PLANNING, DESIGN AND ACCESS STATEMENT

Land adjacent to The Brow, Wrexham Road, Overton

Prepared on behalf of

The Applicant – Rafela and Sophie Fitzhugh

June 2024

Address:
5 Portal Business Park, Eaton Lane,
Tarporley, Cheshire, CW6 9DL

Telephone:
07506 279 147

Email:
enquiries@grimsterplanning.co.uk

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1 INTRODUCTION

1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Rafela and Sophie Fitzhugh, (hereafter referred to as the "Applicant").

1.2. The Statement is submitted in support of a detailed planning and listed building consent application (hereafter referred to as the "Application"), submitted to Wrexham County Borough Council for the proposed development of Land adjacent to The Brow, Wrexham Road, Overton (hereafter referred to as the "Site").

1.3. The description of development for which detailed planning permission and listed building consent is sought, as stated on the Application Form, comprises the following:

> ***"Erection of 1 no. dwelling (C3) and single detached garage, and associated access arrangements/works, drainage infrastructure works, and landscaping works"***

1.4. The Application comprises a number of supporting plans and drawings, and technical reports, which should be read alongside this Statement.

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2 SITE CONTEXT

2.1. This Section of the Statement provides details of the Site, namely its location, description, and locational sustainability.

Site Location

2.2. The Site lies within the administrative area of Wrexham County Borough Council.

2.3. The Site is situated at the western edge of the settlement of Overton, adjacent to the built-up area (and partly within the defined settlement boundary as defined on the Local Development Plan Policies Map). It is in the Ward area of Overton and Maelor South.

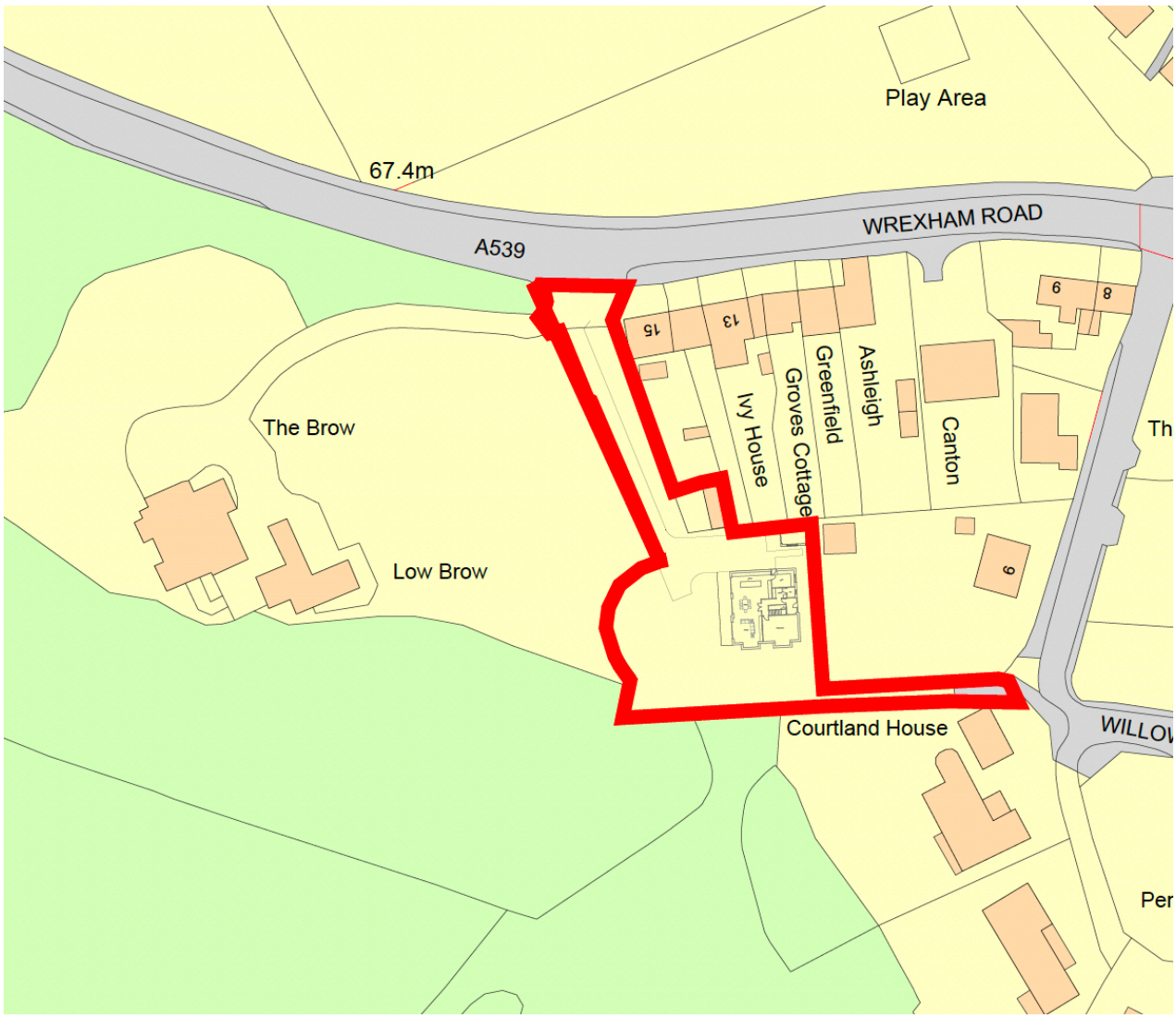
2.4. In respect of its surroundings (when applying a northerly compass direction):

- To the immediate north of the Site are the rear gardens of existing properties off Wrexham Road (No.'s 12 to 15), whose domestic curtilages back onto the Site;
- An existing residential property to the east (No. 9, Willow Street), the rear garden of which adjoins the Site;
- The domestic residential garden of the property known as The Brow lies to the immediate west of the Site, and which is within the ownership of the Applicant; and
- To the south of the Site lies undeveloped land comprising trees and hedgerow cover, with other existing residential properties located to the south-east of the Site. However, there is very little visual connection with these properties from the Site due to the presence of these natural landscape features, which will be retained.

