DESIGN AND ACCESS STATEMENT

In Support of an application to erect new agricultural livestock building

Dairy Cow Cubicle Housing

Phase 1 of a two phase plan.

Moretons Farm

Gyfelia

Wrexham

LL13 0YH

Introduction

This Design and Access statement is submitted in support of an application to erect a new building to accommodate a proposed increased number in dairy cattle at the farm.

Proposal

The building proposed will provide a purpose built cow cubicle house for 170 dairy cows. The building will be 75.6m long and 22.7m wide, 4.7m to eaves and 9.5m to ridge. New floor space created will be 1716.1 sq m

Site Analysis

The site is located in the rural area to the south of Wrexham, with the village of Rhosllanerchrugog to the east. The farm is a family run concern consisting of 300

acres of owned grass and arable land and 40 acres of rented land on a tenancy agreement in the local area.

Amount

One new building is applied for (phase 1 of a 2 phase plan). And it is proposed to be adjacent a recently constructed dairy cattle milking parlour building. The plans at Moretons Farm are to increase cow numbers from 150 in milk up to 345 in milk, enabling a more economic and sustainable business, in line with DEFRA standards of welfare for cattle, and working conditions for the staff.

Layout

The layout of the building is a linear arrangement typical of a modern cubicle house with beds capable of providing optimum cow comfort resulting in maximum production of high quality organic milk.

Access to the adjacent cattle milking parlour building makes for a streamlined procedure during milking and adds to the efficient running of the farm

Scale

The building is of a typical modern agricultural style and the scale is governed by the proposed herd size and associated equipment/ facilities required and based on guidance by DEFRA relating to space allowances and animal welfare.

Character

No new landscaping schemes are proposed. There is some ancillary engineering work required due to the natural topography of the land, the spoil will be relocated elsewhere on the farm and there is no need to export any material from the farm for this proposal.

The secluded location of the farm and its setting in the surrounding topography mitigates against the need for landscaping and screening. The scale of the proposal is compatible with the scale of the existing farmstead, and general character of the rural landscape.

Appearance

It is of a typical agricultural livestock building style clad in tanalized timber Yorkshire boarding, concrete stock panels and natural grey profile six cement fibre sheets to roof, all matching existing buildings on site.

Access and community safety

Access to the building will be off the existing farm yard. There are no issues of community safety as the site is only accessible by personnel that have business at the farm. The normal farm activities provide no risk to the wider community.

Movement from & within the development

The cattle housing will form part of the existing farm complex. All transport links are existing as are traffic movements, parking and turning within the site

The Process

The applicants are in the process of expanding the farm to perform in a more efficient and profitable manner to cater for their son who has studied agriculture at Reece Heath Agricultural College and who is now working on the farm. Part of this process includes increasing cow numbers and upgrading the housing facilities. The financial commitment required for these improvements will provide a sound and sustainable system for the future, guaranteeing employment and lively hoods for generations to come.

Climate Change

There is a need to consider how proposed schemes can help to mitigate climate change and adapt to the climate over the course of its expected lifetime. There are no toxic chemicals or commercial processes proposed on site which would potentially encourage further negative climate changes.

The proposed building will not have any impacts on carbon emissions and / or climate change.

The digging out involved will alter the minor undulations of the existing site but not to an extent that would cause any concern with regards to natural build up of water or drainage problems. All materials will be sourced from local suppliers to reduce

carbon emissions involved in transportation. During construction a secure work area will be established to avoid any debris spreading on to adjacent land.

Crime Prevention

The style of the building is that of a typical agricultural building and therefore is not likely to attract any unwanted attention. The walls are constructed from pre-cast concrete panels up to a height of 1.8m to increase both stability and security. The only entrances are for pedestrian and tractor use. The equipment inside the building is not mobile and is resilient to theft.

PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. With reference to potential theft or crime, the rural setting and secluded location of the new building is unlikely to attract any unwanted attention.