
Justification Statement

**Yew Tree Farm
Woodside
Rossett
Wrexham
LL12 0HT**

Erection of agricultural storage buildings and
all associated works

Hoseley Farms

October 2023

Roger Parry & Partners LLP
www.rogerparry.net
oswestry@rogerparry.net
Tel: 01691 655334

The logo for Roger Parry & Partners is located in the bottom left corner. It consists of a white square containing the text "Roger Parry" in a large, bold, yellow sans-serif font, with "& Partners" in a smaller, yellow sans-serif font below it. The square is set against a dark blue background that features a yellow diagonal shape in the top left corner and a yellow triangle at the bottom right.

**Roger
Parry**
& Partners

Contents

1.0 The Proposal 1

2.0 Assessment of the proposal..... 1

2.1 The Site 1

2.2 Ecology 2

2.3 Highways..... 3

2.4 Flooding 3

2.5 Footpath..... 3

2.6 Cultural Heritage Assessment..... 4

3.0 Policy Context..... 4

3.0 Conclusion 7

1.0 The Proposal

The proposal is a development that will provide modern agricultural storage buildings on land at Yew Tree Farm, Rossett.

The application site sits to the south of the main farmstead with existing large farm building to the north. Planting doesn't for part of this application however the clients are willing to work with the authority to ensure the proposed building are screened.

The proposed buildings are a single storey structure of a rectangular plan layout measuring 64.01m by 33.53m. The proposed materials to be used are juniper green box profile sheeting as per other buildings at Yew Tree farm.

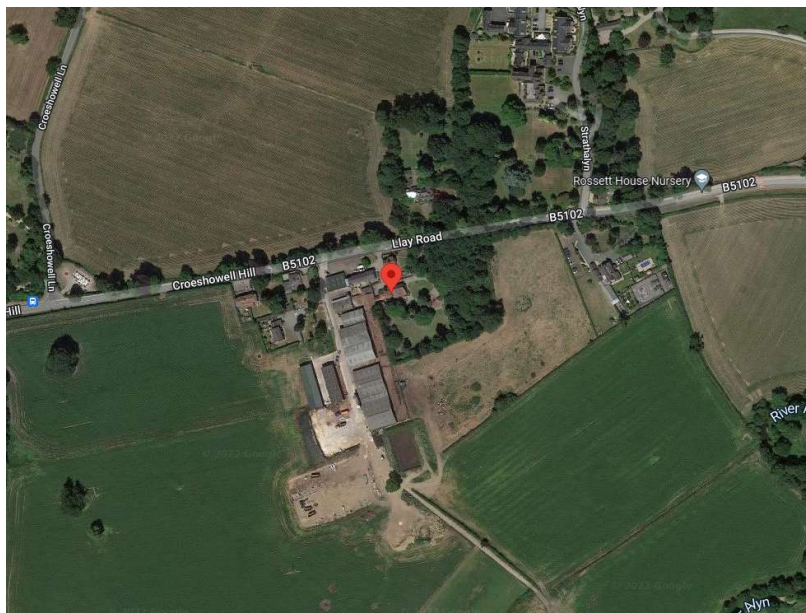
The proposed building will be located in a developed area with similar buildings sitting to the north and therefore is compatible with the surrounding area.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

The use of the proposed building is to provide an agricultural storage area for the client's agricultural machinery and straw, the building will not be used to house livestock. There are no other suitable or empty buildings on the proposed site. The building will be used by the applicants and owners of Yew Tree Farm.

