the construction of the building.

12.0 Conclusion

In accordance with the Wrexham Development Plan Policy GP1, Development Control, it is concluded that the proposal would not have any adverse effects on Wrexham's landscape as the building has been sited on the existing farmyard and designed to minimise the impact on the landscape.

The proposed building will not result in the increase of livestock numbers. The clients require the proposed building to ensure they are compliant with the latest welfare regulations.

The design, layout, scale and materials and colour of the new building harmonises with the locality and wherever possible maximised energy efficiency. The existing natural landscaping effectively screens and reduces the visual impact of the proposed buildings.

The local road network is capable of accommodating the development as the proposals will result in extra highway movements and all movements to the shed will be internal.

The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact. The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.

Under Planning Policy Wales 'Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations.'

This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.