

DESIGN AND ACCESS STATEMENT

FOR

THE CONSTRUCTION OF A ROOF OVER A REDUNDANT FORAGE STORE

AT

PICKHILL BRIDGE FARM
CROSS LANES
WREXHAM
LL13 0UH

ON BEHALF OF

G & O Owen

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APPENDIX 1 – SITE PLAN

APPENDIX 2 – LOCATION PLAN

1. Introduction

- 1.1. Forge Property Consultants have been instructed by the applicant, Mr Oliver Owen to submit a planning application for a new roof to be erected over a redundant silage clamp at Pickhill Bridge Farm, Cross Lane, LL13 0UH.
- 1.2. This statement provides background information on the proposed development and how this will benefit the development of the applicants farming business.

The report will also outline how the proposal is in accordance with both national and local planning policies.

2. Background / Requirement

- 2.1. Pickhill Bridge Farm is a family run dairy unit located on the outskirts of Cross Lane, a village near Wrexham. The dairy currently milks 150 dairy cows. The current stocking rate on the farm is 330 including youngstock and dry cows. The business farms approximately 500 acres in total, mainly down to grassland. There is 89 acres of maize produced annually and an additional 40 acres of whole crop cereals.
- 2.2. The newly covered yard will provide much needed straw storage on the dairy unit improving animal welfare and the resilience of the farming business.

3. Current Development Plan and Policy Context

- 3.1. The proposed site is located within the jurisdiction of Wrexham Council. The Proposals are in line with Technical Advice Note 6 (TAN 6) - Planning for Sustainable Rural Communities with the proposals being reasonable for the purpose of carrying out agriculture and specifically dairy farming.

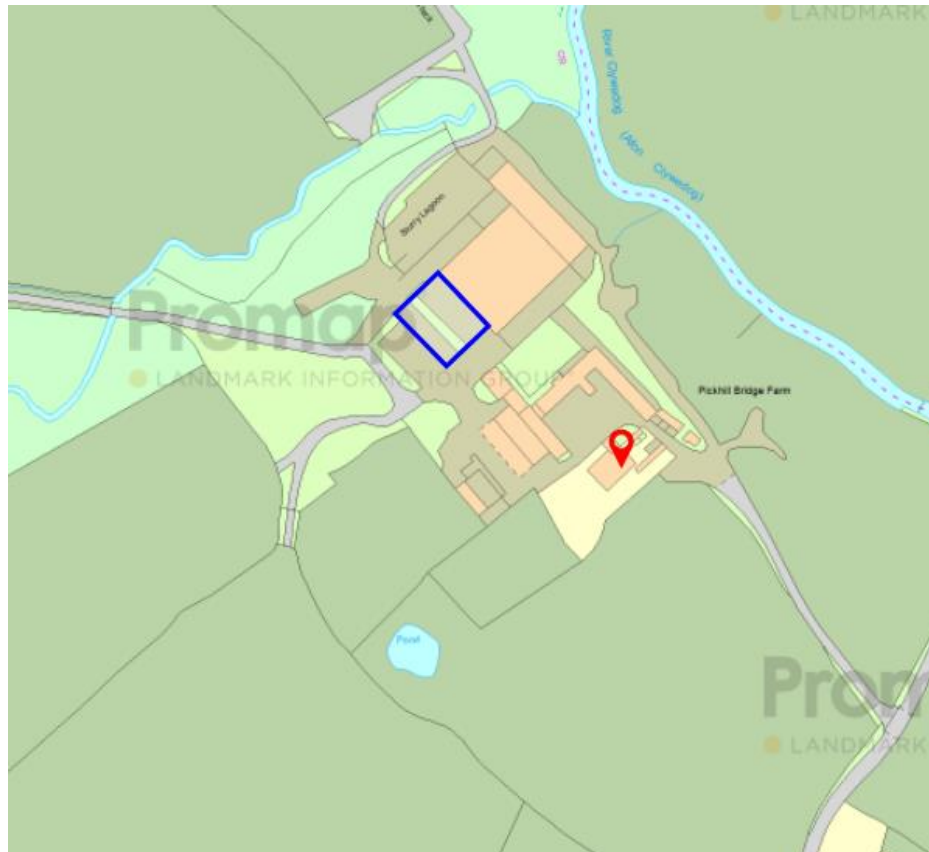
We believe the proposal meets planning policies relating to Agriculture as follows:

- The proposed development would not cause any unacceptable effects on the local landscape
 - The proposed roof is to be located within the existing farmyard.
 - The proposal has taken into consideration of existing landscape features, such as hedgerows and trees which are all retained.
 - The proposals also help the farm business to develop and provide sustainable employment for the farming family and employees.
- 3.2. In addition to locally formed policies the application has been prepared considering national planning guidance provided in the National Planning Policy Framework (NPPF), which supports agricultural enterprises.

