Cassidy + Ashton

Architecture + Building Surveying + Town Planning

The Garden House, Erbistock, LL13 0DL

Planning, Design and Access Statement

On Behalf Of Mr N LLoyd

9th December 2024

CASSIDY + ASHTON

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1.0 EXECUTIVE SUMMARY

1.1 The following is a Full Planning Application submitted on behalf of Mr N Lloyd in relation to the site located on Land Adjacent to The Garden House, Erbistock, LL13 0DL.

1.2 The proposal is for the redevelopment of previously developed land to erect 1 no. dwelling (use class c3), with associated access and parking including demolition of existing buildings.

1.3 The principle of development is redevelopment of previously developed land within the existing built-up area of Erbistock. This is supported by the following national planning policies:

- **Paragraph 3.55 - Previously Developed Land** should be used in preference to greenfield sites where it is suitable for development.
- **Paragraph 3.60 - Development in the Countryside** should be located within and adjoining those settlements where it can best be accommodated.
- **Paragraph 4.2.14 - Housing Delivery** – planning authorities should understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement.

1.4 The proposed development meets the definition of previously developed land as it is to be sited on the location of existing permanent structures which have associated fixed surface infrastructure. These structures are in the form of buildings associated with the commercial garden centre use, including greenhouses and outbuildings, toilet facilities and a cold store.

1.5 The proposed development promotes sustainable development due to its location on previously developed land and the wider benefits of securing the site for future use, ensuring it does not fall into further disrepair which would have a detrimental impact on its relationship with the surrounding area.

1.6 A previous application on the site has been made and since withdrawn. Consultee responses from that application have been considered in the development of this planning statement.

1.7 The design of the proposed development has been approached with sensitivity to the landscape and surrounding countryside. The impact of the development on the local character of the area has been considered and further detail is provided in the Design and Access Chapter within this statement.

2.0 INTRODUCTION

2.1 Cassidy + Ashton have been instructed by Mr N Lloyd to oversee the preparation and submission of a Full Planning Application to Wrexham County Borough Council.

2.2 The application site is Land Adjacent to The Garden House, Erbistock, LL13 0DL.

2.3 The proposed scheme seeks approval for the following description of development:

> *Erection of 1 no. dwelling (use class c3), with associated access and parking (demolition of existing buildings).*

2.4 The principle of development of the application site is supported within national planning policy as the site is defined previously developed land within the open countryside. Previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development (**Paragraph 3.55 of Planning Policy Wales).**

2.5 The purpose of this statement is to describe the context of the proposed scheme and assess the development against the relevant Development Plan and key planning considerations.

2.6 The proposed development has considerable merit in planning terms resulting in significant benefits to both the immediate area and wider context, such as, the provision of a choice of housing and promoting the regeneration of currently underutilised land in a sustainable location.

2.7 This supporting planning statement sets out the context of the site and considers the planning merits of the proposal, reaching the conclusion that the proposed development is compliant with local and national planning policy and therefore, full planning permission should be granted.

THE PROCESS

2.8 The proposed development has been the subject of ongoing detailed discussions between the Applicant and their Design Team, comprised of Cassidy + Ashton Group Ltd. (Town Planning Consultants) and John Pugh (Architect) as well as Sambrook Associates (Ecology Consultants) and The Environment Partnership (Arboricultural Consultant), who have prepared supplementary reports to support the submission of this application.

2.9 As the planning application is not classed as a major development (more than 10 dwellinghouses), in accordance with recognised legislation, there is no requirement for a pre-application consultation exercise, in advance of a full planning application being made.

2.10 In order to fully satisfy the requirements of national planning policy and Wrexham's own specific local validation requirements for application submissions, a full complement of supporting documentation has been prepared to accompany the planning application.

2.11 This statement is to be read in conjunction with a series of plans and other documentation, comprising the planning application pack as a whole:

- Application Forms - *Cassidy + Ashton*
- Supporting Planning, Design and Access Statement - *Cassidy + Ashton*
- Location Plan, Existing/Proposed Site Plans, Proposed Floor Plans & Elevations – *John Pugh*
- Ecological Desk Study & Preliminary Ecological Appraisal – *The Environment Partnership*
- *Bat and GCN Appraisal & Green Infrastructure Statement - Sambrook Associates*
- Tree Survey – *The Environment Partnership*

3.0 SITE AND CONTEXT

SITE DESCRIPTION

3.1 The site is located within open countryside, approximately 9km south of Wrexham within the existing built form of Erbistock.

