

Cinders Farm, Ruabon

Design and Access Statement

indigo.

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1. Introduction

- 1.1. This Design and Access Statement (DAS) has been produced by Indigo Planning on behalf of Soaltar Limited in support of a full planning application at land at Cinders Farm, Ruabon, LL14 6HL.
- 1.2. The application proposes a new broiler poultry rearing development and seeks permission for the erection of four agricultural buildings for the rearing of livestock.
- 1.3. This DAS should be read alongside other supporting information:

Plans and Drawings

- Existing Site Plan
- Site Layout Plan
- Landscape and Biodiversity Management Plans
- Location Plan
- Elevation and Floor Plans
- Site Cross Sections
- Access Route Plan
- Access Junction Plans
- Supporting Documents:

Documents:

- Environmental Statement
- Planning statement
- Socio-Economic Statement

Site Location

- 1.4. The site is located 1.5km to the east of Ruabon. The site is circa 4.9ha of gently sloping arable land located to the northwest of Cinders Farm which comprises a complex of modern and traditional agricultural buildings with original farm workers' cottages. The site is bound by predominantly arable and pastoral farmland.
- 1.5. A site location plan accompanies the submission documents, drawing number: GMMZ228-191.

Summary of the Proposal

- 1.6. The description of development seeks permission for:

“Erection of four agricultural buildings for rearing livestock (poultry); ancillary buildings and plant; associated infrastructure and landscaping.”

- 1.7. The proposed site is 4.9ha and is gently sloping arable land.
- 1.8. The proposed development will include:
- Poultry rearing buildings and ancillary buildings;
 - Proposed hardstanding;
 - Landscaping; and
 - Related infrastructure (surface water attenuation, internal roads).
- 1.9. The proposal will house approximately 225,000 birds in total and therefore the site will therefore be required to have a licence to operate under the Environmental Permitting (England and Wales) Regulations.
- 1.10. The proposed site layout plan is drawing number GM-MZ228-181.

2. Policy

- 2.1. The Development Plan relevant to the site is the Wrexham Unitary Development Plan (2005). Planning Policy Wales Edition 9 (2016) and Technical Advice Note 12 (TAN12) (2016): Design are also material considerations.

Planning Policy Wales Edition 9

- 2.2. The government places great importance on promoting sustainability through good design. The government is committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales.
- 2.3. Section 4.11 of Planning Policy Wales sets out the government's objectives to good design:

"Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings."

- 2.4. The objectives can be categorised into five key aspects of good design. These aspects should be reflected in the content of any design and access statement.
- Access – ensuring ease of access for all.
 - Movement – promoting sustainable means of travel.
 - Environmental sustainability – achieving efficient use and protection of natural resources. Enhancing biodiversity. Designing for change.
 - Community Safety – Ensuring attractive, safe public spaces. Security through natural surveillance.
 - Character – sustaining enhancing local character. Promoting legible development. Promoting a successful relationship between public and private space. Promoting quality, choice and variety. Promoting innovative design.

Technical Advice Note 12: Design (2016).

- 2.5. Technical Advice Note 12 (TAN12) provides further advice on achieving good design. It notes at paragraph 4.17 that:

"Those involved in the design process should consider how the following aspects of their development (from procurement to construction through to completion and beyond, i.e. the lifetime of the development) meets the objectives of good design and response to local context. This analysis and vision for the scheme can be presented in a design and access statement."

- 2.6. Section 5.8 of TAN12 relates to development within rural areas, noting that special qualities should be enhanced. Paragraph 5.8.5 specifically relates to new agricultural buildings notes that:

"The scale, form and siting of new agricultural buildings or buildings for

on- farm diversification, is usually influenced by the operational needs of the enterprise. Where possible, new buildings should be integrated within the farmstead. Elsewhere, particular care should be taken with siting, massing and detailed design to enable them to fit well into the landscape. The use of materials appropriate to the setting, attention to colours of materials and detailing can all facilitate integration into the landscape. The standard pattern book approach needs to evolve to accommodate vernacular elements and relate to the local context."

Wrexham Unitary Development Plan (2005)

2.7. The Wrexham Unitary Development Plan was adopted in 2005.

2.8. Policy GDP1 states that 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 locality...

(b) 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...

(c) Secure the development of sustainable communities through the promotion of the economic, social and environmental well-being of the area..."

3. Design

- 3.1. The design of the proposed development has been taken into consideration throughout the development process. The proposed development's design is based on a standard design for this type of development. However, what sets this site apart is the attention landscape and biodiversity enhancement.

Use

- 3.2. The proposed development is for new agricultural development at the existing farm.
- 3.3. The farm needs to expand and diversify to remain competitive. There is a high demand for poultry meat particularly in this area as new capacity for bird processing has arisen in the local authority area.