4. Site Analysis

a. Location

- 4.1. Pickhill Bridge Farm is situated on the outskirts of the village of Cross Lanes, approximately 5 miles south east of Wrexham.
- 4.2. As shown below the proposed roof (*edged blue*, APPENDIX 1.) will form part of the existing farmyard and farm buildings.



- 4.3. The proposed development occupies a level site, with no major level differences across the site.

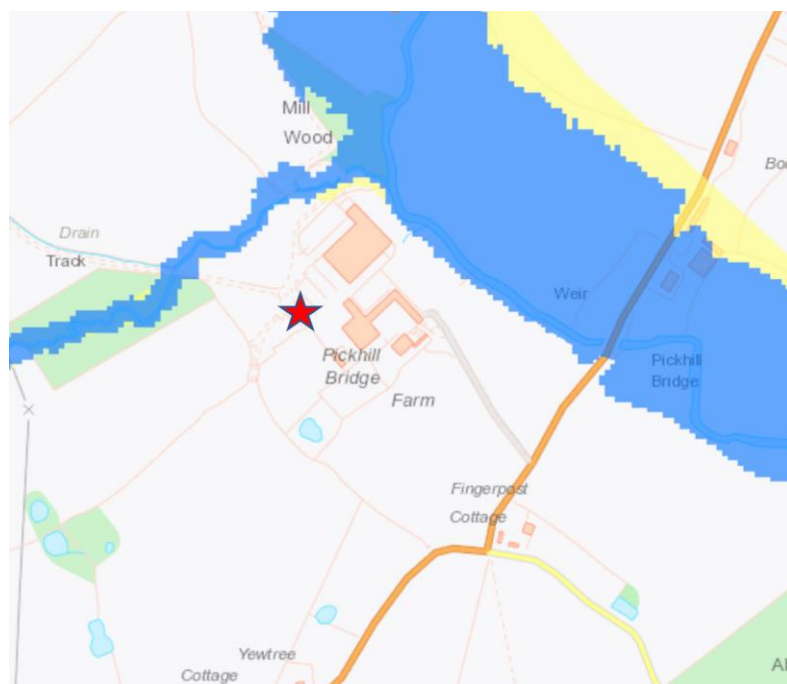
b. Ecological Value

- 4.4. Please note that no buildings are to be affected by the development and it is considered that the development can be constructed quickly. It is intended that the building will be available to use following harvest 2021.
- 4.5. The proposed site occupies an area within the farmyard recently used for the storage of silage. No hedges or trees shall be removed or affected as a result of this development.

- 4.6. The nearest water body is the River Clywedog located 140m from the site (east). It is appreciated that the site is bounded by a drain to the north, however it is evident this is a modest ditch rather than flowing water course.
- 4.7. All current regulations and guidelines have been adhered to and the Proposal shall be specifically designed to follow these as best as possible for the most ecological and economical outcome.

c. Flood Risk

- 4.8. Referring to the Environment Agency Flood Maps, it is apparent that the proposed development is not located within a Flood zone.



5. The Development

a. Amount, Scale and Layout

- 5.1. The proposed roof area is 24.4m x 33m with a pitch height of 7.5m and will have a footprint of 805 square meters.
- 5.2. The roof will provide a dry area for straw and machinery associated with day to day dairy operations
- 5.3. The size of the proposed development would be classed as a medium sized structure and remain in keeping with other agricultural buildings within the area.

- 5.4. The roof and supporting structure have been designed in accordance with current industry standards.

b. Appearance

- 5.5. Please note the new roof will comprise a steel frame structure line with box profile sheet cladding.
- 5.6. The proposed roof will have a distinct agricultural appearance and will remain in keeping with other buildings within the surrounding area.
- 5.7. . The concrete walls and existing steel supports of the redundant silage clamp shall remain in place.

c. Impact on adjoining properties

- 5.8. The height of the new roof shall not be significantly higher than the other buildings on site and shall not be clearly visible from the road or other receptors.
- 5.9. No new access will be required due to the proposed structure. There is also enough space surrounding the site for maintenance etc.

d. Disabled Access

The proposal is part of a commercial agricultural unit, so public access would not be permitted. No provision has therefore been made for such access. Please note however that all users will have convenient access to and around the building to comply with health & safety standards.

6. Heritage Impact

- 6.1. It is not foreseen that the proposed development would adversely affect the Historic Setting. There are no registered listed buildings within two miles of the farm.

7. Conclusion

- 7.1. There is a justifiable need for the proposed development on site at Pickhill Bridge Farm, which will improve the welfare and efficiency of the agricultural unit.
- 7.2. The positioning and design have been designed so it is practical for the business and, as such it is hoped that this proposal is looked on favourably by Wrexham Council.

