

Design & Access Statement

Construction of Building to Cover Livestock Yard Area

At

Hillside Farm, Willington,

Malpas, SY14 7LY

On behalf of

Mr RJ Hockenhull

t/a RJ & ZS Hockenhull

Prepared by

Barbers Rural Consultancy LLP

Smithfield House

Smithfield Road

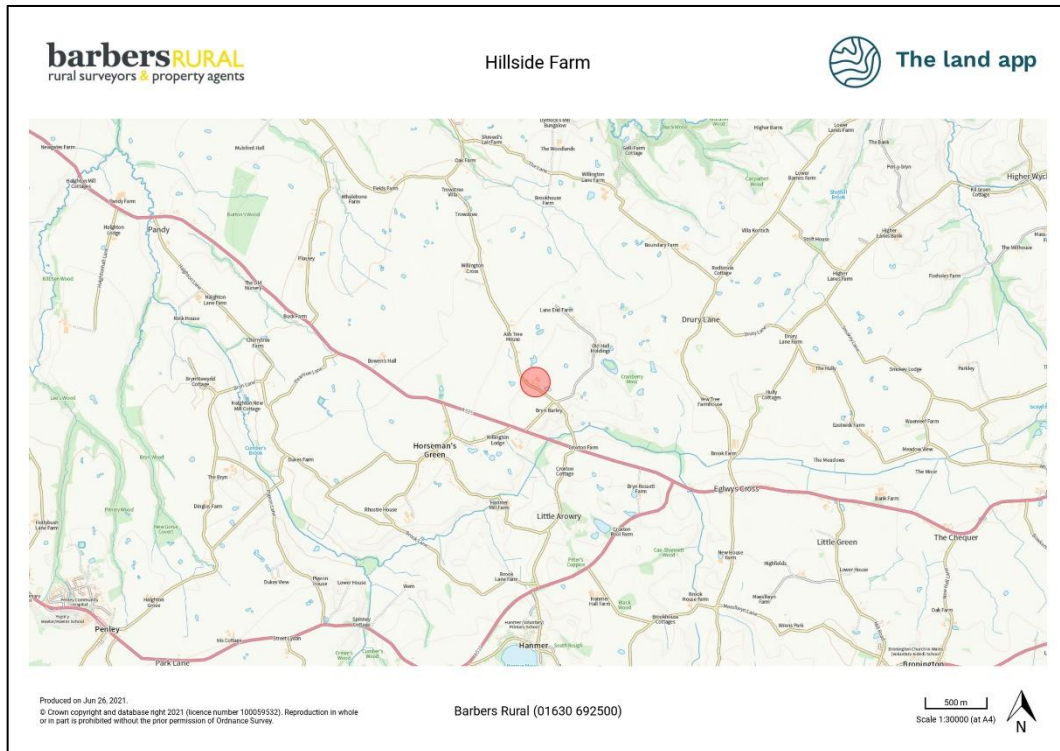
Market Drayton

TF9 1EW

barbers**RURAL**
rural surveyors & property agents

1.0 Introduction

This Design & Access Statement accompanies a full application (Planning Portal Ref: PP-09981022) for a proposed agricultural building to cover a livestock gather/loafing area at Hillside Farm, Willington.



(Location Plan – Not to scale)

2.0 Background

The business RJ & ZS Hockenhull operate a dairy enterprise based at Hillside Farm, Willington.

The holding is a combination of owner-occupied and rented land. The principal holding extends to approximately 150 acres, with an additional 70 acres being rented. The land is entirely cropped with grass.

The dairy herd extends to 120 milking cows, with 20 dairy followers/youngstock and 60 beef/store cattle. The cattle are housed throughout the winter months and grazed for the remainder of the year.

The land is also utilised during the winter months to graze tack sheep.

3.0 Proposal

The Site – Proposed Use

The proposal is to construct a steel portal framed building to cover an existing open livestock gathering area. The purpose of the building is to prevent excess dirty water run-off from the yard area entering the slurry lagoon.

