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Design and Access Statement



Statement prepared for:

Mr John Derosa
Derosa Farm
Talfryn Cottage
Erbistock
Wrexham
LL13 0DF

Statement required for:

Proposed farmworkers dwelling with associated garage at Derosa Farm, Talfryn Cottage, Erbistock, Wrexham. LL13 0DF.

1. Brief:

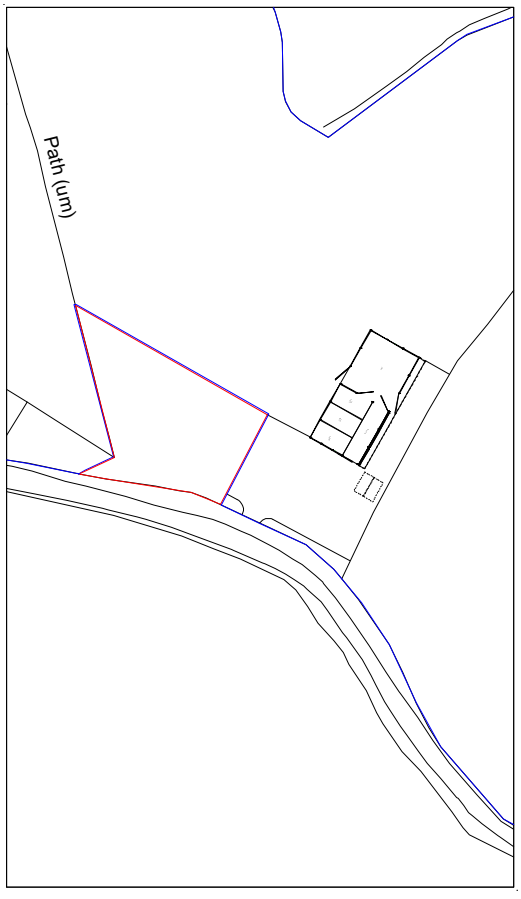
1.1 We have been approached by our client to seek the planning permission required for a farmworkers dwelling at Derosa Farm.

1.2 The application site is currently part of farming land associated with the operations. The principle of providing a new dwelling on this parcel of land is aiming to provide a home on site for a farmworker associated with the existing farming business.

1.3 The existing farmhouse currently sits within the busy farm units of Talfryn Cottage. All agricultural units surrounding the farmhouse are used on a regular basis to house livestock & equipment associated with the Farm.

1.4 The suggested location of the proposed farmworker is located within the heart of the farm within the nucleus of the existing structures associated with the business.

1.5 To ensure the existing business can prosper and excel in the future it is essential for a farmworker to be in close proximity to the operational element of the business, this will ensure the welfare of animals on the farm is prioritised.



1.
Existing Site Plan

2. Access, including movement to and from the site:

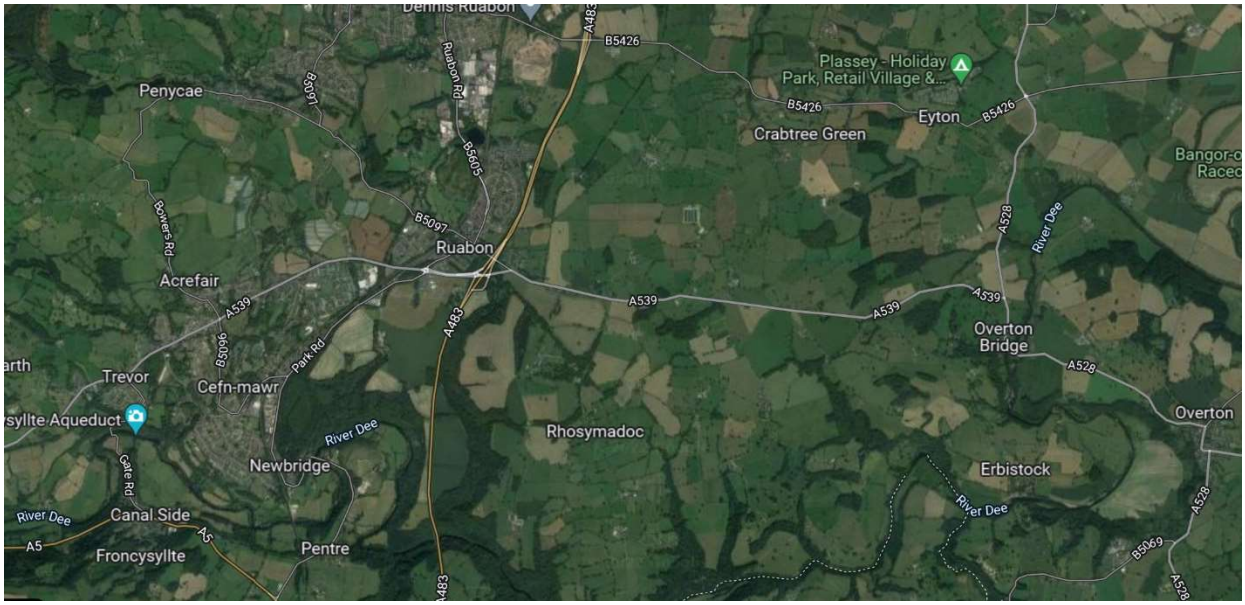
2.1 The site is accessed off an unnamed road which is located off the A539. There are several field access points along the highway including the access for the main farmhouse, all of which are to be retained as part of the proposal.