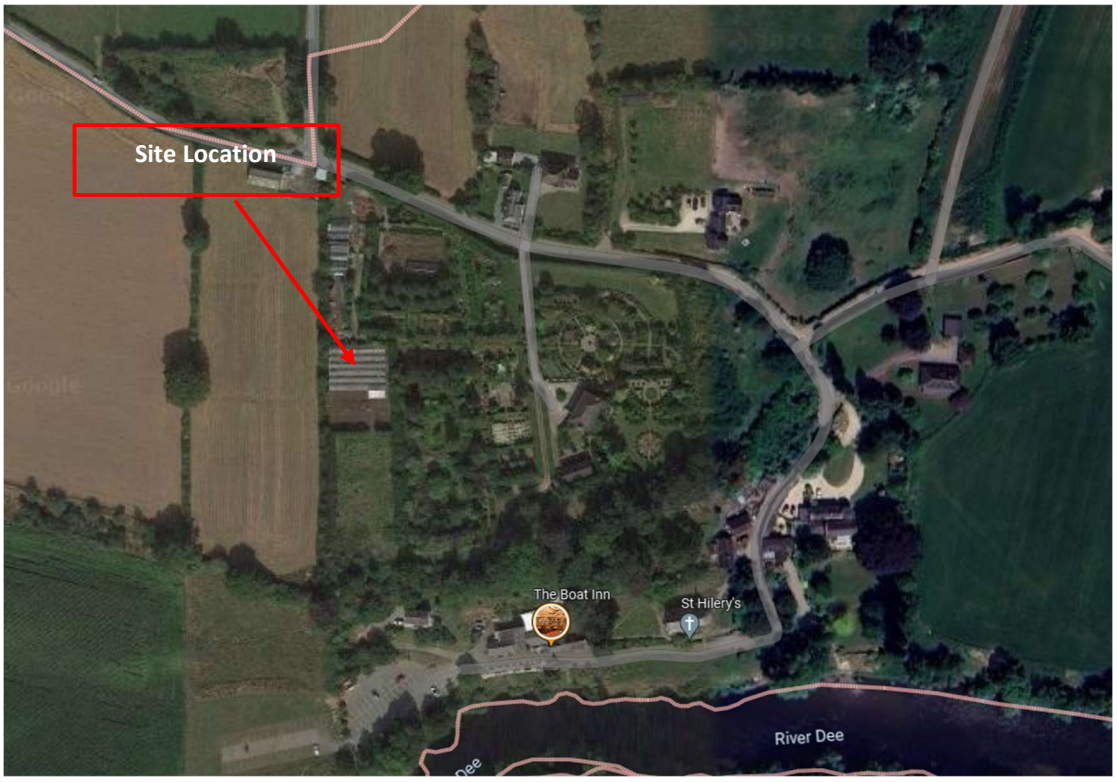


Figure 1 - Site Location [Source: Google Maps]

3.2 The application site within the red line boundary, comprises of the existing built form on the west of the wider site and the frontage onto Erbistock Ferry Road as shown on the below location plan.

3.3 The wider site under the client's ownership comprises of a broadly rectangular-shaped parcel of land. The boundaries of which are defined by Erbistock Ferry Road to the north, a footpath to the east and strong tree lines to the west and south as indicated by the blue line on the below location plan.

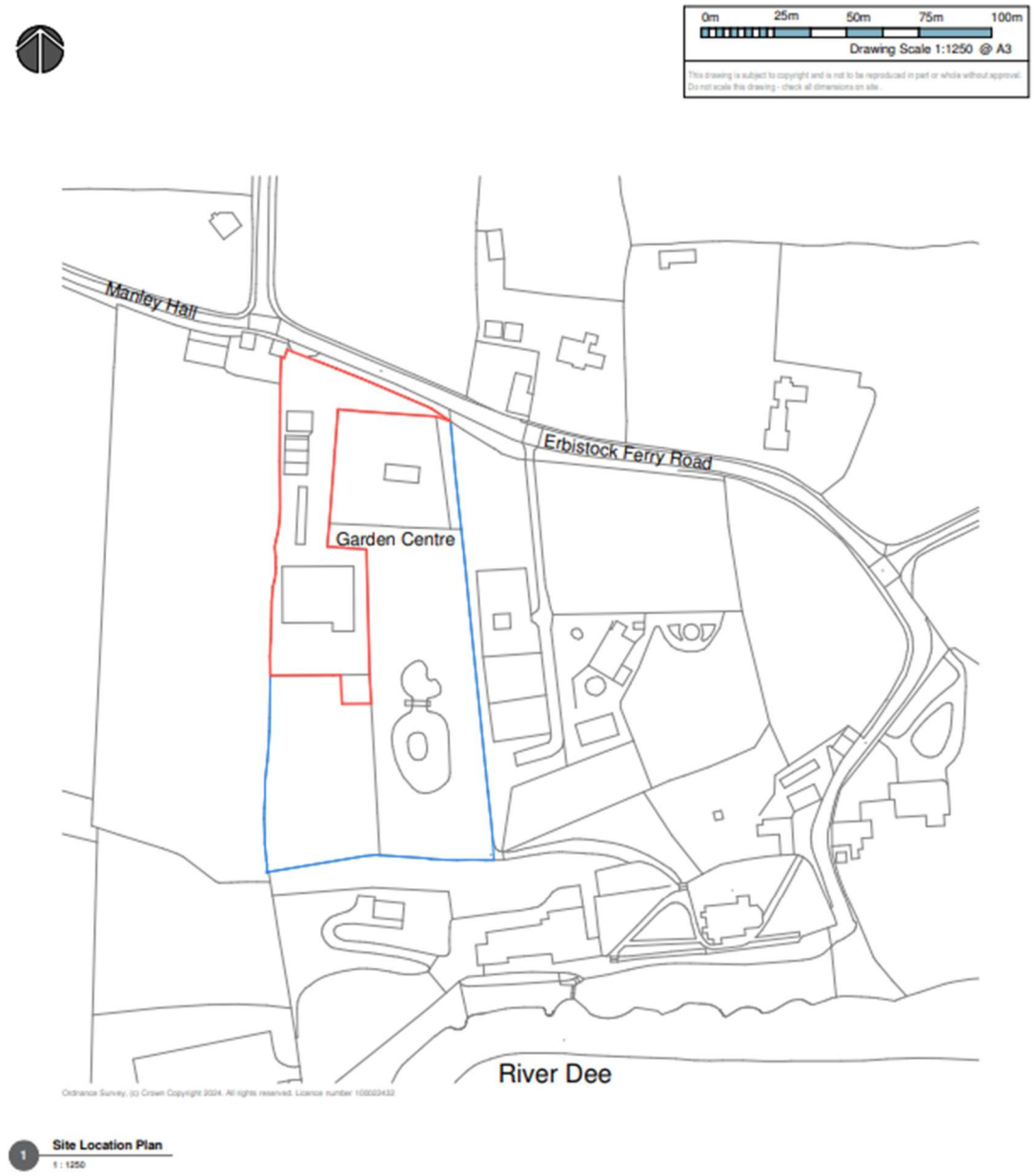


Figure 2 - Location Plan [Source: Cassidy + Ashton]

3.4 The site contains a variety of existing buildings associated with the garden centre use, including storage/welfare buildings, outbuildings and greenhouses. There are cold frames, and a walled garden also located on the wider site associated with its previous use as a garden centre.