The building will measure 24.4m by 21.2m, with an eaves height of 4.26m.

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 farmstead boundary and is currently utilised as an open air livestock gathering/loafing area.



(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 Planning Policy Wales.

Hillside Farm is located in Wrexham County 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 rural hamlet of Willington is located a short distance to the north, with the market town of Whitchurch being approximately 6 miles to the east.

Hillside Farm is situated in a predominantly rural area with the principal land use being agricultural or rural residential properties.

The land has a National Grid Reference of SJ 454 418.

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

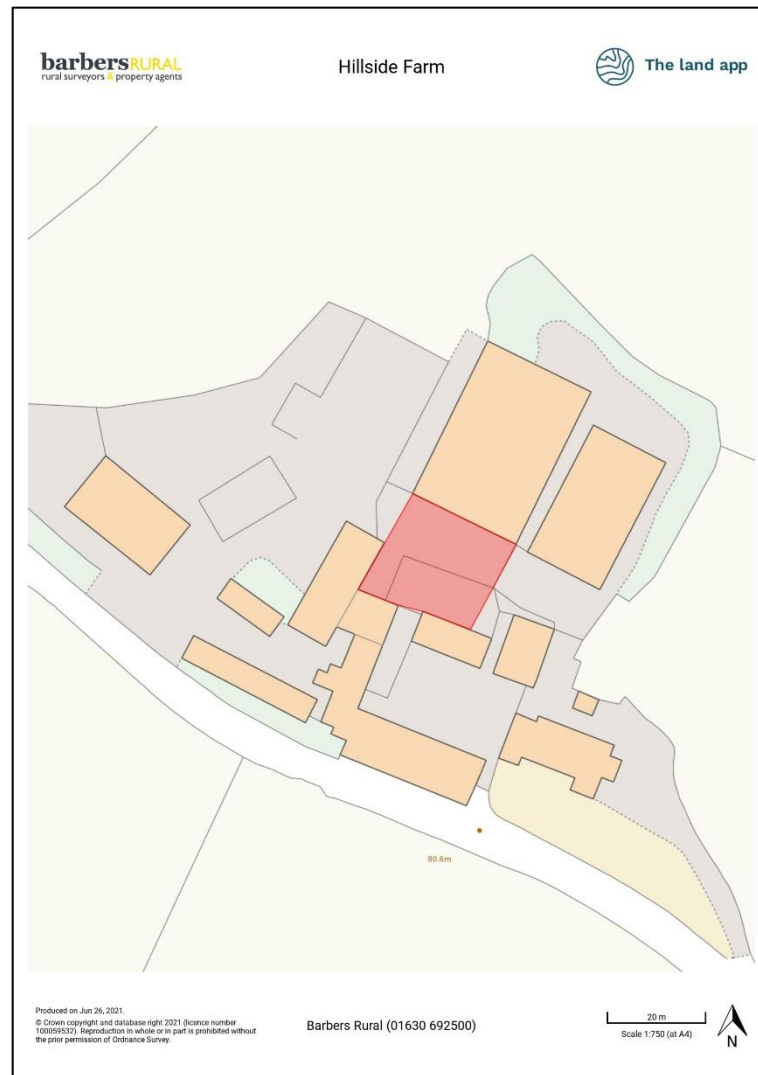
The proposed development is located within the existing farmstead at Hillside Farm. The proposal will not cause any harm to any protected species.

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 the open yard requiring covering. The proposed construction has been accepted onto an Environmental Scheme operated by the Welsh Government, which offers grant funding for the environmental benefit the roofing will provide by reducing any dirty water run-off which may occur.

Scale

The proposed new building will measure 24.4m by 21.2m, with an eaves height of 4.26m and ridge height of 6.60m.

Appearance

It is proposed for the building to be of a steel portal framed construction, with grey fibre cement roof panels. There will be no side panels on any of the four elevations and will be open plan throughout.

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 the existing agricultural buildings currently on site and within the existing farmyard, 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 260 metres to the south east and is screened by existing farm buildings.