2.5. The Site Location Plan is provided at *Figure 1* below:

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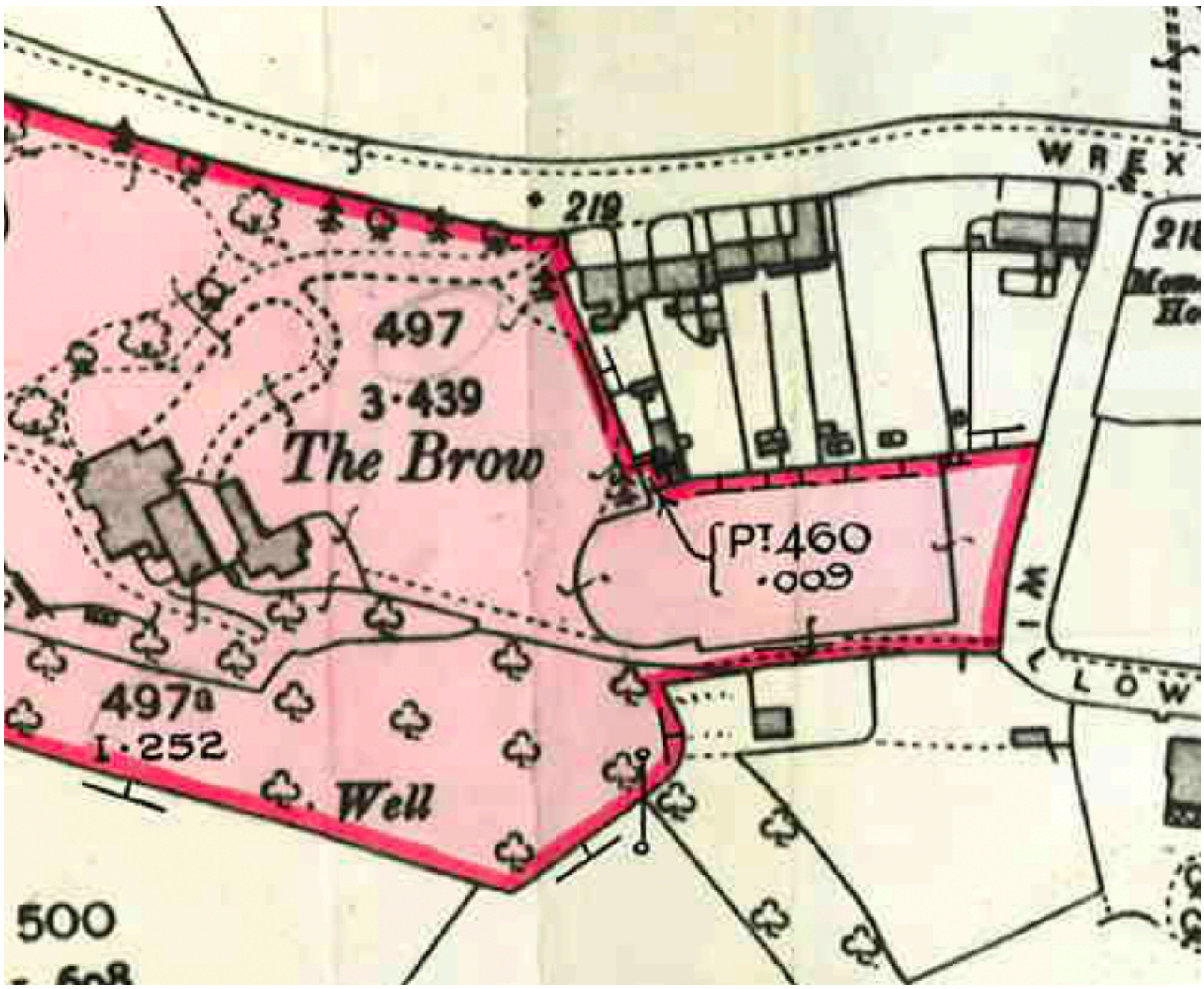
Figure 1: Site Location Plan



Source: Willacy Horsewood Architects *Drawing Ref. L01*

2.6. The existing property to the east of the Site was previously developed in the c. 1960's where a "kit house" was built (Michaelmas Lodge), having formed part of the ownership of the Applicant as shown at *Figure 2* below:

Figure 2: Historic Map of the Site



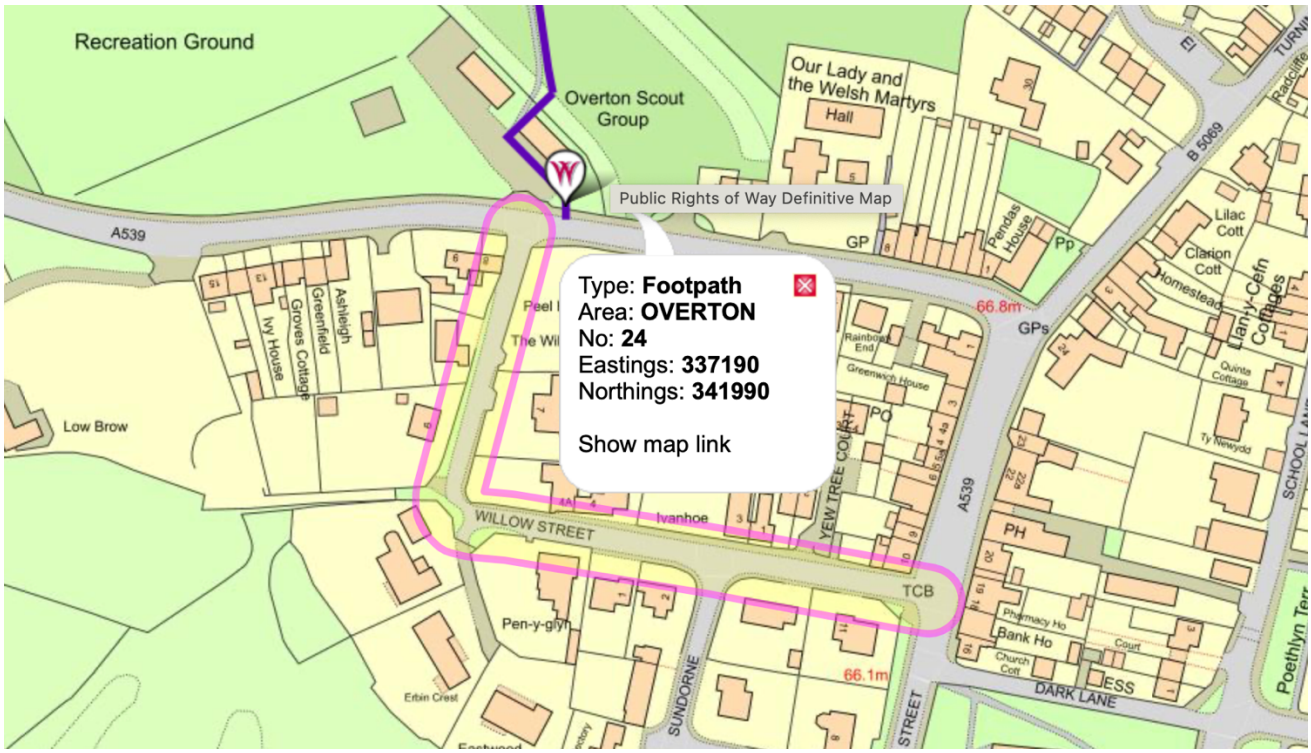
Site Description

2.7. The Site area (red-line boundary) extends to 1,473 square metres inclusive of the proposed access.

2.8. The Site currently comprises greenfield land in nature, and which lies within the residential curtilage of The Brow (to the west) and which has been its historic function (i.e curtilage garden land).

