

Design & Access Statement

Roofing Over Existing FYM Store

At

**Adrefelyn Farm, Hollybush Lane,
Penley, Wrexham**

On behalf of

Stephen Lloyd Farms

Prepared by

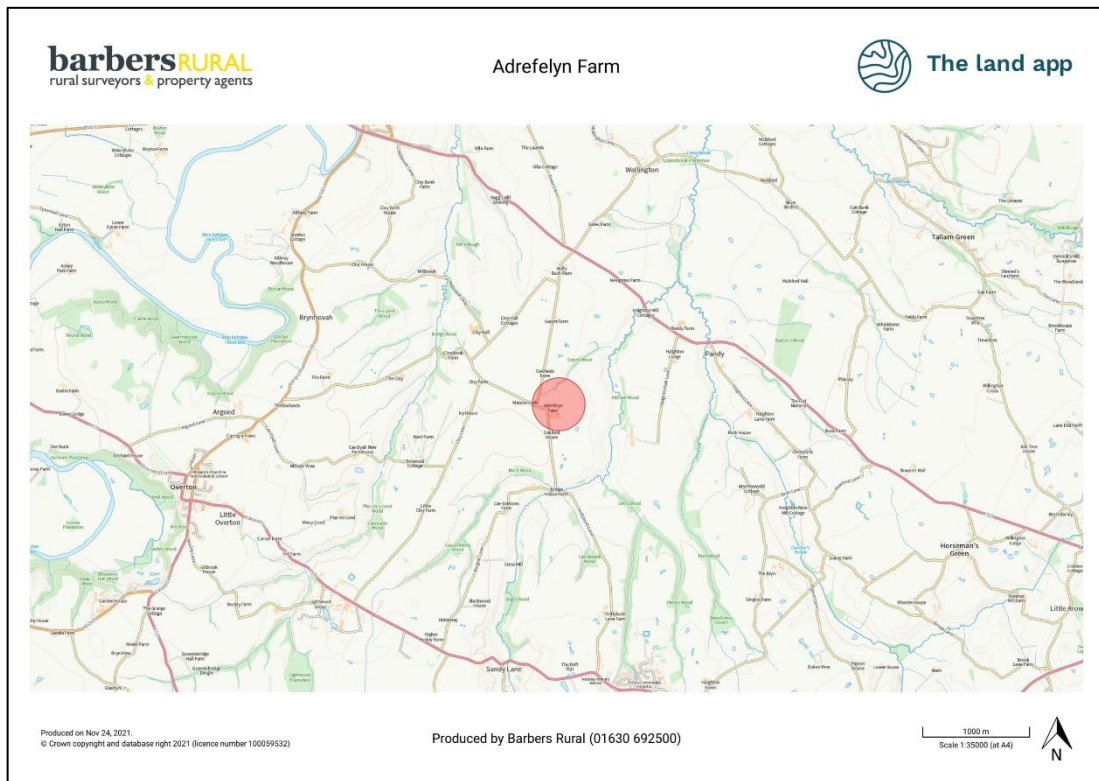
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I.0 Introduction

This Design & Access Statement accompanies a full application (Planning Portal Ref: PP-10410855) for a proposed agricultural building at Adrefelyn Farm.



(Location Plan – Not to scale)

2.0 Background

Stephen Lloyd Farms operates a beef suckler herd based at Adrefelyn Farm.

Adrefelyn Farm extends to approximately 150 acres of owner-occupied land, with a further 80 acres of owned land being located a short distance away. The cropping is entirely grassland and used in conjunction with the suckler herd enterprise.

The suckler herd extends to 75 head of breeding cows, with 140 youngstock. All male youngstock are sold for breeding at 18-months old, with the females being either kept as replacement cows or sold for breeding. The suckler herd is pedigree herd, with the prefix 'Adrefelyn Herd'.

All cattle are housed on straw bedding throughout the winter (circa 5-months), with the cattle being predominantly grazed throughout the remainder of the year. The straw bedding is cleaned out on a regular basis throughout the winter and stored on an uncovered concrete yard area.

3.0 Proposal

The Site – Proposed Use

The proposal is to construct a steel portal framed building for the covering of an existing farm yard manure (FYM) storage area.

The building will measure 80ft (24.38m) by 60ft (18.29m), and will be 20ft (6.10m) to eaves and 28ft (8.53m) to ridge.

The proposed roof covering is designed to keep clean rain water from entering the dirty FYM being stored. This significantly reduces the risk of water pollution and the amount of dirty water run-off that the farm produces.

The proposal is designed to be unobtrusive, with the development being designed to be in-keeping with the surrounding buildings and landscape.

The Site – Existing Use

The site of the proposed agricultural building is situated within the existing yard area and is currently utilised for the outdoor storage of FYM.



(Proposed site)

The existing use on the site is agricultural, with the site being encompassed by current aspects of the farm. The proposed development will not detrimentally impact on any other neighbouring landowner or occupier.

4.0 Planning Policy

The application has been prepared taking the national planning guidance into consideration contained within the National Planning Policy Framework (NPPF).

