

Planning Statement

Halton Farm
Halton
Chirk
Wrexham
LL14 5BG

Erection of an agricultural building and extension of 2no existing silage clamps with all associated works

IG Evans & Son

April 2026

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Ref: 81719

1.0 Introduction

1.1 This Planning Statement is prepared and submitted in connection with a full planning application made to Wrexham County Borough Council ("The Local Planning Authority") for the proposed erection of an agricultural building for straights storage and the retrospective extension of 2no. existing silage clamps with all associated works at Halton Farm, Halton, Chirk, Wrexham, LL14 5BG ("the Application Site").

1.2 The proposed agricultural developments will provide a purpose-built, modern, agricultural building for the storage of straights, and the extension of two existing silage clamps at the existing farm complex for use by the established agricultural enterprise operating from the site – IG Evans & Son.

1.3 Given the works to the two existing silage clamps on-site have already been completed, the application is submitted in part-retrospect.

1.4 This Planning Statement should be read in-conjunction with the other plans and documentation submitted as part of the full planning application, listed below:

- Completed Full Planning Application Form
- Green Infrastructure Statement
- Drawing No: – 81719 / GH / 001 - Site Location Plan
- Drawing No: – 81719 / GH / 002 - Existing Block Plan
- Drawing No: – 81719 / GH / 003 - Proposed Block Plan
- Drawing No: – 81719 / GH / 004 – Biodiversity Enhancement Plan
- Drawing No: – 81719 / GH / 100 – Agricultural Building Proposed Plan
- Drawing No: – 81719 / GH / 101 - Agricultural Building Proposed Elevations
- Drawing No: – 81719 / GH / 102 – Silage Clamp A Plan and Elevations
- Drawing No: – 81719 / GH / 103 – Silage Clamp B Plan and Elevations

1.5 This Planning Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

1.6 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.

2.0 The Application Site & Background

2.1 The application site comprises an area of agricultural land lying at the eastern edge of the established farm complex at Halton Farm; located just outside the village of Halton and approx. 800m east of the A5 Trunk Road. The town of Chirk is approximately 2.3 miles away in a westerly direction.

2.2 The Applicant (I G Evans & Son) comprises a long-established mixed farming enterprise consisting of approximately 180 dairy cows along with replacements and approximately 750 breeding ewes.

2.3 The farm has an extensive planning history; demonstrating the investment which has been made into the farm and its infrastructure over recent years by the Applicant.

2.4 The application site is located outside of any defined settlement/development boundary and therefore is located within the open countryside in planning policy terms.

2.5 An aerial view of the application site is provided below within Figure 1, with the application site being approximately identified by the red star:



Figure 1: Application Site location and context

3.0 The Proposed Development

3.1 The planning application seeks full planning permission for the erection of an agricultural building to be used as a straights store, and the retrospective extension of two existing silage clamps, together with all associated works.

3.2 The floor area of the proposed storage building is approximately 383m2 and measures approximately 18m in length and 12.2m in width. The height of the building is approximately 7.95m at its greatest extent.

3.3 The building will not be used to house livestock, but will instead be used as a store for 'straights' on the farm. At present, the farm benefits from insufficient covered straights storage, meaning a percentage of feed is spoiled and rendered un-useable. The proposed building is purpose-designed for straights storage – with sufficient height internally to allow a tipping trailer to deposit straights into the store easily and safely. The proposed building will be sited in close proximity to the existing range of agricultural buildings on-site at Halton Farm – helping to maximise efficiency and ensuring the proposal will not cause any adverse landscape or visual impact.

3.4 The proposed building will maintain the design form of the existing buildings on-site. The proposed agricultural building will feature lower concrete walls with box profile cladding above. The roof will be finished with fibre cement sheeting. All external materials will match those of the surrounding built form.

3.5 The extension to 'silage clamp A' comprises an additional 12 metres in length, maintaining an existing width of 10 metres and a height of 3 metres. The clamp is to remain 'open' with no roof.

3.6 The extension to 'silage clamp B' comprises an additional 12 metres in length, maintaining an existing width of 14 metres and a height of 3 metres. This clamp is also to remain 'open' with no roof.

3.7 The silage clamps have been constructed to comply with SSAFO Regulations and The Water Resources (Control of Agricultural Pollution) (Wales) Regulations (2021). They have impermeable bases that extend beyond the silage clamp walls. They have been constructed with mass concrete walls and bases; complying with British Standard EN 1992-11:2004+A1:2014.

3.8 The silage clamps are constructed with concrete slabs that direct effluent into a drainage channel, which feeds into an underground effluent tank. Additional external drainage channels are also provided around the perimeter of each clamp.

3.9 Silage clamp A is served by a new 31,000 litre underground effluent tank whilst silage clamp B is served by a 32,000 litre underground effluent tank. Both are sized appropriately in accordance with The Water Resources (Control of

Agricultural Pollution) (Wales) Regulations (2021) and are capable of lasting at least 20 years without maintenance.

3.10 2x Woodcrete bat boxes and 1x Woodcrete bird box are proposed to be installed on the proposed building's exterior in order to achieve a net-benefit for biodiversity on the site.

4.0 Planning Policy Context

4.1 Policy EC3 of the Wrexham Unitary Development Plan 1996 – 2011 (UDP) (adopted 2005) states: ***'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'***

4.2 Policy EC3 of the Wrexham UDP therefore provides a clear basis for supporting proposals for new agricultural buildings within rural areas of the County Borough; especially where they are to be sited within, or adjacent to, an existing farm complex as is the case here.

