

Project Design & Access Statement

Site address: Church Farm, Wilcrick
Newport NP26 3DA

Date: 20.03.2026

Contact details

Applicant

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Description of development

Proposed Livestock Building, Church Farm, Wilcrick, Newport
NP26 3DA

Design and Access Policy standards followed

Approved Document M (2004):
BS8300 (2001) Access for Disabled People:
BS5502 Agricultural Building Design Standard:
Tan 12 JUDP Policies 76 & 61 Biodiversity and 100 Access to
Development:
JMU Sign design guide:
Disability Design Standards:
DIT Inclusive Mobility:
Good Design Guide:
This application is for full planning consent purposes only; it is
confirmed during the detailed design stage of the project and will fully
comply with the above guidelines.

Design Philosophy of Proposed Building.

This Design and Access Statement has been prepared to accompany the Planning Application submitted on 21st March 2026 at Church Farm, Wilcric, Newport NP26 3DA

This Design and Access Statement (DAS) has been prepared as part of the planning application in question and its contents should be read in conjunction with the submitted plans. It has been prepared on the basis of the nature and type of the proposal, and the proposed scheme has been assessed against the following key areas as well as the site's context:

- Accessibility
- Character
- Community Safety
- Environmental Sustainability
- Movement to, from and within the development

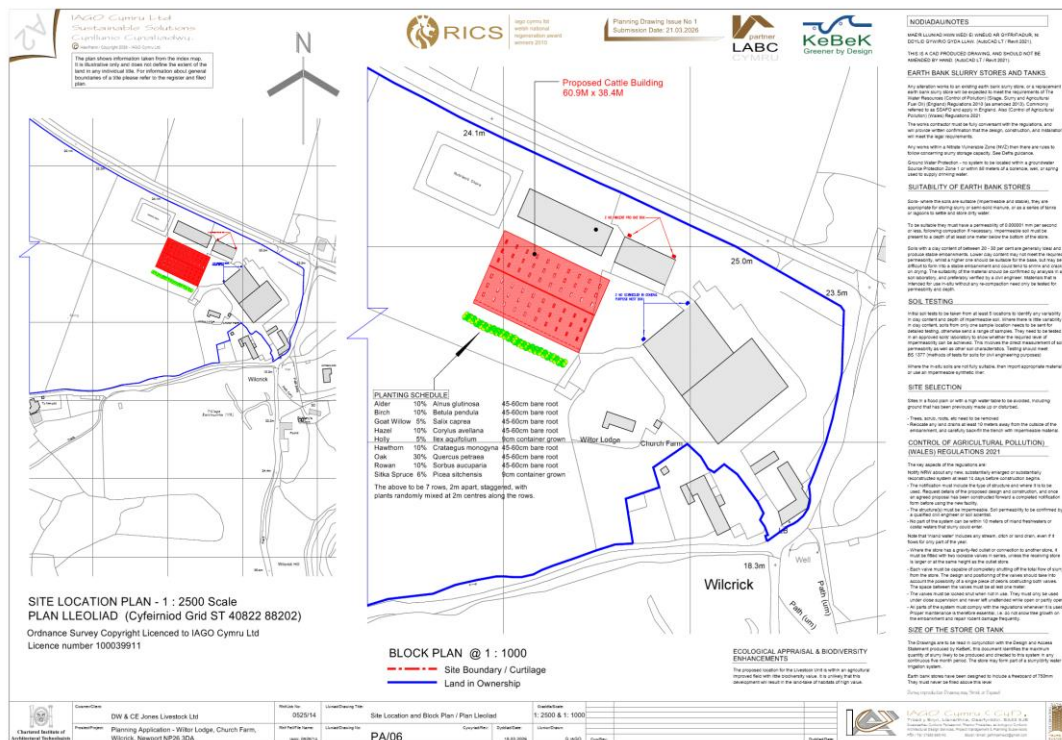
Please refer to our scaled drawings numbered:

PA/07 The Proposed Floor Plan and Elevations of the Livestock Unit.

PA/06 the Scaled Block Plan and Site Location Plan).

