

DESIGN AND ACCESS STATEMENT

FOR

THE CONSTRUCTION OF A SILAGE CLAMP AND EFFLUENT STORAGE
TANK

AT

PICKHILL BRIDGE FARM
CROSS LANES
WREXHAM
LL13 0UH

ON BEHALF OF

G & O Owen

Prepared by
JAMES HASELWOOD MRICS
FORGE PROPERTY CONSULTANTS
CHARTERED SURVEYORS
FORGE BARN, LANE END, TEDSMORE ROAD, WEST FELTON, OSWESTRY, SY11 4ER
Telephone: 01691 610317

Contents

1. Introduction	3
2. Background / Requirements	3
3. Current Development Plan and Policy Context	3
4. Site Analysis	4
a. Location	4
b. Ecological Value	5
c. Flood Risk	5
5. The Development	5
a. Amount, Scale and Layout	5
b. Appearance	6
c. Impact on adjoining properties	7
d. Disabled access	7
6. Heritage impact	7
7. Conclusion	7

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 replacement forage storage clamp and associated effluent holding tank at Pickhill Bridge Farm, Cross Lane, LL13 0UH.
- 1.2. This statement provides background information on the need for a replacement forage storage clamp and how this will benefit the development of the applicants farming business. Furthermore, the installation of a new effluent holding tank will ensure that the farm business is compliant with *The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) Regulations 2010* and that precautions are in place to mitigate the risk of future pollution.

The report will 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 new silage store and effluent tank shall provide a new, up to date storage facility for forage on the dairy unit and greatly improve the way effluent and dirty surface water run-off is stored on the farm. The Applicant has commissioned a report from The Dee Rivers Trust and ADAS which highlights the current slurry, dirty surface water and effluent run off as a potential risk to nearby watercourses and forms the basis of this application.
- 2.3. The Forage Storage clamp has been sized based on the requirement of the applicants holding and stocking rates over the winter months.

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

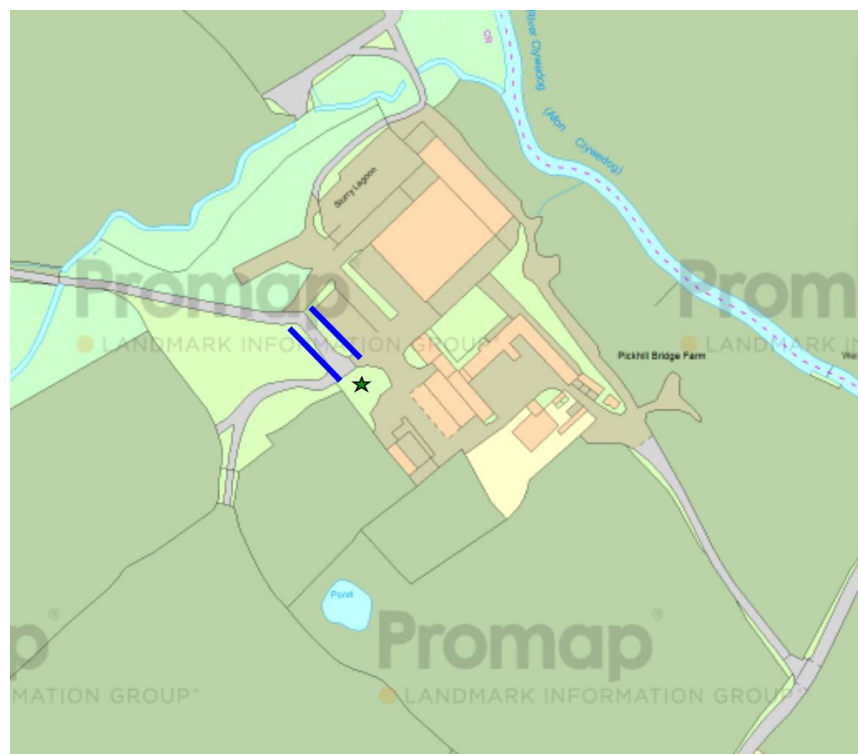
- The clamp is sited and designed to minimise the impact on the landscape. The maximum height shall be lower than the existing farm buildings and it is proposed to be located within/adjacent to the existing farmyard.
- The proposal has taken into consideration of existing landscape features, such as 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 silage clamp (*edged blue*) and the effluent tank (*green star*) will be adjacent to the existing farmyard and farm buildings.