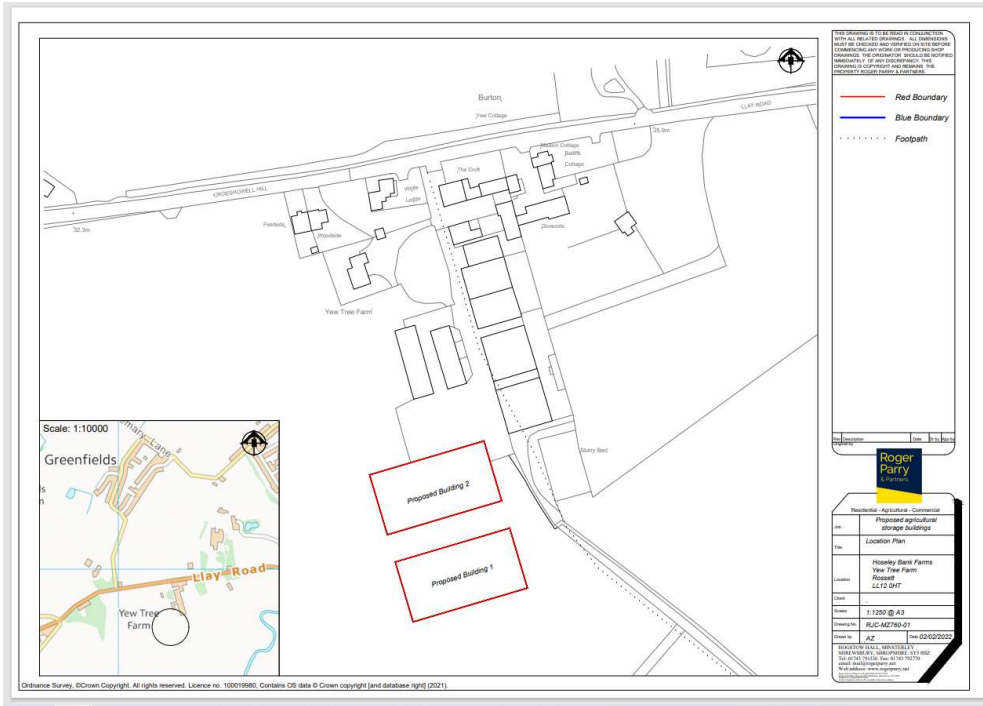
2.0 Assessment of the proposal

2.1 The Site



The site is screened from the road by the surrounding buildings and topography.
The proposed agricultural storage buildings will not have any adverse affect on the site or surrounding area.

Yew Tree farm is a large farming enterprise, the land is mainly used for arable and grazing.
The proposed buildings will be used to store straw and the relevant machinery to farm the land.



2.2 Ecology

The proposed buildings will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land which is used to access existing buildings by large machinery. Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal and as such we do not feel a phase 1 habitat survey should be required.



2.3 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

2.4 Flooding

The site is located outside of any flooding identified on NRW's flood risk assessment map.



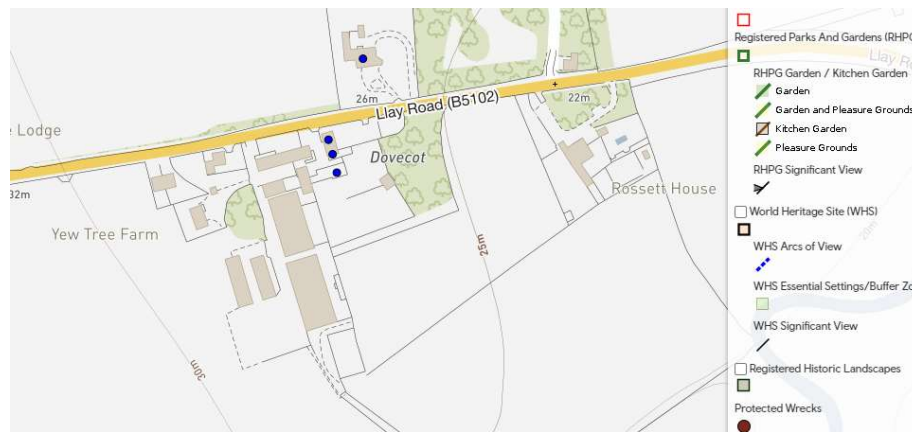
2.5 Footpath

The proposed building will have no effect of the right of way going through Yew Tree farm, the clients will ensure the footpath remains accessible at all times.



2.6 Cultural Heritage Assessment

There are four listed building within close proximity to the proposed site, however the main large farmstead of Yew Tree Farm sits between the listed buildings and the proposed site therefore the proposed building will have no detrimental effect on the listed buildings.



3.0 Policy Context

Wrexham UDP 1996-2011

Policy EC3 – Agricultural Buildings

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.

The proposed agricultural storage buildings will be located on an existing large farmstead at Yew Tree farm. The proposed buildings will sit south of the existing large farm buildings enabling them to be screen from the road. The proposed buildings will not be isolated and will be located on development land that is already used for storage of hay and machinery.

5.4 The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

The proposed buildings are essential for the continuation of running a successful farming enterprise at Yew Tree farm. The buildings will be used to store the farm's straw and machinery.

Policy GDP1 All new development should:

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

The proposed buildings have been designed to allow a good flow of the farming complex, the material proposed will match existing farm buildings at Yew Tree farm and the buildings will be a betterment on the site to ensure straw and machinery are kept together under a roof.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

The proposed buildings will have no effect on surrounding properties or public / private spaces.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

The proposed building will be sited to the south of the existing farm complex and will be positioned on an area of the farm that is already used to store the necessary straw and machinery.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

Farm vehicles will have access to the buildings and the proposed buildings will not effect any vehicle movements within the site. There is an existing footpath on the site, the proposed building will not effect the public right of way.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

There are no public services on the site

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

The site is not located in a flood area and the proposed buildings will not increase the risk of flooding.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The policy framework for the consideration of agricultural buildings is set out in TAN6 – 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.”

3.0 Conclusion

The proposed buildings would provide additional agricultural storage which is required to fulfil the functional need of Yew Tree Farm. The clients require the additional agricultural storage building to store the necessary machinery required to farm the surrounding agricultural land and a place to store straw and machinery.

The proposed buildings are of an agricultural nature in appearance, single storey and would sit close to existing buildings to the north. It is considered that any visual impact would be minimal in this context as seen from both the main road and wider landscape.

The site is already used to store the necessary machinery and straw, the proposal would be a betterment of the existing site.

There will be no impact on the site's ecology, footpaths, listed buildings, highways or flood risk.

It is therefore considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.