2.9. Vehicular (and pedestrian/cycle) access to the Site is currently available via an existing access track off Willow Street, to the east. There is no Public Right of Way along the access track, albeit Willow Street is shown as a footpath route on the Council's online Interactive Map as per the extract at *Figure 3* below. This footpath would not be affected by the proposed development in any way.

Figure 3: Willow Street Footpath Route



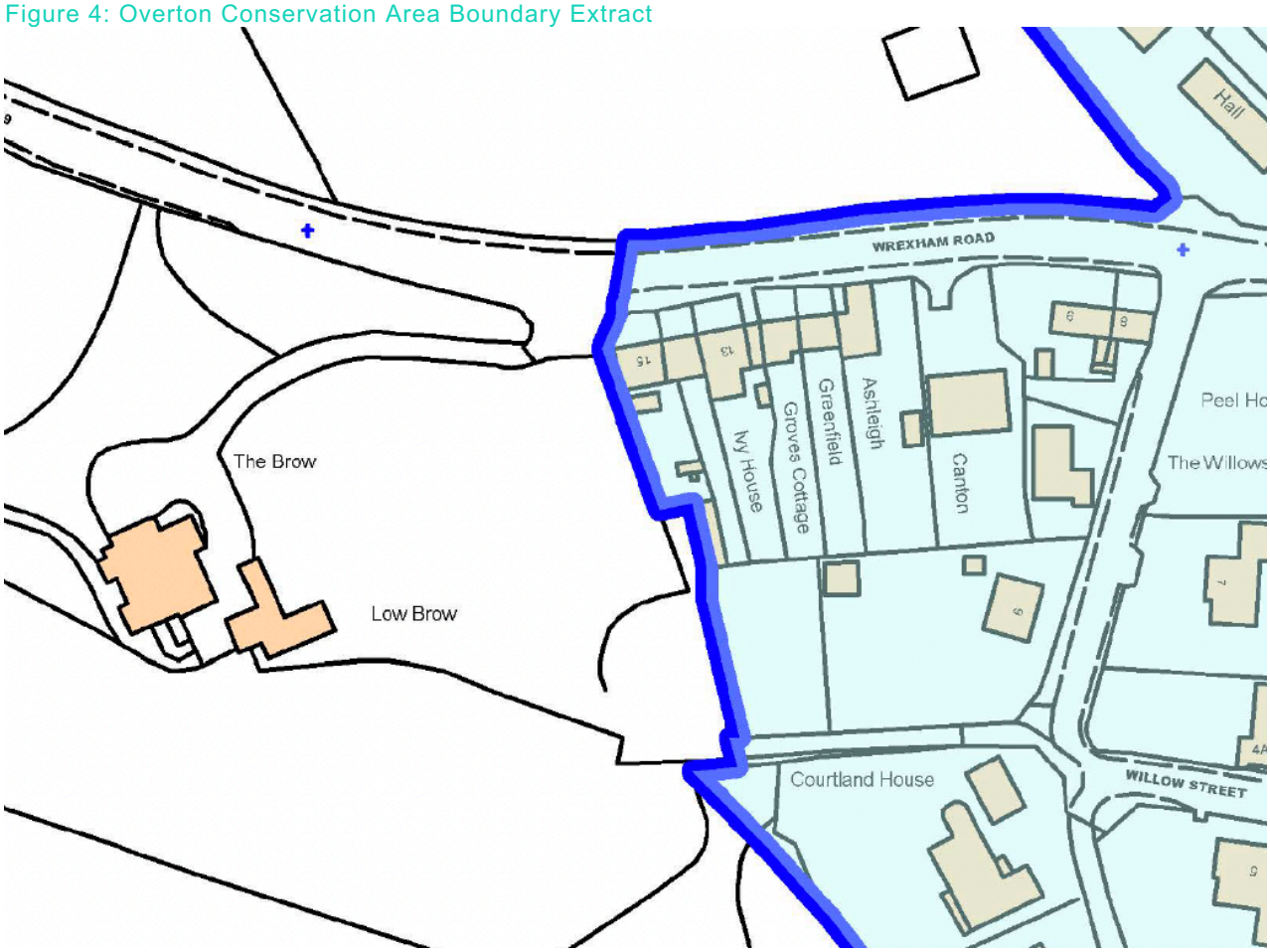
2.10. There is an existing footpath along part of Willow Street, to provide safe pedestrian connectivity to the centre of the village. There is also a footpath along Wrexham Road, from the existing entrance to The Brow, again providing safe pedestrian connectivity to the centre of the village. There is no existing Public Right of Way across the Site.

2.11. Both Willow Street and Wrexham Road (at the access to The Brow) lie within the existing 20mph speed limit area.

2.12. The Site itself is relatively flat, with a slight fall from west to east, as shown on the accompanying Topographical Survey.

2.13. The Site lies partly within the Overton Conservation Area (the eastern part of the Site where the proposed 1 no. dwelling would be sited), with the western part of the Site outside but immediately adjacent to the Conservation Area boundary, as shown on *Figure 4* below:

Figure 4: Overton Conservation Area Boundary Extract



2.14. Overton Conservation Area covers the A528, the main route through the village that includes High Street and Salop Road and development on the west side of High Street. It also includes Wrexham Road and Willow Street. The Site backs onto the rear gardens of existing properties off Wrexham Road (No. 's 12 to 15) to the north, and the rear garden to the east of No. 9 Willow Street, all within the Conservation Area.