3.5 The remainder of the wider site is characterised by plants, trees and ponds associated with its previous use.

3.6 The site is currently vacant and the existing buildings are not in use.

SITE HISTORY

3.7 The wider site was historically used as a garden centre, incorporated with the adjacent parcel of land on which there is an existing residential property, The Garden House. The two parcels of land are divided by a footpath.

3.8 Both parcels of land were in use as a commercial garden centre attracting visitors to view the gardens, buy plants and enjoy the landscape. Within the garden centre there was a tea room selling refreshments and an associated cut flower business which supplied local businesses and events.

3.9 The proposed development is located on the west of the wider site and was used solely for the garden centre and therefore, contains the permanent structures including greenhouses and outbuildings which contained facilities such as toilets and a cold store that were used when the business was active.

3.10 In addition to the garden centre, there were supplementary businesses associated with the wider site including a market garden and 'Veg to Table' business, selling vegetables to local restaurants and pubs.

3.11 The wider site historically contained a wider array of structures associated with the garden centre usage including additional poly tunnels, greenhouses and landscaping features. In addition, there was a clear and defined structure and strategy to the planting scheme within the site indicating its commercial usage.

3.12 Previous use of the site as a commercial garden centre can be seen in the below satellite image.



Figure 3 - Historic View of Site from 2002 [Source: Google Earth Pro]



Figure 4 - Historic View of Site from 2023 [Source: Google Earth Pro]

3.13 As can be seen from Figures 3 and 4 above, the site has been developed as a garden centre for a considerable period of time and the buildings associated with its use remain. In 2002, there were additional polytunnels to the south of the existing building which no longer stand.

SITE LOCATION

3.14 The site is accessed from Erbistock Ferry Road through an existing access point at the North-West corner of the site.

3.15 The surrounding area is characterised principally as open countryside with open fields to the north and west. The site is approximately 60m north of the River Dee.

3.16 The neighbouring land to the east is a residential property with large gardens, and to the south is a Grade II listed pub with associated car parking.

3.17 There are additional residential properties in the surrounding area, notably along Erbistock Ferry Road into the village.

3.18 The village of Overton is located 2.5 miles away and provides amenity provision including a medical practice, post office, church, pub and shops.

3.19 The buildings within the site are not listed, nor does the site lie within a Conservation Area. The Erbistock Conservation Area and Special Landscape Area run adjacent along the south boundary of the site and contain a Grade II listed building, The Boat.

PLANNING HISTORY

3.20 The site has been the subject of planning applications historically.

3.21 Site Specific applications:

P/2024/0070

OUTLINE APPLICATION FOR ERECTION OF 1 NO. LARGE DWELLING WITH ASSOCIATED GARAGE.

Withdrawn 13.06.2024

3.22 An application was submitted in January 2024 for the erection of one large residential dwelling and garage on the site. The application was in outline form and required further technical evidence for the basis of a submission so has since been withdrawn.

3.23 This application before you has been submitted in full, taking into account the responses of previous consultees and with additional supporting documentation including an Ecological Appraisal supported by GCN and bat survey information.

3.24 The Applicant and their Design Team have taken the previous scheme into consideration within the design development process, which has culminated in the submission of the following development.

4.0 DEVELOPMENT OVERVIEW

4.1 This application seeks full planning permission for the replacement of existing built form with the erection of a single residential dwelling with associated access and garage space. It is concluded that the land is determined as previously developed land in Erbistock, Wrexham.



Figure 4 - Proposed Site Plan [Source: Cassidy + Ashton]

4.2 The new-build dwelling will consist of a two-storey house reached by a gravel driveway lined with new trees from a new access point.

4.3 The proposed dwelling sits south of the new access point on the placement of the existing greenhouses and outbuildings.

4.4 The proposed development includes the demolition of existing greenhouses and outbuildings associated with the previous use of the land as a garden centre. The associated buildings include toilet facilities and a cold store which were used historically when the site was operating commercially.

4.5 Vehicular and pedestrian access to the new building will be provided from a new access point connected to Erbistock Ferry Road. This will be 14.3m further east than the existing access in order to improve the visibility splays onto the access road.

4.6 Parking will be provided by a garage with capacity for up to two cars. The ponds, walled garden and greenhouse within the walled garden will remain on the site.

4.7 The site is defined by Erbistock Ferry Road to the north, the walled garden to the east, the tree line to the west and the hedgerow to the south.

4.8 The design and external appearance of the proposed development is considered wholly appropriate when viewed in the context of the varying architectural styles in the surrounding area.

4.9 The proposed development is detailed further in the Design and Access Chapter of this statement.

5.0 NATIONAL PLANNING POLICY

5.1 Planning Policy Wales Edition 12 (PPW) was published in February 2024. PPW sets out the Welsh Assembly Government's planning policies for Wales and how these should be applied. This provides local government with the guidance to prepare their own local development frameworks and guidance in decision making.

5.2 Future Wales: The National Plan to 2040 applies the key principles of PPW and establishes how Wales should develop and grow.

5.3 Alongside PPW and Future Wales sits 24 Technical Advice Notes (TAN), which form planning guidance at a national level on various topics.