Amount

- 3.4. The development proposed the erection of four poultry sheds, ancillary buildings and plant. The following table summarises the building and plant and ancillary infrastructure:

Description	Dimensions (m)				Materials	Drawing ref.
	Length	Width	Eaves	Height		
4 no Rearing Houses	110.2	26.7	2.5	6.0	Steel portal frame. Insulated composite metal sheet cladding. Each house would be fitted with 19 ventilation fans.	GM-MZ228-201(A), GM-MZ228-201 (B) GM-MZ228-201 (C
	NB, the above measurement includes roof overhang. The gross external width is 24.7.					
Control rooms	10.4	4.0	2.5	5.4	As above.	As above
Feed storage bins		3.4 Ø		8.6	Metal sheeting coloured to match rearing houses.	As above
Blending shed	3.0	3.0	2.62	3.1	Metal sheeting coloured to match rearing houses	As above
Biomass Building	35.0	24.9	7.0	10.6	Concrete and metal sheet walls with metal sheet roof.	GM-MZ228-202
Gatehouse/ Office	10.0	10.0	3.6	5.0	Brick and timber cladding walls. Metal sheet roof	GM-MZ228-203
Water Tank		9.1Ø		3.0	Galvanized corrugated metal sheet with PVC sheet cover	GM-MZ228-204
LPG compound	18.0	7.3	2.4		6no LPG gas tanks with concrete wall compound	GM-MZ228-204
Generator	2.5	1.5	1.5		Painted metal sheeting.	Q9222653-KNI-205
Energy distribution	7.0	2.5		3.5	Painted metal sheeting	Q9222653-KNI-206

Description	Dimensions (m)				Materials	Drawing ref.
	Length	Width	Eaves	Height		
building						
Electricity Substation	6.4	6.4	2.7	2.7	Painted metal sheeting	GM-MZ228-207
Yard area	121.2	18.8			Concrete	GM-MZ228-181
Turning area	30.7	8.9			Concrete	GM-MZ228-181
Access Track	350.0				Stone	GM-MZ228-181

3.5. The following table summarises the amount of proposed landscaping:

Description	Area / Linear metres / number / volume	Details	Planning Drawing reference
New native Hedgerow Planting	658 m	Native hedgerow managed at 3.5 +.	1484.04
Existing hedgerow management and improvement	750 m	Existing hedgerow, gapped up where necessary and maintained at 3.5m +	1484.04, 1484.06
Hedgerow trees	26 no	New native hedgerow trees to be planted in hedgerows surrounding site	1484.04
Native woodland planting	1.15 ha		1484.04
Rough grassland	1 ha		1484.04
Attenuation Ponds	85 cu m, 988 cu m		Q9222653-KNI-302

Layout

- 3.6. The site would be laid out with **four livestock rearing houses** cut into the gentle slope of the site orientated north south. **Gentle ground modelling** would be located to the west and north of the site and in the adjoining field in the north-eastern part of the site.
- 3.7. A **yard area** would be to the north of the rearing houses and **ancillary buildings** will be located on or adjoin this yard: specifically **feed storage bins; energy distribution building; a water storage tank; a generator; electricity substation; and office building**.
- 3.8. The yard area would be connected to the local highway with an **access track** running through an existing field gateway.
- 3.9. A **biomass boiler and storage building** would be located to the north of the existing Cinders Farm and **LPG storage tanks** would be located adjoining this.
- 3.10. A **control room** would be connected to the front of each of the rearing houses.
- 3.11. A **blending shed** would be between each pair of houses.

- 3.12. **Woodland planting** and other landscape and biodiversity improvements would be located surrounding the site.
- 3.13. Two surface water **attenuation ponds** would be located to the north of the rearing houses and to the east of the biomass building.
- 3.14. **Local highway improvements** would be made to the local highway to include improvements to the visibility of the junction of the local highway with the A539 and vehicle passing places along the minor road connecting the site to the A539.
- 3.15. Above each of the poultry rearing house main doors will be 1no. 100W metal haylide lamp. Such lights give a white light and will only be used during collection of birds at night. The lights will face downwards and will be protected by a metal cowl.

Scale and appearance

- 3.16. The buildings are, for functional reasons, low profile. The eaves heights at 2.5m are lower than the existing surrounding hedges and the ridge heights are similar height at 6m to a stand of 10 year woodland planting.
- 3.17. All of the buildings on the site would be constructed of metal profile sheeting and would be coloured a dark receding colour.
- 3.18. Large openings will be provided along the eastern and western elevations of the sheds, these help to increase the potential for passive solar gain, and provide amenity benefits to the poultry.
- 3.19. Numerous openings and ventilation fans (19no. roof outlets) are proposed along the ridge line of the sheds, extending marginally above the proposed roof ridge.
- 3.20. The scale and siting of the proposed new sheds is dictated by the operational needs of the enterprise. Every effort has been made to integrate the development with the existing farmstead and care has been taken with the siting, massing and detailed design to enable them to fit well within the existing landscape.