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The proposed livestock unit will have a grey roof with rooflights to match the existing buildings, The walls will be precast concrete panels fixed to the steel stanchions – all to match existing. (See Drawing PA/07 for full details).



Proposed site.

Access

The proposed site for the livestock building is an extension to the existing building and is located in a suitable position for the continued use of the farm on land owned by the farm. Access to the buildings will be via existing farm gates/tracks which currently provide access to the land from the buildings complex or from the adjoining fields.

The site will be accessed using the existing farm tracks and gateways. All access to the farmland is only accessible by the farmer and there is no public access permitted.

Character

The existing hedge and fence boundaries to the fields will be maintained and provide natural visual screening of the livestock building. The new unit will be kept at least 10m away from any watercourses/ditches. Any disturbed embankments will be seeded to provide a grass finish to match the surrounding fields. The existing lagoon has been designed to comply with agricultural slurry storage standards, the SSAFO regulations and BS5502.

Community Safety

There will be no direct access to the livestock building permitted to the community. The proposed livestock building is located within the land boundary of **Church Farm** and public access to the land is strictly forbidden. A mandatory perimeter 1.5m safety fence has been installed around the boundary of the existing nutrient lagoon to ensure compliance with the Control of Pollution Regulations.

Environmental Sustainability

It is proposed to plant a new native/wildlife hedge next to the south westerly elevation of the proposed livestock building in order to establish resilient ecological networks.

In addition 2 x new bird nest box and 2 x new bat box shall be installed on the north easterly side of the proposed building.

This placement will also be in close proximity to the proposed hedge.

The new hedge would create connectivity across the site and would provide a foraging resource for birds, invertebrates and small mammals.

Installation of a new bird nest box and new bat box would increase the availability of these features within the surrounding area.

Furthermore, an area of land to the south of the plot can be planted with native, broad-leaved trees, as shown in the plan provided below. This will create an additional area of habitat of value to bats, birds, small mammals and invertebrates.

Movement

Movement to and from the site will be via existing field entrances and gateways. This will only be available to the farmer and agricultural contractors when emptying the lagoon. The general public prevented from access to the site.

Deviation from accepted design guidance

It is not envisaged that the proposed application proves technically unfeasible to conform to the contemporary design criteria.



Proposed Livestock Unit

Site Analysis

- The Access points to the site will remain unchanged.
- The existing entrances to the buildings will remain as will the existing boundary hedge lines.
- The existing site features will remain unchanged with the proposed embankments blending in with existing topography.

Context Analysis

- The character of the livestock building is typical of livestock buildings common in Wales and throughout the United Kingdom.
- The proposed livestock building will have no visual effect on the local community or its facilities and cannot be seen from any neighbouring properties.
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Character of development

- The proposed livestock building is typical in character of agricultural livestock buildings common in this area.
- It is designed to blend in with the existing topography.
- The scale of the proposal sits comfortably with the surrounding agricultural environment.

Enhancing Biodiversity

The proposed site and access to and from the site will have no environmental impact on the surrounding habitat. The decision to utilise the proposed site will cause no disturbance to the surrounding habitat during the construction process or during the use of the new livestock building.

Planning Policy

Our Design Statement is not a justification of a pre-determined design solution. There were several design options available to us; however the chosen design incorporates and reconcile the constraints and opportunities arising out of the site appraisal. In this way, our development will be unique, its layout and appearance engendering a distinctive sense of place.

The proposals will respect and seek to achieve the thrust of Policies of Development Plan, which in themselves stem from National Assembly guidance in the form of Planning Policy Wales (2002) and Technical Advice Note 12 “Design”. Throughout the design and construction process the intent is to ensure an inclusive formula and a development that is as far as practical, accessible to all.

Local Development Plan Policy “Sustainable Development” encourages environmentally sustainable proposals which reduce car usage and utilise vacant, underused or previously developed land.

Community Safety

There will be no access to the farm permitted to the community. The proposed livestock building is located within the land boundary of Church farm and access to the land is strictly forbidden.

Deviation from accepted design guidance

It is not envisaged that the proposed application proves technically unfeasible to conform to the contemporary design criteria.

Signed:

Date:

G. L. James

21st March 2026