2.15. The nearest Heritage Asset to the Site is The Brow, c. 100m to the west of the Site (where the 1 no. dwelling would be sited), which is a Grade II listed Georgian House. The Brow has its own, generous, private grounds. The impact of the proposed development on this heritage asset, as well as the Overton Conservation Area, has been assessed within the accompanying Heritage Impact Assessment.

2.16. The Site lies in Flood Zone 1 based on the Natural Resources Wales Flood Maps for Planning and thus is assessed to be at low risk of flooding.

2.17. There are a number of trees within proximity to the Site, including along the existing access track from Willow Street (i.e the southern boundary), and at the existing access to The Brow off Wrexham Road. Some of these trees are protected by virtue of their location within the Overton Conservation Area. The quality of these trees and the impact of the proposed development upon them has been assessed within the accompanying Arboricultural Impact Assessment and Method Statement.

Local Context and Character of Overton

2.18. The proposed 1 no. dwelling is of a similar size and scale to existing houses on Willow Street. Materials are reflective of those found in the local area, comprising a mix of multi red brick blend and slate, using architectural detailing to break up the massing, which adds shadow and depth, in a contemporary, revivalist 'Victorian' character.

2.19. The land in which Overton Conservation Area is set in is very distinctive. There are some distinct physical boundaries, and it has been drawn up to capture all the essential elements that contribute to its special architectural or historic interest. It has been subdivided into six character areas, of which Character Area: Willow Street is where part of the Site is within. It also abuts Character Area: Wrexham Road.

2.20. The urban grain and mix of properties in Willow Street and Sundorne are broadly similar and there is a pattern of development that is well-established. This includes detached housing behind primary dwellings on Willow Street, with fleeting views through the vegetation and through driveways. Views of these houses are restricted by tree enclosure. Detached houses form part of the essential character of this part of the Conservation Area, with garden surrounding houses being a feature.

Locational Sustainability

2.21. As set out above, the eastern part of the Site lies within the settlement boundary of Overton, with the western parcel outside but immediately adjacent to it.

2.22. Owing to the existing (and proposed) access arrangements, the Site would be accessible via private car as well as future residents enjoying access both on foot and cycle.

2.23. Given its proximity to Overton village centre, future residents of the proposed 1 no. dwelling would benefit from very good access to local services in the form of shops, public house, take-away, public transport (bus) services, a village hall, and a local play area. Overton also has its own Primary School. All are within an acceptable walking distance of the Site.

2.24. Accordingly, the Site benefits from very good sustainability.

3 PLANNING HISTORY

3.1. There is no planning history of relevance to the proposed Site.

3.2. As documented in Section 2 of this Statement, the land to the immediate east of the Site was previously developed during the 1960's, built as a 'kit house' (property now known as 9, Willow Street).

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4 PROPOSED DEVELOPMENT

4.1. This Section of the Statement provides details of the proposed development for which detailed planning permission and listed building consent is now sought.

Use

4.2. This Application seeks detailed planning permission and listed building consent for the following:

> ***"Erection of 1 no. dwelling (C3) and single detached garage, and associated access arrangements/works, drainage infrastructure works, and landscaping works"***

Amount

4.3. Detailed planning permission is sought for the erection of 1 no. self-build dwelling and associated infrastructure including the proposed access arrangements.

4.4. The proposed dwelling will comprise 5 no. bedrooms.

4.5. The proposed dwelling will have a total footprint of 288 square metres.

4.6. The proposed single detached garage will have a total footprint of 24 square metres.

Layout, Scale and Massing

4.7. The maximum ridge height of the proposed 1 no. dwelling will be 7.9 metres, across 2 storeys. The height of the proposed dwelling is designed such that it is in-keeping and sympathetic to the surrounding properties and Overton Conservation Area, and its massing will in no way appear overbearing.

4.8. The proposed single detached garage will have a maximum ridge height of 5.5 metres.

4.9. The proposed 1 no. dwelling has been sited on the part of the Site which lies within the defined settlement boundary of Overton.

4.10. It has been orientated such that the property will face south, with car parking and driveway to the rear accessible from Wrexham Road via the existing point serving The Brow, but with its own new dedicated private driveway.

4.11. The proposed external garden is located to the immediate west of the proposed building footprint, comprising land outside the defined settlement boundary of Overton but which is immediately adjacent to it, and which is already domestic garden land associated with The Brow. As such, the land-use function of the proposed garden area will remain unchanged.

Appearance and Materials

4.12. The appearance of the dwelling is designed to take reference from the setting of the Site and responds to the local vernacular with red multi-brick, natural slate and detailing found on other properties in the Overton Conservation Area. This is shown on the proposed elevational drawings submitted as part of the Application (Drawing Ref. GA01), including details of the proposed materials.

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4.13. Confirmation of the full and final materials palette can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission.

Landscaping and Ecology

4.14. As part of the proposed development, the Applicant is committed to delivering a new garden area around the proposed building footprint. This will extend to c. 750 square metres.

4.15. Existing trees within and adjoining the Site have been retained, where possible. However, some tree removal is required to secure the proposed new vehicular access into the Site, as documented in Section 6 of this Statement. New and replacement tree planting can be provided within the residential curtilage as part of a comprehensive landscape strategy, which will also include boundary treatments.

4.16. Ecological features that could be introduced on the Site include bird and bat boxes.

4.17. It is considered reasonable that details relating to soft and hard landscaping can be secured by way of a pre-commencement planning condition.

Accessibility

4.18. The existing vehicular access into the Site is secured via the existing track off Willow Street. As part of the proposed development, taking account of the width of the existing access, it is proposed that a new access will be created to serve the proposed development plot from the existing access/shared driveway area off Wrexham Road serving The Brow. The access would be across land controlled by the Applicant.

4.19. This access would have a width of 4.1m, which is suitable for allowing two cars to pass. This would be provided to a distance of 14m into the Site, with an inward opening gate on the driveway set back 6m from the edge of the shared driveway area. Following the initial width of 4.1m, this will be reduced to 3.7m, which is suitable for allowing emergency vehicles to access the property.

4.20. At the interface between the proposed new driveway and the shared driveway area off Wrexham Road, 2m x 2m intervisibility splays are proposed. These will allow clear visibility between vehicles and pedestrians who may be within the shared driveway area.

4.21. The proposed development will comprise off off-road frontage parking taking account of the Council's standards set out in LPGN16, with sufficient space for 3 no. vehicles. Electric vehicle charging infrastructure will be provided to the proposed dwelling and cycle parking will be available within the residential curtilage (including the proposed garage, which is wide enough to accommodate both a car and bicycle).