Landscaping

- 3.21. Landscape mitigation and enhancements are extensive. They are an integral part of the planning application proposals. The landscaping includes hedgerow planting, rough grassland and new woodland planting and management.
- 3.22. The proposed scheme also includes some ground remodelling, and the inclusion of a new attenuation pond to the north of the sheds.
- 3.23. All existing trees and hedgerows are to be retained and will be fully fenced and protected throughout the proposed works. Additional tree and hedgerow planting will be provided to improve local biodiversity at the site and to mitigate the visual appearance of the proposed sheds within the surrounding countryside.
- 3.24. The proposed scheme seeks to enhance the existing biodiversity offer at Cinders Farm.
- 3.25. Further details of the landscaping proposed can be found in the accompanying Landscaping Proposals Map (drawing ref: 1484.04) prepared by Allan Moss Associates Ltd.

Landscaping and relationship to built form

- 3.26. The purpose of this section is to demonstrate how the buildings would relate to existing and proposed landscape features and ground level surrounding the site. This section should be read with reference to Dwg no GM-MZ228-301 and Dwg no 1484.04.

- 3.27. The rearing houses would be constructed with a Finished Floor Level (FFL) of 98.5m Above Ordnance Datum (AOD).
- 3.28. The ground across the site gently rises from 96.3m AOD in the north-east to 103.0m AOD in the south-west. The existing ground below the footprint of the proposed rearing houses falls from 101.25m AOD (south-west corner) to 97.5m AOD (north-east corner).
- 3.29. The eaves of the houses would be at 101m AOD and the ridges at 104.5m AOD. The hedgerow immediately to the south of House 4 would be managed at approximately at least 104.8m AOD, or >3m above ground level (GL). It would therefore be >3.8m above the eaves and >0.3m above the ridgeline of the adjoining House 4.
- 3.30. The hedgerow directly to the south of House 1 would be managed at >101.6m AOD, therefore >0.6m above eaves and 1.9m below the ridgeline. A group of mature trees to the south of House 1 and House 2 have canopies at between 115.8m AOD and 118.1m AOD, therefore at least 11.3m above the ridge line of the houses.
- 3.31. The hedgerow along the east of House 1 would be managed at a height of at least 100.0m AOD ((3.0m+ high). Woodland planting would be planted between the hedgerow and House 1. The woodland planting would reach a height of approximately 6m within ten years (103m AOD). Therefore the woodland planting would be 2m above eaves height and 1.5m below ridge height of the rearing houses.
- 3.32. Ground modelling is proposed to the west of the rearing houses and this would have a gentle outward facing slope aligned with the existing ground level and a steep inward facing slope adjoining House 4. A hedge would be planted along the highest part of the ground modelling running in a north to south direction.
- 3.33. The ground modelling perpendicular to the north-west corner of House 4 would be 102.1m AOD and the hedgerow would be managed at >105.1m AOD. Therefore the hedge would be >4.1m above eaves height of the houses and >0.6m above the ridges.
- 3.34. The ground modelling perpendicular to the south-west corner of House 4 would be at 104.4m AOD. The hedgerow would be managed at >107.4m AOD. Therefore the hedge would be >6.4m above eaves heights of the houses and >2.9m above the ridges.
- 3.35. Ground modelling and woodland planting is proposed to the north and north-east of the rearing houses. At the highest point the ground modelling would be 101.1m AOD and 97.5m AOD at its lowest. Woodland planting is expected to grow to around 6m in ten years. In ten years the height of the woodland would be between 107m AOD (at the highest point) and 103.5m AOD (at the lowest point). Therefore, the woodland would be 2m to 5m above eaves heights of the houses and at its lowest the woodland would be 1m below ridge heights.
- 3.36. The feed bins are 8.6m high and therefore with a FFL of 98.5m AOD would be 107.1m AOD at their highest point. Therefore in ten years the woodland planting would be between approximately the same height (at the highest point) or 3.6m below the heights of the feed bins (at the lowest point).

Conclusion

- 3.37. Overall, the proposed development is of a high-quality design. The proposed materials have been chosen based on their ability to function for the proposed development and the landscaping and biodiversity goes above and beyond to ensure landscape and biodiversity benefits for the long term.

4. Access

Proposed Access Arrangements

- 4.1. The proposed access for the development is to be taken from the existing unclassified that connects the site to the A539 to the south. A new access junction is proposed to the north of the existing farm.
- 4.2. Additionally, the existing farm track will be upgraded and improved with an appropriate hard surfacing which is suitable for HGVs.

Movement

- 4.3. As part of the proposed works, a specific area of hardstanding will be provided, to offer a suitable service and manoeuvring area for vehicles visiting the site.
- 4.4. No public rights of way are affected as part of the planning application.

Conclusion

- 4.5. A new access road is to be provided from the existing farm track. Servicing and areas of hardstanding will be provided throughout the site to allow for ease of access and manoeuvring.

5. Conclusions

- 5.1. The application proposes the diversification of the existing poultry rearing farm and seeks the erection of four poultry rearing houses, biomass boiler and associated plant and infrastructure.
- 5.2. The proposed development includes new hedgerow and woodland planting which has been designed to screen the proposal from certain surrounding views. The scale of the proposed development is necessary to ensure the farm can remain competitive.
- 5.3. The proposed development is appropriate in terms of design and access. Adhering to the planning policies contained within the Wrexham Unitary Development Plan (2005) and accords with objectives in Planning Policy Wales Edition 9 and Technical Advice Note 12: Design.

