

PLANNING DESIGN ACCESS STATEMENT

PLANNING, DESIGN & ACCESS STATEMENT

**CINDERS FARM
CINDERS LANE
RUABON
WREXHAM
LL13 0YH**

GRID REF: SJ 32493 43732

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This statement has been prepared in accordance with the guidance provided in: Welsh Government Technical Advice Note (TAN) 12: Design 2016.

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1. OVERVIEW

Introduction

1.1. Carter Jonas have been instructed by to prepare this statement in order to accompany '***A full planning application for an agricultural portal framed building at Cinders Farm.***' This statement extends to the site outlined in the accompanying site location plan.

1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 35 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

Location and Description

1.3. Cinders Farm is located circa 2km east of Ruabon, 6.5km south of Wrexham and is within the County of Wrexham. The National Grid Reference for the site is SJ 32493 43732 (see Location Plan).

1.4. The application site extends to circa 500sqm. The Site forms part of the farmstead of Cinders Farm.

The Proposed Development

1.5. The proposal is to erect a portal frame agricultural building to form part of Cinders Farm.

2. PLANNING CONSIDERATIONS

Planning Policy – National Guidance

Planning Policy Wales (Edition 9, 2016)

- 2.1. Chapter 4** states that one of the priorities for rural areas is to secure a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside.
- 2.2. Chapter 4.6.4** goes on to state that the countryside is a dynamic and multi-purpose resource. In line with sustainability principles, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against the economic, social and recreational needs of local communities and visitors.
- 2.3. Chapter 7.6.5** states that Local Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices.

Technical Advice Note 12 (2016)

- 2.4.** The proposal is compliant with **TAN 12** as the design, layout, size, scale, mass and materials are compatible with the capacity and character of the site and the locality within which it is located. The proposal is not unduly prominent in the landscape and it will not significantly harm the amenity of the neighbouring areas. The proposal reflects good sustainable design and it uses materials that are sympathetic to the area. The proposal will enhance the immediate setting of the site and it will not result in the loss of landscape features nor will it damage any important open space or public view. The proposal will utilise the existing access and this will not harm the locality or the amenities enjoyed by the occupants of nearby or proposed properties. The proposal offers adequate provision of car parking and on-site turning areas with no traffic implications regarding increased movements on the

local road network. The proposal will not have an unacceptable adverse impact, through increased resource use, discharges or emissions, on public health, surface and ground water (quality, quantity or ecology) or on air quality. Furthermore, the proposal will not cause significant harm to the environment or to neighbouring amenities by way of noise, light, dust, odour, vibration, hazardous materials or waste production. Neither will the proposal have an unacceptable adverse impact on the quiet enjoyment of the area by the public.

Planning Policy – Local Guidance

Wrexham Unitary Development Plan

2.5. Referring to the Wrexham UDP, it is considered that the proposal is in accordance with the following relevant key policies:

2.6. Policy EC3 states that *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 policy goes on to state that: 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.*

2.7. It is considered that this proposal is in accordance with the above policy as it is sited within the existing farmyard on the site of a previous structure. The area where the proposed building is to be sited is of hardstanding and therefore there is no impact on hedges/trees or wildlife. The building is

necessary for the agricultural unit at Cinders Farm and is well screened from the roadside and other properties by the existing hedgerows and trees.

Proposed Site



Surrounding Farmyard



2.8. It is considered that the proposal is in accordance with Policy EC3 and GDP1.

3. DESIGN STATEMENT

Introduction

- 1.1.** In accordance with Technical Advice Note 12: Design (TAN 12), this Design and Access statement will appraise matters including building materials, local architecture, historic quality, plan forms, and locally distinctive features and traditions. This contextual appraisal of the proposal will be detailed below.

Environmental sustainability

- 1.2.** The proposal will be constructed to modern agricultural standards including a steel frame and box profile sheeting.
- 1.3.** The proposal has been designed to integrate with the existing farmyard and context of the site.
- 1.4.** The construction team will consider waste management, including the provision of appropriate facilities for sorting, storing and recycling waste. The construction team will also be mindful of sustainable building standards and will look to incorporate recognised and quality assured standards to demonstrate that environmentally sustainable design solutions have been incorporated into the development.

Movement to, from and within the development

- 1.5.** The location of the proposed development does not allow for a high level of connectivity to public transport as it is within a rural setting. However, The Site is within cycling distance of Ruabon which benefits from a number of Bus Services between Wrexham and Oswestry including the TrawsCymru T3 2/2A/2C/5. Ruabon also benefits from a train station with regular links to Chester, Shrewsbury and beyond.
- 1.6.** No additional parking is required as part of the proposal.
- 1.7.** In terms of highways capacity, it is not considered that the traffic flow will be in excess of the existing movements.

Character – Appearance

- 1.8. The surrounding buildings are not listed nor do they lie within the curtilage of a listed building. They are not near any archaeological assets nor are they within a Conservation Area.

Character - Amount, Layout, Scale and Mass

- 1.9. In terms of scale, the proposed buildings will be circa 10.5m x 14m.
- 1.10. The amount of development is reflected in the context of the existing farmyard.
- 1.11. The proposal integrates with its surrounding environment and its position respects the layout of the existing farmyard.
- 1.12. The scale of the proposal is considered appropriate for the surrounding environment.

Character - Landscaping

- 1.13. The proposal will appear fully integrated within the existing landscape.

Context – Physical

- 1.14. It is not considered that the proposal will have a detrimental impact upon the surrounding area. The proposal will blend into the backdrop and will therefore not have a negative impact on the surrounding environment.

Context – Social

- 1.15. The proposal will not have a negative impact.

Context – Economic

- 1.16. The proposal will create economic advantages to the local area including sustained employment at the existing farmstead of Cinders Farm.

Community Safety

- 1.17. The proposal will provide for a high quality development that will partially be visible from the public realm. The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.

Access

- 1.18.** There will be no alteration to the existing access point.
- 1.19.** Inclusive Access – The proposal will ensure safe inclusive access.