4.22. A turning area is proposed within the Site to the west of the car parking spaces, to enable vehicles to both access and exit the Site in a forward gear. The turning area has been based upon the swept path of a fire tender and would be designed to carry a vehicle of 12.5 tonnes.

Waste and Recycling

4.23. A 2m x 1m bin storage area is proposed at the entrance to the new driveway, setback from the intervisibility splays. This area would be hard surfaced and allow future occupants of the proposed

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dwelling to store their bins away from the highway. There would be no additional refuse vehicle movements along Wrexham Road in relation to refuse collection as a result of the proposal.

Drainage

4.24. The proposed development will incorporate the following drainage measures, as shown on Drawing Ref. 0602 Rev. PO1 found in Appendix D of the Drainage Strategy which accompanies this Application:

- **Surface Water** – sustainable urban drainage systems are proposed to manage surface water, including water butts, soakaways, permeable paving, and on-site attenuation in the form of an infiltration facility situated a minimum of 5m away from the proposed building and providing a total storage volume of 12 cubic metres; and

- **Foul Water** – it is proposed that foul flows from the proposed development will discharge to the 300mm diameters foul drain situated in Willow Street, via the existing access track.

Services

4.25. In respect of services to the Site, it benefits from the ability to connect into the existing mains water, main foul drainage sewers, telecoms connections and power connections.

Summary

4.26. In view of the above, the Site is suitable for 1 no. dwelling given that:

- It has access to a public highway (roads) and has connections for electricity, water and waste water; and

- It can be provided with access to public highway (roads), connections for electricity, water and waste water.

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5 PLANNING POLICY CONTEXT

5.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.

5.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 11 ("PPW12") published in February 2021.

5.3. Accordingly, we set out the relevant development plan and any other material considerations relevant to this Application below:

Local Development Plan

5.4. The adopted development plan for the purposes of this Application comprises the following:

- Wrexham Local Development Plan covering the period 2013 to 2028 (adopted in 2023);
- Wrexham Local Development Plan Policies Map(s).

5.5. On the adopted LDP Proposals Map, the Site is identified as lying partly within the settlement boundary (**LDP Policy SP2**) of Overton (the land on which the proposed 1 no. dwelling would be sited), and partly within the countryside outside but immediately adjacent to the settlement boundary (currently in use as garden land, and which would form the private garden to the proposed 1 no. dwelling) where **LDP Policy H7** is applicable.

Figure 5: Adopted Local Development Plan Policies Extract



Adopted Local Development Plan

5.6. In addition to Policies SP2 and H7 cited above, the following adopted LDP policies are considered to have some relevance in the determination of this Application:

Table 1: Relevant Adopted Local Development Plan Policies

Policy Reference	Policy Title
SP1	Housing Provision
SP5	Planning Obligations
SP11	Transport and Accessibility
SP12	Design Principles and Masterplanning Framework
SP13	Health and Well Being
SP14	Natural Environment
SP15	Historic and Cultural Environment
SP18	Climate Change
SP19	Green Infrastructure
DM1	Development Management Considerations
NE3	Trees, Woodlands and Hedgerows
T1	Managing Transport Impacts

Planning Policy Wales 12

5.7. PPW12 is a material consideration in planning decisions. PPW12 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable development as the process by which to improve the *economic, social, environmental* and *cultural well-being* of Wales, and proposals should seek to promote sustainable development.

5.8. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.

5.9. Within PPW12, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

5.10. Placemaking features strongly within PPW12, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.

5.11. Chapters 3 and 4 of PPW12 look at locational sustainability. New development should be accessible by walking and cycling, and well-served by public transport, as alternatives to the private car. New development should be located such that it minimises the need to travel and reduces dependency on the private car.

5.12. Chapter 4 of PPW12 includes reference to new housing provision, with the need for a supply of land which is deliverable. Local Planning Authorities are required to ensure that the Council's Housing Trajectory forms part of the LDP, and it must set out the expected rate of housing delivery for both market and affordable housing for the LDP period. The Housing Trajectory must be used as the basis for monitoring the delivery of housing delivery in each Authority area. Accurate information on housing delivery assessed against the Trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports and for subsequent plan review.

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Under-delivery against the Housing Trajectory may require a specific early review of an LDP. Monitoring must be undertaken in accordance with the guidance set out in the Development Plans Manual.

5.13. Planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable.

5.14. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance conservation objectives with the wider economic needs of local businesses and communities. Landscape value is identified as an intrinsic part of PPW12, and consideration should be given at the outset to any landscape value such that the wellbeing needs can be achieved. The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development demonstrated through a Green Infrastructure Statement as required by paragraph 6.2.12. Paragraph 6.2.13 recognises that green infrastructure can have wider cumulative benefits, particularly in relation to biodiversity and the resilience of ecosystems as well as in securing the other desired environmental qualities of places.

5.15. Chapter 6 also covers matters relating to flood-risk and drainage. PPW12 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems (“SUDS”), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body (“SAB”) before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

Future Wales – The National Plan 2040

5.16. The Welsh Government published the National Plan in February 2021. It serves as the national development framework for Wales, a spatial plan setting the direction for development nationally up to 2040. It provides the basis upon which further guidance, including Planning Policy Wales and Local Development Plans, should be prepared.

5.17. Wrexham is identified as a National Growth Area in the National Plan – this will seek to attract and deliver new economic investment, and which in turn will require supporting infrastructure including new housing.

5.18. In respect of housing delivery, the National Plan requires a mix of housing types and tenures to create social inclusion and to cater for mixed lifetsyles and working arrangements.

5.19. In the North, Local Development Plans should seek to support growth and appropriate development in rural towns and villages. This includes market and affordable housing.

Technical Advice Notes (TAN)

5.20. Alongside PPW12, a number of Technical Advice Notes ("TAN") have been prepared by the Welsh Government. Those of relevance to the determination of this Application comprise the following:

- TAN5 – Nature Conservation and Planning
- TAN12 – Design
- TAN15 – Development and Flood Risk
- TAN18 – Transport
- TAN24 – The Historic Environment

Local Planning Guidance Notes

5.21. Wrexham County Borough Council has published the following Local Planning Guidance Notes ("LPGN') which are considered relevant in the determination of this Application:

- LPGN16 – Parking Standards
- LPGN17 – Trees and Development
- LPGN21 – Space around Dwellings
- LPGN24 – Designing out Crime
- LPGN30 – Design
- LPGN32 – Biodiversity and Development

5.22. Compliance of the proposed development with these LPGNs is considered in Section 6 of this Statement.

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6 TECHNICAL AND POLICY ASSESSMENT

6.1. This Section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations, as documented in Section 5.

Principle of Development

6.2. As documented in Section 5 of this Statement, the Site is shown on the adopted LDP Policies Map as lying partly within the settlement limits of Overton, and partly outside but adjacent to it.