Adrefelyn Farm is located in Wrexham Borough Council and therefore the application will be considered against Wrexham Unitary Development Plan. The principal policies are:

- GDPI Development Objectives
- EC3 Agricultural Buildings

The proposed building is located in the middle of the existing farmstead, with buildings surrounding the site area on three sides. This does not detrimentally impact on the surrounding environment or landscape. Therefore the proposal appears to comply with this main policy regarding the construction of agricultural buildings.

It is felt that the proposed development has taken both the local and national planning policy guidelines into consideration when preparing this application, includes its design, location, function and appearance.

5.0 Site

Location

The village of Penley can be found 2 miles to the south of Adrefelyn Farm, with the council town of Wrexham being 7 miles to the north-west.

Adrefelyn Farm is situated in a predominantly rural area, with the principal land use being agricultural and rural residential properties.

The farm has a National Grid Reference of SJ 408 425.

Access

The farmstead has an approved access from an adopted public highway.

Flooding

The proposed site is not located in a flood risk zone.

Rights of way

There are no rights of way located on or immediately adjacent to the proposed site area.

Designations

We understand that the site is not situated within any special designations, such as SSSI or AONB.

Ecology

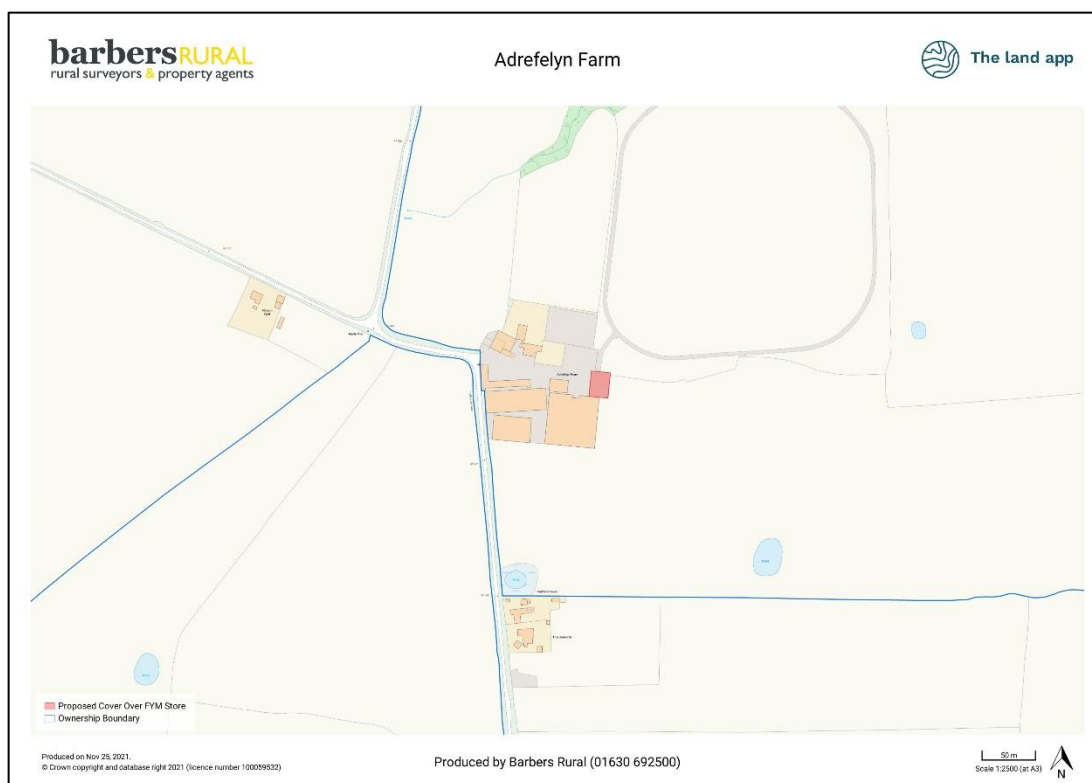
The proposed development is located within the existing farmstead at Adrefelyn Farm. The proposal will not cause any harm to any protected species.

It is not proposed to remove any section of hedgerow from the farm, either on the proposed site, or for access off the public highway.

6.0 Development Details

Layout

The drawings and plans that accompany this application show the proposed layout and positioning of the new agricultural building.



(Site Plan – Not to scale)

The site was chosen due to its available location within the farmstead and position allowing the effective under-cover storage of FYM.

Scale

The proposed new building will measure 80ft (24.38m) by 60ft (18.29m), and will be 20ft (6.10m) to eaves and 28ft (8.53m) to ridge.

The building will be open plan throughout, with no internal walls or partitions.

Appearance

It is proposed for the building to be of a steel portal framed construction, with fibre cement roof panels. The sides will be a combination of concrete panels and wooden shutter boarding to eaves. The west elevation will be open to allow of access for storage and loading the FYM.

It is proposed for the building to have the same appearance as those buildings already on site.



(Photograph of existing building at Adrefelyn Farm)

All aspects of the proposal have been considered and designed to blend in with its surroundings.

Landscaping

The proposed building is located directly adjacent to an existing agricultural building currently on site, with its location being screened by the existing buildings from the road. There is therefore no reasonable requirement for any landscaping to take place.

Access

The amount of traffic entering the site will not alter as a result of the development.

Consultation

Consultation has not taken place with any of the neighbouring property or land owners, yet it is unlikely that the proposal will have an adverse effect on their property. The nearest residential property can be found 230 metres to the south and is screened by existing farm buildings.