PLANNING POLICY WALES

5.4 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.

5.5 A plan-led approach is the most effective way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise, to ensure that social, economic, cultural and environmental issues are balanced and integrated.

GOOD DESIGN MAKING BETTER PLACES

5.6 **Section 3.3** determines that good design is fundamental to **creating sustainable places** where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the **natural**

and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its **relationship with the surrounding area.**

Commentary

The proposed development aims to re-purpose an underutilised prominent site of previously developed land within the existing residential built form of Erbistock. The design of the proposal has been considered to be in-keeping with the surrounding environment in the open countryside and aims to complement the landscape. The proposed development contributes to sustainable development through securing the site for future use and ensuring it does not fall into further disrepair which could have a detrimental impact on its relationship with the surrounding area.

It is on this basis, the proposed development is considered in accordance with Section 3.3.

SPATIAL STRATEGY AND SITE SEARCH SEQUENCE

5.7 **Paragraph 3.43** states that in developing their spatial strategy planning authorities must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development.

Commentary

The proposed development provides the opportunity for the planning authority to prioritise the use of a suitable and sustainable previously developed land site. The site contains existing permanent structures and associated fixed surface infrastructure which are aligned with the definition of previously developed land within PPW (Chapter 6). The existing structures on site are in the form of buildings associated with the commercial garden

centre use, including greenhouses and outbuildings, toilet facilities and a cold store. The proposed development will be sited within the footprint of the existing built form and its curtilage.

It is on this basis, the proposed development is considered in accordance with Paragraph 3.43.

PREVIOUSLY DEVELOPED LAND

5.8 **Section 3.55** encourages previously developed land to be used wherever possible in preference to greenfield sites where it is suitable for development.

5.9 **Paragraph 3.56** highlights that planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development.

5.10 Planning Policy Wales defines previously developed land as:

*Previously developed (also known as brownfield) land is that which is or was **occupied by a permanent structure** (excluding agricultural or forestry buildings) and **associated fixed surface infrastructure. The curtilage of the development is included**, as are defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made through development management procedures.*

Excluded from the definition are:

- *land and buildings currently in use for agricultural or forestry purposes;*
- *land which has not been developed previously, for example parks, recreation grounds, golf courses and allotments, even though these areas may contain certain urban features such as paths, pavilions and other buildings;*

- *land where the remains of any structure or activity have blended into the landscape over time so that they can reasonably be considered part of the natural surroundings;*
- *land which is species rich and biodiverse and may qualify as section 7 habitat' or be identified as having nature conservation value; fn Environment Act; and*
- *previously developed land subsequently put to an amenity use.*

Commentary

The proposed development site falls within the definition of previously developed land as it contains existing permanent structures associated with the former site use as a commercial garden centre as well as other businesses (tea rooms, cut flower business and Veg to Table). The site contains greenhouses and outbuildings with fixed surface infrastructure which were used for facility provision for the commercial garden centre. The proposed development site is in a suitable location for development as the surrounding area contains existing residential dwellings along Erbistock Ferry Road where the access point of the proposed development is located. The proposed development does not extend the boundary of the existing built form of Erbistock and will help to secure the future use of the site, improving its visual appearance and providing positive future use for the site which is now vacant. Therefore, it is considered that the principle of residential development on previously developed land aligns with PPW policy and should be considered appropriate sustainable development.

It is on this basis the proposed development is considered in accordance with Section 3.55.

DEVELOPMENT IN THE COUNTRYSIDE

5.11 **Section 3.60** illustrates that development in the countryside should be located **within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation.** Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. **All new development should be of a scale and design that respects the character of the surrounding area**.

Commentary

The proposed development is located within the existing residential built form of Erbistock. Whilst it is acknowledged that Erbistock does not have a formal settlement boundary, there are a number of residential properties located along a ribbon of development on Erbistock Ferry Road, where the proposed development is located. Therefore, the proposed development is located within an existing built form and can be accommodated by existing infrastructure and access. Whilst it is acknowledged that development in open countryside is controlled, the proposed development provides an opportunity for residential provision within existing built form on previously developed land, making best use of a redundant site. The proposed development provides an opportunity to enhance the landscape and protect existing habitats, mitigating against future disrepair from disuse of the site. The scale and design of the proposal will respect the character of the surrounding open countryside as detailed in the Design and Access Chapter of this statement.

It is on this basis, the proposed development is considered in accordance with Section 3.60.

HOUSING SUPPLY

5.12 **Section 4.2** relates to Housing Supply. Planning authorities, land owners and house builders must work together constructively to identify deliverable housing land in sustainable locations for development.

5.13 **Paragraph 4.2.14** considers that as part of considering housing delivery options, planning authorities should **understand the contribution that all sectors of the housing market and house-builders could make to meeting their housing requirement.** When allocating sites, planning authorities need to consider providing a **range of sustainable and deliverable sites** to allow all sectors and types of house-builder, including nationals, regionals, registered social landlords (RSLs), Small and Medium-sized Enterprises (SMEs), community-led housing organisations and the custom and self-build sector, the opportunity to contribute to delivering the proposed housing requirement.

5.14 **Paragraph 4.2.17** states that the aim of housing development should be to make the best possible use of previously developed in preference to greenfield sites across the market area as a whole.

5.15 **Paragraph 4.2.18** states that maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.

Commentary

The proposal is for a single residential dwelling on previously development land and built form. The site is within the existing built-up area of Erbistock and should be considered under the above policy as a sustainable location for development. The proposal secures a sustainable site for future residential use on what is a previously developed and underutilised site. Whilst the development is for an individual dwelling, PPW determines that planning authorities should understand the contribution from all types of house-builders including the custom build sector to contribute to delivering

housing requirements. Additionally, in accordance with Section 4.2, the proposed development will make the best possible use of a previously developed site and secure it from further disrepair.