6.3. It is proposed that the 1 no. dwelling will be located on the parcel of the Site which is **within** the settlement limits. The land to the immediate east, which is outside of the settlement limits but within the red-line boundary of the Site as submitted, will form the domestic residential garden of the proposed 1 no. dwelling within its curtilage. This land is already domestic garden land associated with The Brow further to the west and as such the land-use will not change.

6.4. Policy SP2 of the LDP directs new development to within the defined settlement limits; to this end, the siting of the proposed 1 no. dwelling will therefore comply with the LDP.

6.5. Whilst the proposed associated domestic garden land would be located outside but adjacent to the settlement limits, for which Policy H7 applies, the land is clearly not agricultural in its function (despite its countryside designation), and as outlined above, the land-use will not change. To this end, there is not considered to be any conflict with Policy H7.

6.6. In summary, the principle of residential development on the Site is supported by and consistent with Policy H2 of the LDP, and the proposed development will support the strategic objective to deliver a mix of housing unit types and tenures across Wrexham during the Plan period consistent with Policy SP1.

Housing Mix

6.7. As set out in Section 4 of this Statement, the proposed development will deliver 1 no. 5-bedroom detached dwelling.

6.8. The proposed development does not attract an affordable housing obligation given that it comprises less than 10 dwellings, consistent with LDP Policy H2.

6.9. As outlined above, the proposed development will support the strategic objective to deliver a mix of housing unit types and tenures across Wrexham during the Plan period consistent with Policy SP1.

Locational Sustainability

6.10. As set out in Section 2 of this Statement, the Site evidently occupies a sustainable location. It benefits from very good access to local services and amenities, and local bus services. It is well-connected via the existing footpath network which will facilitate safe pedestrian movements to and from the Site.

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Layout and Design

6.11. As documented in Section 4 of this Statement, careful consideration has been afforded to the proposed layout taking account of the Site's surroundings and context, technical and policy requirements including accessibility (road widths, visibility splays, pedestrian linkages), topography, impact on trees/hedgerows/ecology, drainage, and privacy/amenity (of nearby existing residential properties).

6.12. This has informed the preparation of a proposed layout which provides for the sensitive use of the land whilst protecting the residential amenity of neighbouring land-uses. There will be no loss of privacy and light to existing nearby dwellings. The layout and siting of the proposed dwellings is in accordance with the Council's spacing standards in LPGN21 and will provide for the efficient use of land. The Proposed Site Plan has sought to limit as much as possible the impact on existing trees and hedgerows within and surrounding the Site given its partial location within the Overton Conservation Area.

6.13. The house design (scale and massing) and variety in the palette of materials have been selected to maintain a consistent design approach and character, being no more than 2-storey in height and of modest proportions utilising the lie of the land. The proposed development will deliver a high-quality new dwelling and a high-quality living environment which raises the standard of design in the immediate locality but at the same time is reflective of the local character and Overton Conservation Area. The layout also provides for the natural surveillance from surrounding properties with a view to designing out crime and to ensure the well-being of residents.

6.14. A section drawing is submitted with the Application to illustrate how the proposed development would appear in the street scene, in the context of Willow Street.

6.15. The property has been designed to allow for access by people of all abilities.

6.16. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies SP12, DM1 and NE3, LPGN 17, LPGN21, LPGN24, and LPGN30, TAN12, and PPW12.

Heritage

6.17. As documented in Section 2 of this Statement, the Site lies partially within the Overton Conservation Area. Furthermore, The Brow to the west of the Site is a Grade II listed heritage asset.

6.18. In order to understand the impact of the proposed development on the Conservation Area and other nearby heritage assets, as well as informing the scheme design, the Applicant has commissioned the preparation of a Heritage Impact Assessment. This is submitted with the Application and should be read in detail alongside this Statement.

6.19. In summary, this has concluded as follows:

- Overton Conservation Area is subdivided into five character areas in the Conservation Area Appraisal and Management Plan. Part of the Site lies within the Conservation Area in Character Area: *Willow Street,* but part lies outside. Willow Street is described as the "*less intensely developed part of the Conservation Area. Properties vary in size and age with most dating from the latter half of 20th Century, set within large grounds bounded by thick hedges and planting, with trees particularly important features of this area. The trees found in the garden areas, those to the rear of The Brow and to the rear of the Sundorne estate*

create an important backdrop framing views and giving this area of the village a quieter and rural character." Willow Street provides a positive, rather than critical, component to the character of the Conservation Area, forming part of the leafy village fringe;

- The proposed new 1 no. dwelling is of a similar size and scale to existing houses on Willow Street. Materials are like that in the local area, a mix of multi-red brick blend and slate, using architectural detailing to break up the massing, which adds shadow and depth, in a contemporary, revivalist 'Victorian' character. The design is complementary to the architecture within the Conservation Area. The development respects the wider urban grain, plot ratio and size of building and development density within this part of the conservation area. The new 1 no. dwelling will sit quietly facing Willow Street and is positioned to the front of the Site, with the rear garden facing The Brow. Its legibility and key point of access in the street scene, off Wrexham Road, is very low key;

- The proposed 1 no. dwelling would leave a reasonable proportion of the garden undeveloped to the west, nearest The Brow, and with appropriate landscaping and tree planting, it will enhance the sylvan nature of the Site. This will assist in the provision of a visual breathing space between The Brow and the new 1 no. dwelling. The proposal is typical of the general presentation of buildings along this part of Willow Street and the feeling of spaciousness on each plot;

- The setting of a historic asset, in this case The Brow, includes the surroundings in which it is understood, experienced, and appreciated, embracing present and past relationships to the surrounding landscape. Its extent is not fixed and may change as the asset and its surroundings evolve. In this case, the significance of the designated heritage asset, The Brow, is high. Overton Conservation Area lies within the wider setting of The Brow. The significance of the Conservation Area is high, but in Willow Street, in the area in which the Site is located, and on the eastern fringe of The Brow's historic garden, the significance of this is moderate to low;

- Whilst the setting of The Brow will change slightly as the garden area will be smaller than existing, the sub-division of the plot does not unacceptably impact on the setting of The Brow because of the distance away from the house and its orientation of key views. The degree of change to the setting of the designated heritage asset of high sensitivity, The Brow, would be low, as would the level of harm to significance. It would not attract important weight, and as such there is no degree of harm to significance and on balance, because of its location as a secondary and incidental element of the grounds of The Brow, close to the built-up area of Willow Street, where part of the original grounds have already been built upon, preserves the setting of this heritage asset. Its special interest and setting would not be compromised by the proposed development; and

- The degree of change within the Conservation Area, in an area of relatively moderate to low sensitivity, would be low. It would be largely unseen. Notwithstanding that, the design and plot ratio is like other plots within this part of the Conservation Area. As such, it preserves this part of the Conservation Area's special architectural and historic interest.

