

DESIGN & ACCESS STATEMENT

**TO SUPPORT AN APPLICATION FOR A NEW STEEL PORTAL FRAMED
LIVESTOCK AND FODDER BUILDING FOR AGRICULTURAL PURPOSES
ON LAND AT HIGHER WYCH**

Prepared on behalf of:

**Mr I C Edwards
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As at

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DESIGN & ACCESS STATEMENT

The following statement will endeavour to present information with regard to the application for an essential livestock and fodder building for land at Higher Wych, Wrexham, the property of Mr I C Edwards.

This statement provides a brief outline of the required points to accompany the Agricultural Justification Report which contains a high level of detail with regard to how this application has been submitted and the basis of submission.

I. Assessment

This particular application as stated is for an essential steel portal framed livestock building to house young stock as well as lambing ewes.

I.1. Physical Context

The land at Higher Wych is farmed by the applicant as a separate holding to the principal holding at Oaks Farm. As this large block of land is used for a separate farming system to that at the main holding, the need for onsite livestock housing is clearly justified in the Agricultural Justification Report.

I.2. Social Context

The development will have minimum effect on people in the locality due to its rural location. As the building will only be utilised for livestock housing during the winter months, and noise or odour will be minimal.

I.2.1 Noise

In terms of noise, there will be no significant increase in the level of noise as a result of the proposed building. Considering that livestock already graze the land at the application site throughout the year, the housing of a relatively small number of livestock over the winter months should not give rise to additional noise levels.

I.2.2 Odour

The proposed building will be utilised for the housing of livestock during the winter months. Due to the nature of winter weather conditions and average temperatures during this period of the year any odour arising from the housing of livestock should be minimal. In addition, the livestock will be regularly bedded on fresh dry straw therefore maintaining a clean environment and mitigating disease issues.

I.2.3 Vermin

A vermin and pest control plan will be implemented as is normal practice on a livestock farm if required.

1.3. Economic Context

The agricultural industry is one that is testing at times, particularly at the moment with extreme and volatile commodity prices.

In order to ensure that the business is economically sustainable and productive, this additional building is required to house young stock and in lamb ewes during lambing. The building will improve the environment in which these animals are reared and therefore reduce mortality rate and increase growth rates, therefore enhancing the overall production and output of the business. The Agricultural Justification Report details in full why this building is essential to the operations and efficiency of the business.

1.4. Planning Policies

The accompanying Agricultural Justification Report contains commentary on planning policies relevant to this development and should be referred to in detail.

2. Involvement

Rostons and their employees have not had any prior involvement with the Local Planning Authority relating to this application. Since submitting the original application which was then withdrawn, the applicants and agent have met Case Officer Sharon Holman on site on two occasions to discuss the benefits of the new application site.

3. Evaluation

The decision has been taken to apply for full planning permission due to the nature and location of the proposed site. The justification report explains the theory behind the choice of the development and the agricultural need.

4. Design

The design of the building is proposed to be a green steel portal frame with grey box profile roofing sheets. The building will have concrete panel and Yorkshire boarding walls to improve ventilation and therefore enhance animal welfare.

The size of this building is 18.3m x 12m with a total floor area of 219.6m². The building is of a mono pitch roof extending to a maximum height of 6m.

5. Use

The main use of the building will be for livestock as detailed in the Agricultural Justification Report. Livestock will mainly be housed during the winter months and then grazed through the summer as they currently do.

6. Layout

The proposed site provides for access from the public highway by means of an existing gated access. The location and view of the building is shown in the supporting plans to this report. An access track and vehicle parking area has been incorporated as a means of accessing the building with agricultural vehicles such as a vehicle and livestock trailer and tractor with bedding and feed.

7. Access

Access to the building will be from the main highway. The access also provides a wide visibility splay in both directions, as detailed by the Highways consultation in the previous application.

An access track and vehicle parking area has been incorporated as a means of accessing the building with agricultural vehicles such as a vehicle and livestock trailer and tractor with bedding and feed. This is identified on the location and site plans in green.