It is on this basis, the proposed development is in accordance with Section 4.2.

CONSERVATION

5.16 **Paragraph 6.1.14** There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings. Positive management of conservation areas is necessary if their character or appearance are to be preserved or enhanced and their heritage value is to be fully realised.

Commentary

Whilst the proposed development is not located in a conservation area, the site does border the Erbistock Conversation Area. Consequently, the design of the development has been considered, to be sensitive to the surrounding area and aims to enhance the appearance of the open countryside by replacing a series of disused buildings which do not contribute to the visual impact of the location. Further details can be found in the Design and Access Chapter of this statement.

It is on this basis, the proposed development is considered in accordance with Paragraph 6.1.14.

FUTURE WALES

5.17 **Chapter 3** in Future Wales sets out the key outcomes for planning policy based on national planning principles and national sustainable placemaking outcomes.

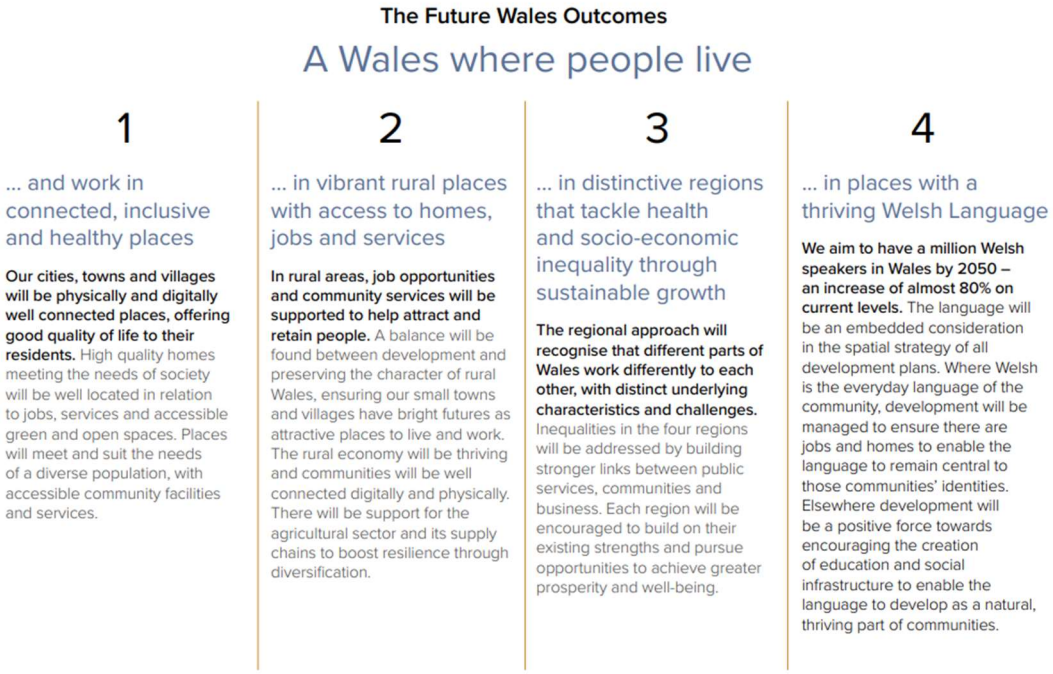


Figure 5 - Future Wales Outcomes [Source: Future Wales]

5.18 **Policy 4**: Supporting Rural Communities states that the Welsh Government supports sustainable and vibrant **rural** communities.

Commentary

The Future Wales Outcome 2 and Policy 4 support vibrant rural places and communities including access to homes within small villages. The proposed development contributes a sustainable solution for a residential development due to its location on an underutilised site. The redevelopment of the previously developed land allows for an attractive place to live which would otherwise be derelict land and impact the visual aspect of the open countryside. The demolition of existing buildings and erection of the single

residential dwelling aims to provide a visual betterment to the wider site and surroundings and contribute to the vibrant community of Erbistock.

5.19 **Policy 20**: National Growth Area – Wrexham and Deeside will be the main focus for growth and investment in the North region. Strategic and Local Development Plans across the region must recognise the National Growth Area as the focus for strategic economic and **housing growth**; essential services and facilities; advanced manufacturing and transport infrastructure. The Welsh Government will work with regional bodies and local authorities in the region and in neighbouring regions of England to promote and enhance Wrexham and Deeside's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

Commentary

The Wrexham and Deeside area is noted for growth within Future Wales (Policy 20). Whilst Erbistock does not have a settlement boundary, the proposal provides an opportunity for sustainable residential development due to its location on previously developed land and within the existing built form of Erbistock. It is considered that the proposed site contributes to a new residential dwelling in the wider growth area and is appropriate to the surrounding area.

6.0 LOCAL PLANNING POLICY

6.1 The site lies within Wrexham County Borough Council which adopted the Wrexham County Borough Local Development Plan 2013-2028 on 20th December 2023.