6.20. The carefully considered bespoke design aims to preserve and enhance the character and appearance of the Overton Conservation Area, whilst complimenting and not competing with the spacious setting of the character of The Brow.

6.21. Listed building consent has been applied given that the northern boundary entrance wall and gates are understood to be pre-1948, and thus may be treated by the Council to constitute curtilage structure to the listed building (i.e. The Brow).

6.22. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies SP15 and DM1, LPGN30, TAN24, and PPW12.

Trees and Hedgerows

6.23. Given the location of the Site within the Overton Conservation Area, and the presence of protected trees near to the Site (including the proposed vehicular access from Willow Street), an Arboricultural Impact Assessment and Method Statement has been undertaken and is submitted as part of the Application.

6.24. This has assessed and graded the existing trees (individual and groups) around the Site, and found as follows:

- 3 Category A trees;
- 8 Category B trees;
- 18 Category C trees; and
- 3 Category U trees.

6.25. Trees T24 to T28, and G3-4 are located within the Conservation Area and as such are protected.

6.26. In order to facilitate the proposed development, it is proposed that the following trees will be removed:

- T8, Category C
- T9, Category C
- T10, Category C
- T16, Category C
- G2, Category C
- G3, Category C

6.27. In addition, the following trees and hedgerows are recommended for removal due to their poor quality:

- G1, Category U
- T15, Category U
- T22, Category U

6.28. Tree protection measures can be implemented during the construction phase to minimise/mitigate the impact of the proposed development on these species, namely tree protection fencing to be erected prior to the commencement of development. Such measures can be secured through the Arboricultural Impact Assessment and Method Statement, secured by way of planning condition.

6.29. In order to compensate for the loss of these trees, new and replacement tree planting can be provided within the residential curtilage as part of an overall Green Infrastructure plan for the Site, as documented in the accompanying Green Infrastructure Statement.

6.30. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies SP14, SP19, DM1 and NE3, LPGN17, TAN5, and PPW12.

Landscaping and Public Open Space

6.31. As documented in Section 4 of this Statement, new and replacement tree and hedgerow planting can be provided across the Site.

6.32. As documented in Section 4 of this Statemen, as part of the proposed development, the Applicant is committed to delivering a new garden area around the proposed building footprint, within the wider red-line boundary. This will extend to c. 750 square metres.

6.33. Existing trees within and adjoining the Site have been retained wherever possible. Removal is only proposed in order to facilitate the new access arrangements into the Site, and where removal is advised due to poor specimen health.

6.34. Ecological features that could be introduced on the Site include bird and bat boxes.

6.35. It is considered reasonable that full details relating to soft and hard landscaping, and boundary treatments, can be secured by way of a pre-commencement planning condition, consistent with the submitted Green Infrastructure Statement.

6.36. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies SP13, SP14, SP19, DM1 and NE3, LPGN17 and LPGN21, and PPW12.

Highways, Road Safety and Car Parking

6.37. Details of the proposed new Site access arrangements and car parking provision are provided in Section 4 of this Statement and we do not intend to repeat them.

6.38. The submitted Highways Access Report has confirmed that the proposed access arrangements are suitable and acceptable, and that sufficient provision can be made in respect of car and cycle parking. The Site will also be safely accessible on foot.

6.39. The proposed development will in no way have a materially harmful impact on the existing access arrangements to The Brow, nor cause any issues on the operation and road safety of Wrexham Road.

6.40. Accordingly, there are no highway or transport related reasons to withhold planning permission for the proposed development. Furthermore, it is not considered that there is any requirement for any additional assessment of the local highway network.

6.41. As a condition of any planning permission, the Applicant is willing to accept the requirement to submit a Construction and Environmental Management Plan, and which will include details of construction traffic, site compound, contractor parking, and construction hours amongst others.

6.42. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies SP11, DM1 and T1, LPGN16, TAN18, and PPW12.

Nature Conservation

6.43. An Ecological Appraisal of the Site has been undertaken and is submitted as part of this Application. The Appraisal has assessed the Site for feature of ecological importance and in doing so, has considered the impacts of the proposed development on ecological habitats.

6.44. The Appraisal has established the following:

- Some of the existing trees on the Site could have the potential to be utilised sporadically by small numbers of crevice dwelling bats. A pre-commencement check will be required on any trees proposed to be removed;
- Evidence of badgers using the Site for foraging and commuting was found during the survey. The Site is bordered by scrub and woodland to the south-west, providing habitat for badgers. The loss of habitat on the Site will be insignificant; and

- Habitat clearance and demolition has the potential to impact nesting birds, should these be present.

6.45. The Appraisal contains a number of recommendations, including the preparation of a Construction and Environmental Management Plan and a Biodiversity Management Plan, which can be secured by way of planning condition.

6.46. Other recommendations include ensuring the protection of badgers and nesting bird habitats during the construction phase.

6.47. Accordingly, and subject to following recommendations set out in the Survey, the proposed development is considered to respond positively to and is consistent with LDP Policies SP14, SP19 and DM1, LPGN32, TAN5 and PPW12.

Flood-Risk and Drainage

6.48. As documented in Section 2 of this Statement, the Site lies in Flood Zone 1. It is therefore deemed by Natural Resources Wales to be at a low risk of surface water, groundwater, fluvial and tidal flooding. The Site is also not deemed to be at risk of flooding from artificial sources (reservoirs/canals/sewers).