4.3 Nationally, the policy framework for the consideration of agricultural buildings is set out within TAN 6 (Planning for Sustainable Rural Communities). Section 6.1.1 states ***"the Welsh Assembly Government's objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture."***

4.4 Planning Policy Wales (PPW) (Edition 12, 2024) represents the Welsh Government's primary national planning policy document Planning Policy Wales (Edition 12, 2024) advises at Paragraph 5.6.8 that ***"Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation".***

4.5 Paragraph 5.6.6 adds that "**whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided**

there are no unacceptable impacts". The proposal would support the future of an established rural, farming, enterprise.

5.0 Review of Main Material Planning Considerations

Principle

5.1 The development relates to the provision of a new small-scale agricultural building on land adjacent to the established farm complex at Halton Farm, along with the extension of two existing open-air silage clamps on the farm.

5.2 The farm currently benefits from insufficient under-cover storage space; meaning that straights have to be stored outdoors, where they are susceptible to deterioration from the elements, which leads to unnecessary waste being created. The proposed straights store is needed to combat this issue; being a purpose-designed building which will provide a modern and weatherproof storage area for straights used on the farm.

5.3 The proposed building will be sited adjacent to the established agricultural complex of buildings and yards, and as such is in compliance with the requirements of UDP Policy EC3.

5.4 The extension of the two silage clamps is required to bring the farm in alignment with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations (2021) with regards silage storage capacity and design. The subject silage clamps form an integral part of the existing farm complex at Halton Farm, and their extension is wholly acceptable in principle.

5.5 Given the above, the principle of development is acceptable on this occasion, in accordance with the requirements of UDP Policy EC3, TAN 6 and Planning Policy Wales.

Design & Visual/Landscape Impact

5.1 The proposed agricultural building will be sited within close proximity of the developed farm complex at Halton Farm and as such will be viewed wholly within the context of the existing built development on-site.

5.2 The proposal is considered to be of an overall modest scale and is of a typical modern agricultural design and appearance; being finished externally with concrete lower walls and box profiled metal cladding. The design will be in-keeping with existing agricultural buildings forming part of the established farm complex.

5.3 The extension of the two silage clamps has been them both extended in an easterly direction by 12m. The extensions are therefore of a small scale which

have not resulted in any adverse landscape or visual impacts upon the qualities of the surrounding landscape.

5.4 The developments subject of the planning application are therefore considered to be acceptable in terms of design, scale and siting and they would not cause any adverse or unacceptable impacts in visual terms within the application site's locality.

Impact on Neighbouring Amenity

5.5 There are no non-associated residential properties within close proximity to the application site.

5.6 Given the nature of the proposals; being the erection of a new building for straights storage and the extension of two existing silage clamps – there is no potential for any adverse impacts upon amenity to occur in this instance.

5.7 In any case, the proposals are located adjacent to and within the established farm complex on-site, and will not lead to any increased levels of noise or odour over and above the existing operations of the farm.

Impact on Heritage Assets

5.8 Several listed buildings are located within approximately 400 metres of the application site, including the Two Adjoining Ranges of Farm Buildings with Horse Gin at Halton Farm (Ref: 20234), the Dog Kennel and Mounting Block at Halton Farm (Ref: 20235), and Halton Farmhouse (Ref: 20233).

5.9 However, intervening buildings within the farm complex limit views between the proposals and the heritage assets listed above. Given the fact intervisibility is restricted, and views are largely blocked by the existing large-scale modern agricultural buildings on-site, in this instance the proposals will not result in any harmful impacts upon the setting of the listed buildings.

Ecology & Green Infrastructure

5.10 The application site for the proposed agricultural building currently comprises an area of existing improved agricultural grassland, currently used for intensive grazing. The loss of this species-poor grassland is of no wider ecological consequence given its low botanical diversity and its location on the edge of the developed farm complex.

5.11 The extensions to the silage clamps are located on areas of existing concrete hardstanding, and has not resulted in the loss or take-up of any vegetation.

5.12 Given the above, it is considered there is a very low likelihood that any protected or priority species would be impacted by the development.

5.13 The proposed building will be used for the purposes of agricultural storage only (for straights) meaning that no manure or slurry will be produced. The proposal will not lead to any increase in livestock numbers on the holding. Given this, it will not have any impact upon nearby designated ecological sites.

5.14 In terms of providing a net-benefit for biodiversity (NBB), the application proposes the erection of 2x bat boxes on the southern elevation and 1x bird box on the northern elevation of the proposed agricultural building. These measures are commensurate with the scale of the proposed development and its anticipated ecological impacts, and once implemented, will ensure a positive impact on ecology and biodiversity within the locality, in accordance with the requirements of Chapter 6 of Planning Policy Wales.

5.15 The proposed development it will not necessitate the removal or cause damage to any on-site trees or hedgerows. All existing vegetation will be retained and safeguarded as part of the development.

5.16 A Green Infrastructure Statement has also been submitted as part of the application.

Highways

5.17 The vehicular movements associated with the application site will remain unchanged as a consequence of the proposal.

5.18 No new access is proposed as part of this development. The scheme will utilise the existing, established access point which already serves the farm complex.

6.0 Conclusion

6.1 The proposed development is needed for legitimate agricultural purposes as outlined within this statement. The proposals are of an overall modest scale, subservient to that of the existing buildings and structures on the holding, and would cause a negligible visual impact within the site's locality and the wider rural landscape.

6.2 The proposal is fully compliant with both national and local planning policy requirements, and it is therefore respectfully requested that full planning permission be granted for the development without delay.