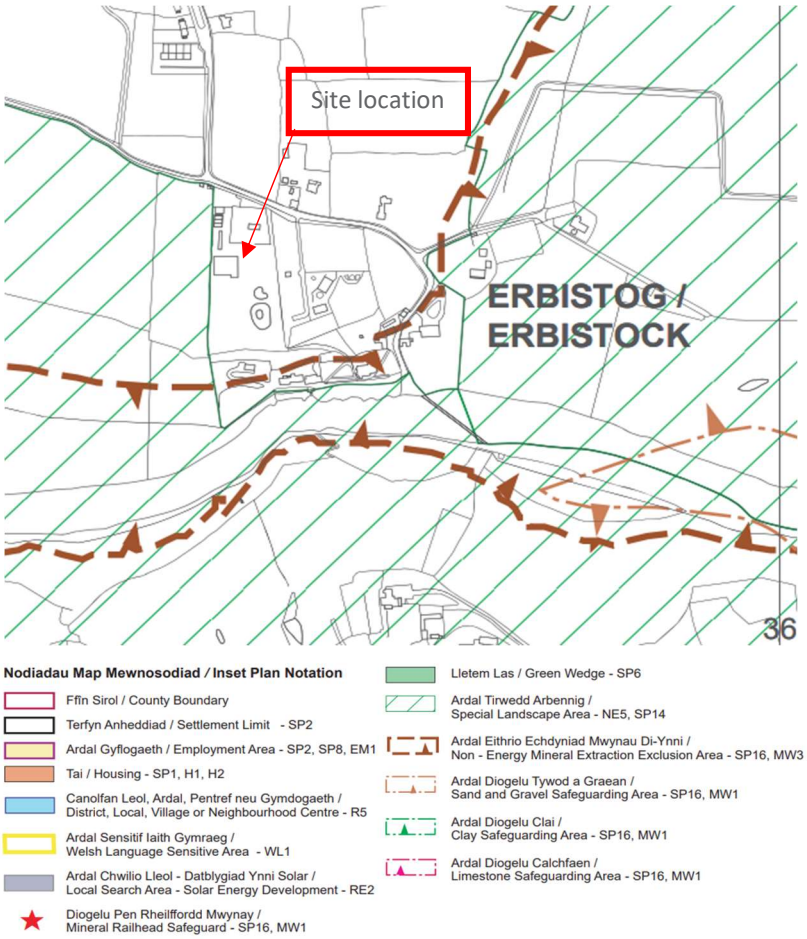


Figure 6 - Policy Map [Source: Wrexham Council – LDP]

6.2 The site is situated within the existing built form of Erbistock within the county of Wrexham.

6.3 The key objectives and policies of relevance are as follows:

- **Objective SO5 – Development and Infrastructure in Sustainable Locations**
- **Objective SO9 – Natural and Historic Environments & Landscapes**
  - *Policy SP2: Location of Development*
  - *Policy H7: Housing in the Countryside*

- Policy NE5: Special Landscape Areas
- Policy SP12: Design Principles & Masterplanning Framework
- Policy DM1: Development Management Considerations

6.4 **Objective SO5** explains the need to meet the future needs of a growing population by providing the right type, mix, quantity and amount of development and infrastructure in sustainable locations and accessible locations. This objective is achieved by providing new homes in sustainable locations to support a growing economy and population.

Commentary

The proposed development will contribute to housing provision in a sustainable location on previously developed land. It is considered that the opportunity for development on the site helps to achieve the objective of providing new homes whilst helping to mitigate the development of greenfield sites. The proposal is for a single dwelling within the existing built-up area of Erbistock and will be appropriate in quantity and amount of development for the location.

6.5 **Objective SO9** explains the need to protect, manage and enhance the natural and historic environment and landscapes.

The objective is achieved by:

- conserving and enhancing the natural, landscape and historic environment ensuring appropriate protection is given to designated and non-designated assets including their wider settings
- respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development

Commentary

The objective is relevant to the proposed development due to its location in the open countryside. The proposed development has been designed to

respect the natural setting and landscape of the open countryside. This will be achieved by the placement of the proposed development on the existing fixed surface infrastructure where it will be concealed by strong visual boundaries, respecting the character and landscape of Erbistock. The new built form is limited to the footprint of existing development and as such the wider site will remain, conserving the natural environment and landscape.

6.6 **Policy SP2:** New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map.

The settlement hierarchy identifies Wrexham City as a Primary Key Settlement (PKS) with a range of facilities and services. New development in the City will be delivered over the plan period through the redevelopment of brownfield site allocations, the release of Key Strategic Site (KSS) allocations (see policies SP3 and SP4) on the edge of the settlement and also via an element of windfall development opportunities.

6.7 **Policy H7**: Proposals for housing development outside defined settlement limits will only be permitted where:

i. It is for the purposes of agriculture, forestry or other rural enterprise as defined in TAN6; or
ii. It involves the replacement of an existing dwelling (see policy H8); or
iii. It involves the subdivision of an existing dwelling, provided the dwelling is capable of subdivision without major extensions tantamount to the erection of an additional dwelling or dwellings; or
iv. It involves the conversion of an existing non-residential building (see policy H9); or
v. The proposal is for affordable housing rural exception sites on land adjoining the settlement limits (see policy H3); or
vi. One Planet development as defined in TAN6. (DM1)

Commentary

It is acknowledged that the site falls outside the defined settlement limits and is within the open countryside where new residential development is strictly controlled. However, whilst the development is not directly supported through the key policies (SP2 and H7), the Wrexham Local Development plan outlines that:

"Residential development in the open countryside is strictly controlled through National Planning Policy and Guidance and **proposals for new dwellings in the countryside will be assessed against the national policy framework." [para. 4.33].**

Therefore, the proposal for the new dwelling should be reviewed against Planning Policy Wales and Future Wales as above, within which it is considered to be appropriate development due to its location on previously developed land (see 5.8-5.10). In addition, whilst Erbistock does not have a settlement boundary, there are a number of residential dwellings located along Erbistock Ferry Road which outlines the existing built form of the Erbistock area. The proposed development does not extend the existing boundaries of built form within Erbistock and should be considered as appropriate development within a sustainable location, as part of the already identified collection of residential dwellings.