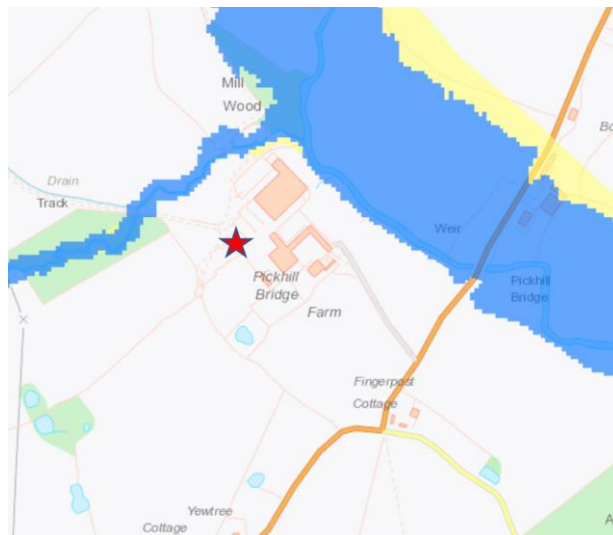
- 4.3. The proposed development occupies a level site, with no major level differences across the site.

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 clamp will be available to use following harvest 2020.
- 4.5. The proposed site occupies an area within the farmyard recently used for the storage of machinery and equipment. 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 clamp and effluent tank are not located within a Flood zone.



5. The Development

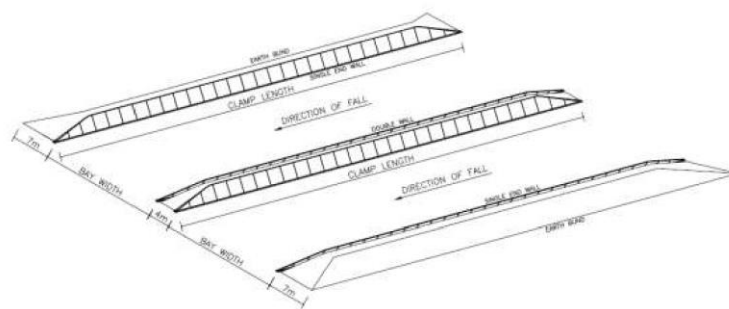
a. Amount, Scale and Layout

- 5.1. The proposed clamp measures 32m long X 13.7m wide with a height of 4m to the top of the concrete panels. and will have a footprint of 438m².

- 5.2. The store will accommodate grass and maize silage.
- 5.3. The size of the proposed Silage Clamp would be classed as a medium sized structure and remain in keeping with other agricultural buildings within the area.
- 5.4. The Silage Clamp and effluent tank has been designed in accordance with current industry standards & recommendations (SSAFO's Regulations). Based on a storage capacity of approximately 1754m³, the necessary capacity for the effluent tank required is 32,000 litres.

b. Appearance

- 5.5. Please note that the forage clamp will comprise a hard surface (impermeable) floor with 4m high walls on two sides. The structure will be constructed almost entirely with reinforced concrete. The appearance of the clamp will be of a similar design as below although only a single bay and shall have vertical walls.



Open ended (Drive through) Clamp

- 5.6. The proposed clamp will have a distinct agricultural appearance and will remain in keeping with other buildings within the surrounding area.
- 5.7. The effluent tank shall be a prefabricated storage tank located underground and as such will not be visible post construction.
- 5.8. There shall be a minimum 1% fall all the way across the clamp from the northern end of the clamp to southern end allowing any effluent waste to flow down to the end of the clamp and drain into the underground effluent tank where it can be stored for disposal or other use.
- 5.9. To enable more than one season's forage to be stored the clamp is open to both ends allowing it to be loaded and unloaded from either end of the clamp.

c. Impact on adjoining properties

- 5.10. The height of the clamp walls shall not be higher than the other buildings on site and shall not be clearly visible from the road or other receptors.
- 5.11. No new access will be required due to the proposed due to the clamp and tank being located adjacent to the farmstead. 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 replacement forage clamp and new effluent tank on site at Pickhill Bridge Farm, which will improve the efficiency of the agricultural unit and ensure the chances of pollution are mitigated and the site shall become compliant to current Slurry and effluent storage Regulations.
- 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.

APPENDIX 1 – SITE PLAN

APPENDIX 2 – LOCATION PLAN