6.49. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a drainage strategy has been prepared and is submitted with the Application (as set out in the accompanying Drainage Strategy, and shown on Drawing Ref. 0602 Rev. P01 at Appendix D of the same document). This has identified the proposed surface water and foul water drainage solutions as set out in Section 4 of this Statement. Full details of the proposed drainage solution will need to be agreed in consultation with the statutory consultee bodies (LLFA and Dwr Cymru Welsh Water).

6.50. Accordingly, and subject to the recommendations set out in the Drainage Strategy, the proposed development is considered to respond positively to and is consistent with LDP Policies SP18 and DM1, TAN15 and PPW12.

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Ground Investigation

6.51. Given the undeveloped nature of the Site, and the small-scale development that is proposed, it is not considered necessary to undertake a ground investigation of the land. There is no evidence to suggest that the Site has been subject to any historical land-uses which could give cause to concerns regarding land contamination or ground stability. If this is considered to be necessary, then it could be secured by way of planning condition.

6.52. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies SP13, SP14 and DM1, and PPW12.

Agricultural Land Quality

6.53. Based on the Welsh Government's Predictive Agricultural Land Classification Mapping, the Site comprises Urban Land.

6.54. Whilst the land is not currently developed, it comprises domestic garden land in its current form and does not offer any agricultural potential.

6.55. Accordingly, the proposed development would not involve the loss of best and most versatile agricultural land and thus would not conflict with PPW12 in this regard.

Planning Conditions

6.56. As outlined within this Statement, the Applicant is willing to accept a number of planning conditions related to the proposed development where these satisfy the six tests set out in the Welsh Government Circular published in October 2014 and WGC 016/2014. These include, amongst others:

- Drainage (surface water and foul water);
- Materials;
- Construction and Environmental Management Plan, including construction hours and dust management;
- Tree protection measures;
- Landscaping details (hard and soft landscaping);
- Boundary treatments;
- Construction and Environmental Management Plan;
- Biodiversity Management Plan.

Planning Obligations

6.57. The Applicant is open to engaging in discussions with Officers at Wrexham County Borough Council in relation to securing planning obligations where these satisfy the requirements set out in LDP Policy SP5, and Regulation 122 of the Community Infrastructure Levy Regulations which require that:

- The obligations must be necessary to make the proposed development acceptable in planning terms;
- The obligation must be directly related to the proposed development; and

- The obligations must be fairly and reasonably related in scale and kind to the proposed development.

6.58. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence.

6.59. Given the small-scale nature of the proposed development, it is not considered that any planning obligations will be required.

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7 CASE FOR DEVELOPMENT

7.1. Having regard to the Technical Assessment in Section 6 of this Statement, this Section goes on to consider the proposed development in the context of the overarching objectives of sustainable development as documented in paragraph 2.28 of PPW12.

Social Benefits

7.2. The proposed development will deliver the following, minor **Social** benefits:

- The delivery of 1 no. new dwelling in Wrexham County Borough to contribute to the housing needs of the County, notwithstanding the small-scale nature of the development; and
- The creation of a high-quality dwelling and living environment which is a) proportionate to the size of the Site and respectful of the Site's location within the Overton Conservation Area being consistent with the Council's LPGNSs, Technical Advice Notes, and the placemaking aspirations set out in PPW12.

Economic Benefits

7.3. The proposed development will deliver the following, minor **Economic** benefits:

- The creation of direct construction jobs (on and off-site) over the lifetime of the build programme, and indirect jobs through the local supply chain via the purchase of goods and services;
- Increased local expenditure (convenience, comparison, leisure, services) to help support and sustain the local community and businesses;
- Annual Council Tax contributions to Wrexham County Borough Council from the proposed 1 no. dwelling; and
- Gross Value Added to the local economy generated by future residents of the proposed development.

Environmental Benefits

7.4. The proposed development will deliver the following, minor **Environmental** benefits:

- Existing trees and hedgerows within and at the perimeter of the Site will be retained wherever possible, other than where removal is required to facilitate the vehicular access to the proposed development (and/or due to poor health). New and replacement landscaping, including tree and hedgerow planting across the Site, can be provided within the residential curtilage and which could help to secure net gains in biodiversity whilst enhancing the setting and the Conservation Area;
- The proposed development is not likely to give cause to the loss of any features of significant ecological value, nor cause harm to any protected species. The Ecological Appraisal contains a number of recommendations which can be secured by way of planning condition, with the proposed development capable of securing a net gain in biodiversity;

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- The proposed surface water drainage measures which will not increase or exacerbate flood-risk or surface water run-off elsewhere, and sustainable urban drainage systems can be implemented across the Site;

- The creation of new, safe access arrangements from Wrexham Road, and which will facilitate and encourage safe pedestrian and cycle movements;

- The provision of private amenity space in the form of a domestic residential garden, offering health and well-being benefits;

- Development on a sustainable site which provides the opportunity for future residents to travel by foot and public transport to access shops, education, and services, reducing the reliance on private car travel and with it providing for a reduction in carbon emissions. Where the use of the private car is required, the proposed development will not have an adverse material impact on the operation and safety of the highway network;

- The proposed development will preserve and enhance the character and appearance of the Overton Conservation Area, whilst complimenting and not competing with the spacious setting of the character of The Brow;

- The proposed development will not have any adverse landscape and visual effects such that a refusal of planning permission is warranted;

- The proposed development will not create any adverse impacts in relation to noise, contamination and air quality/odour; and

- Construction of an energy efficient home.

Cultural Well-Being

7.5. The proposed development will deliver the following, minor **Cultural** benefits:

- The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance; and

- There is no evidence to suggest or support any view that the proposed development cannot be integrated within the settlement, and nor that it would impact on the safety and cohesion of the community.

Concluding Comments

7.6. This Statement has demonstrated that the proposed development will deliver a high-quality new dwelling and living environment in Overton, which is in accordance with the recently adopted Wrexham LDP.

7.7. In respect of the technical considerations assessed in Section 6 of this Statement, the proposed development will not give cause to any negative adverse impacts. It satisfies the key policy and technical requirements set out in the LDP and other material considerations including the Council's LPGN's, and national planning policy contained in the Technical Advice Notes and PPW12.

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7.8. The proposed development will generate a number of minor economic, social, environmental and cultural well-being benefits consistent with the overarching objectives set out in PPW12.

7.9. In the overall planning balance, the proposed sustainable development is considered to be acceptable; the Applicant therefore kindly requests that detailed planning permission and listed building consent be granted in accordance with the LPD and paragraph 1.18 of PPW12.

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