CONSERVATION AREA

6.8 **Policy NE5** outlines priorities given to protecting, managing and enhancing the character and quality of the following Special Landscape Areas (SLAs).

Within SLAs, development will only be permitted where proposals include measures to protect and enhance the character and quality of the particular landscape features for which the SLA has been designated having regard to:

a) The impact, including cumulative impact, of the proposed development on the key features, landscape character and quality of the SLA; and

b) The ability of the development to provide appropriate mitigation and enhancement measures.

Commentary

The site is located in the open countryside adjoining the Erbistock Conversation Area. The proposed development is for a sympathetic design using high quality materials to ensure the protection and enhancement of the local environment.

The proposed development lies adjacent to the Special Landscape Area of Erbistock. Whilst the policy does not relate directly to the site, the proposal will aim to protect and enhance the character and quality of the landscape by replacing a series of disused buildings which do not contribute to the visual impact of the location. The new dwelling will be designed to enhance the character of the surroundings providing immediate betterment to the site and the wider surroundings whilst minimising any impact on the existing landscape.

DESIGN PRINCIPLES AND MASTERPLANNING FRAMEWORK

6.9 **Policy SP12** determines that proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Commentary

The proposed development intends to maintain large elements of the wider site including the walled garden, green house (in the walled garden) and ponds. The development will be focused only on the areas where there is existing built form, limiting the impact on the quality of the natural environment. In addition, new trees will be planted along the driveway. These design elements aim to ensure the new dwelling is in keeping with the

surrounding area and its characteristics, avoiding change to the visual amenity of the location. The addition of new trees aims to enhance the quality of the natural environment in the site and obscure the view of the building from the road.

Additional details of the design are included within the Design and Access Chapter of this statement.

DEVELOPMENT MANAGEMENT CONSIDERATIONS

6.10 **Policy DM1** states the following:

Development proposals, where relevant, must:

i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

iv. Take account of personal and community safety and security in their design and layout;

v. Prioritise walking, cycling and public transport use ahead of travel by car;

vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;

ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.*

Commentary

The proposed dwelling has been designed to enhance the site, replacing a series of disused existing buildings with a single dwelling. The building has been set out to minimise the visual impact on the landscape and sits on the existing surface infrastructure which is obscured by strong visual boundaries. In addition, new trees planted on either side of the drive will conceal the development from the access point. The site has considered the location of the adjacent property, to ensure that the development sits comfortably within its setting and is appropriate in terms of amenity. The building will make a positive contribution to the locality, through the use of good quality materials. The design will make use of the existing hardcore and surface infrastructure which reduces the need for additional new materials and groundworks, promoting sustainable development and efficient use of land, responding to the spatial character of the area.

PLANNING POLICY SUMMARY

6.11 National planning policy supports new residential development, notably on previously developed land and in sustainable locations, which meet the needs of the local population and achieves high quality design.

6.12 The local planning policies refer principally to the national policy to determine the appropriateness of the development location.

6.13 The local policies require new development to; place high-quality, sustainable design at the forefront of the design process, be of a good design which enhances the quality of the local area and, make the most efficient use of the space available. The specific requirements and criteria of the relevant policies have been considered in the preparation of this full planning application.

7.0 DESIGN AND ACCESS STATEMENT

7.1 It is a statutory requirement that applications for planning permission are accompanied by a design and access statement (DAS). Further guidance relating to the requirement for a design and access statement is included in appendix 1 of TAN 12 which has been considered and applied to the design.

7.2 The DAS is a communication tool explaining how the objectives of good design (which include the principles of inclusive design) have been considered from the outset of the development process.

7.3 In relation to design, a DAS must explain the design concepts and principles applied to the development or works. A DAS accompanying an outline or full planning application must explain the concepts and principles in relation to (as a minimum):

- Character (including amount, layout, scale, appearance and landscaping);
- Access;
- Community safety;
- Environmental sustainability; and
- Movement to, from and within the development

DESIGN & CHARACTER

7.4 The proposals have been designed with careful consideration towards the context of the site and its setting within the open countryside.



Figure 7 – Proposed South West (rear) Elevation



Figure 8 – Proposed North West Elevation



Figure 9 – Proposed North East (front) Elevation



Figure 10– Proposed South East Elevation

7.5 The proposed building will seek to reinterpret the existing local vernacular, whilst establishing a sense of identity for the development. The design has been informed by a creative response to the local context and surrounding residential properties.

7.6 As shown in the above elevations, the proposed development will comprise of red brick work, sliding sash pointed windows, dressed sandstone copping and a slate roof. These will complement the common materials that characterise the local area.

7.7 Therefore, the proposed external elevational treatment of the building does not detract from the character of the surrounding properties and presents itself as a sensitive response to such.