2.2 An existing access point is to be utilised providing access for the proposed farmworkers dwelling. Although believed to be an unclassified road, our proposal includes adequate tuning facilities within the application site to ensure vehicles can enter and vacate the site in a forward motion.

2.3 Located in Erbistock the nearest village which has convenience stores is Ruabon to the West of the site. Approximately a 5 minute drive from the site Ruabon has a large supermarket, fuel re-filling station and number of public houses.

2.4 To the East the village of Overton can be accessed using the A539 & A528. Overton is almost an identical distance away to Ruabon. Conveniences can be found in the village such as a local butchers. A medical centre is also present in the village serving the local community.

2.5 The market town of Wrexham is within a short drive of the site and is accessed via the A539 A483. A vast road network can be accessed from the outskirts of Ruabon using the A483 providing access to the wider road networks of the A55, M53 & M56. The city of Chester is a 30 minute drive away, with cities such as Liverpool & Manchester within an hours car journey of the site.



2.
Map of Road Links

2.6 Currently there is an agricultural access to the field where the new proposed dwelling is to be sited. It is our proposal to block up this existing access and move to the position as illustrated on drawing no D127/002 to provide improved visibility from the site. Splays as illustrated on

the drawing are to the centre of the highway as overtaking would be an impossible task on this single lane highway.

2.7 An array of public transport is available in the village of Ruabon. Regular bus services providing access to Wrexham/Llangollen by the no 5 bus service. The T3 bus service also passes through the village providing access to Barmouth. Ruabon also benefits from a train station, the rail network is vast with services from this station including, Cardiff, Swansea, Wrexham, Chester & Holyhead.

3. Character:

3.1 Erbistock is a small village within the County Borough of Wrexham. Located to The South of Wrexham town centre it is also associated with the communities of Crabtree Green and Eyton.

3.2 The village itself boasts 2 eateries with people traveling to both being highly recommended with good quality meals served. The Cross Foxes located on Overton Bridge and The Boat located on the banks of the River Dee, The Boat in dates back to the 17th century and is a listed building.

3.3 The properties in close proximity of the site are largely re-developed sites which have large, detached dwellings sited within oversized plots. Erbistock is a sought-after area with higher than average market values of properties.

3.4 The existing farmhouse is a cottage which has been maintained to the highest standard, the property is a rendered property with dormer first floor windows. Altered over the course of a number of years the property now occupies a large footprint serving the farm area beyond.



3.
Existing Farmhouse

3.5 Agricultural storage facilities have also improved over the years, with additions to the storage and livestock buildings to enhance the businesses possibilities and ensure all guidelines are met with regards to animal welfare. Blueprint where responsible in obtaining permission for the additional storage facilities required approximately 12 years ago.

4. Appearance:

4.1 The proposal will consist of a detached residential dwelling, with ample size rear amenity space serving the property.

4.2 The proposed dwelling has been carefully positioned on site ensure access and visibility to the property is good.

4.3 The property is proposed to be located adjacent to the cattle shed which has recently obtained approval. The dwelling would therefore be positioned in a nucleus of buildings/structures.

4.4 We have illustrated gable roof structures to the property, although the appearance is not for consideration during this applications process it is intended the property will be developed as a cottage structure to be sympathetic to Talfryn Cottage.

5. Community Safety

5.1 According to information available to the general public there has been 7 crimes reported in the vicinity for the month of August 2023 Crimes reported vary from burglary and anti-social behavior. This information has been obtained from the Police website (www.Police.uk)

5.2 There is very little reason to suggest why the introduction of farmworkers dwelling would see an increase in these crime figures.

5.3 The introduction of a dwelling in the location illustrated will help assist remove blind spots from the area, vastly improving natural surveillance.

6. Environmental Sustainability

6.1 The dwelling will be fully insulated to meet the requirements of the current Building regulations, thus ensuring the dwelling will be thermally and acoustically efficient.

6.2 Double glazed units will be used throughout and energy-efficient heating system will be installed to heat the dwelling.

6.3 The dwelling will be fitted with lighting outlets which take lamps of luminous efficacy of at least 40 lumens/circuit watt to ensure that the dwelling has efficient light fittings. 100% of light fittings installed are to be energy efficient light fittings.

7. Local and National Polices.

7.1 The proposed residential development is compliant with policies H5 of the Wrexham UDP. There is an essential need to house a full time agricultural worker as there is a need due to the nature of the work, has to live on the site rather than in a nearby settlement.

7.2 Our Scheme to develop this parcel of land is fully compliant with National Policy Tan 6 With the evidence supplied by the client to support this application.

8. Conclusion:

8.1 Exploring the options for our client is has become evident there is a functional need and requirement for a full time farm worker for the established business. The introduction of the farmworkers dwelling will safeguard the financial sustainability of the farm and welfare of the animals on site.

8.2 The farmworkers dwelling will be built in line with current Building regulations, this will ensure is sustainability to the farm in particular being efficient to run as a home with walls/windows/floors and roofs that comply with the current specifications. There would also be the option to potentially provide solar on the property which could effectively mean the property generates its own electricity.

8.3 The addition of the dwelling facilitates the handover of management of the farm business to a younger farmer.

8.4 In line with planning policy H5 the proposal has been assessed in relation to the conversion of a building on site, which is an unviable option due to the use of the existing building and financial implications of a conversion.

8.5 The proposed dwelling has been designed to ensure its scale & appearance has been considered in relation to its surroundings and location.

Document Prepared by:
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