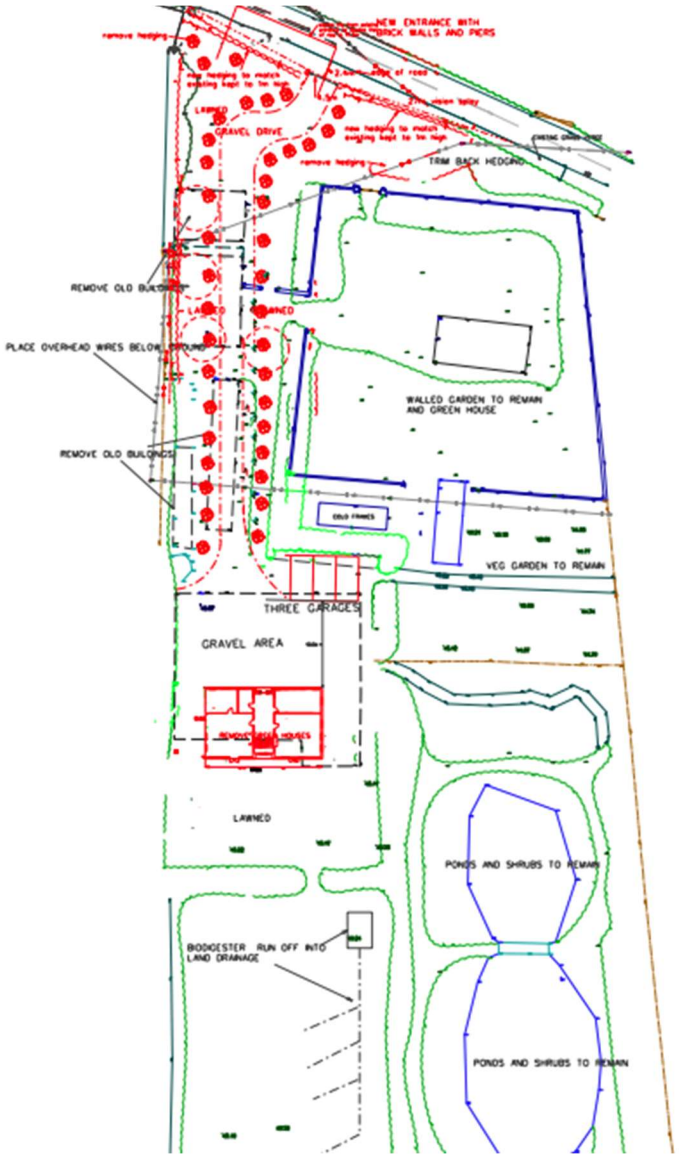


Figure 11 - Proposed Site Layout

LAYOUT

7.8 The proposed site layout is shown above. The black dashed lines indicate the location of the existing buildings which are proposed to be demolished. The red lines indicate the proposed development including the dwelling, garages, new access point, driveway and tree line.

7.9 As shown in the above site layout, the development has been set out to make the most efficient use of the space available on site, to meet end user requirements, to provide a legible scheme and to take account of local character and amenity.

7.10 The building is to be located on the west side of the application site, principally in place of existing built form on site.

7.11 The existing walled garden, green house (in the walled garden), and ponds will remain.

7.12 The new site access point will be 14.3m east from the existing access point, which will lead to the driveway and the dwelling. This is to allow for better visibility onto the access road. Visibility splays from this new access point are detailed below in the access and parking section.

7.13 The proposed garage accommodating two cars will be situated to the north of the dwelling, on the site of the existing greenhouses which are to be demolished. This will be facing the dwelling but will be obscured from the access point by the existing hedgerow, walled garden and new tree provision.

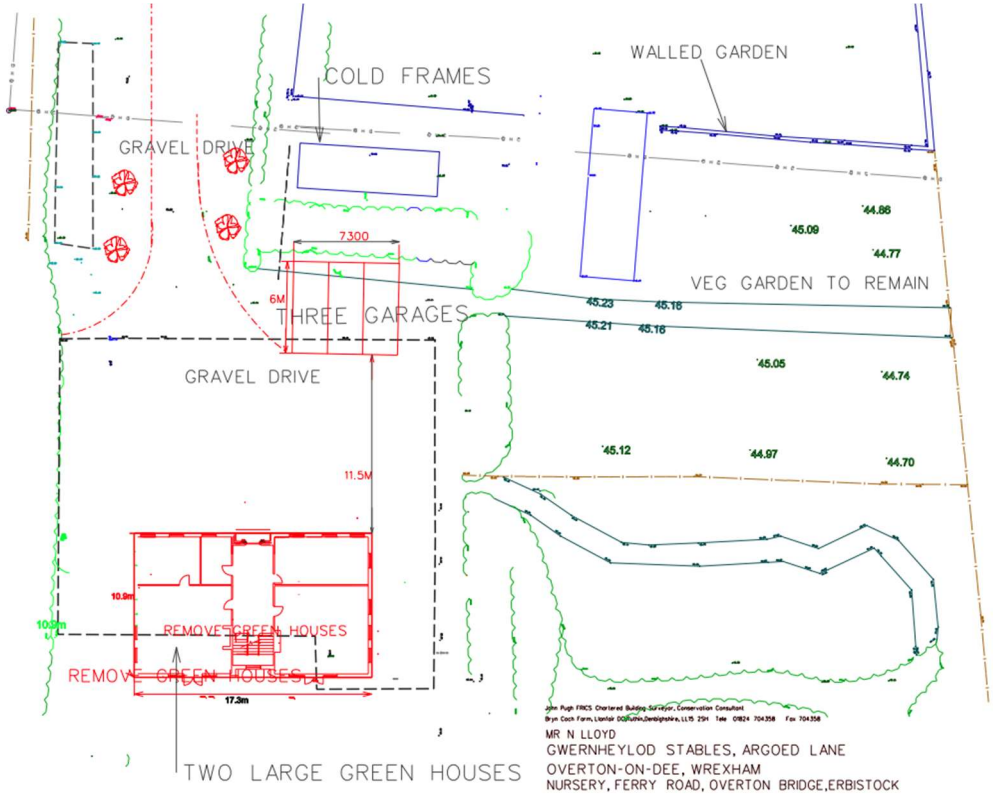


Figure 12 - Proposed Layout of House and Garages

7.14 The proposed layout of the house and garages are shown above. Any new built form is located on the existing built form to minimise any impact of the development on the openness of its landscape and setting. The house is principally located on the site of the existing greenhouses to minimise the introduction of additional hardstanding. The garages are located behind existing hedgerow to be obscured from the new access point.

7.15 The proposal seeks to ensure minimal impact on existing habitats and ecosystems within the site.

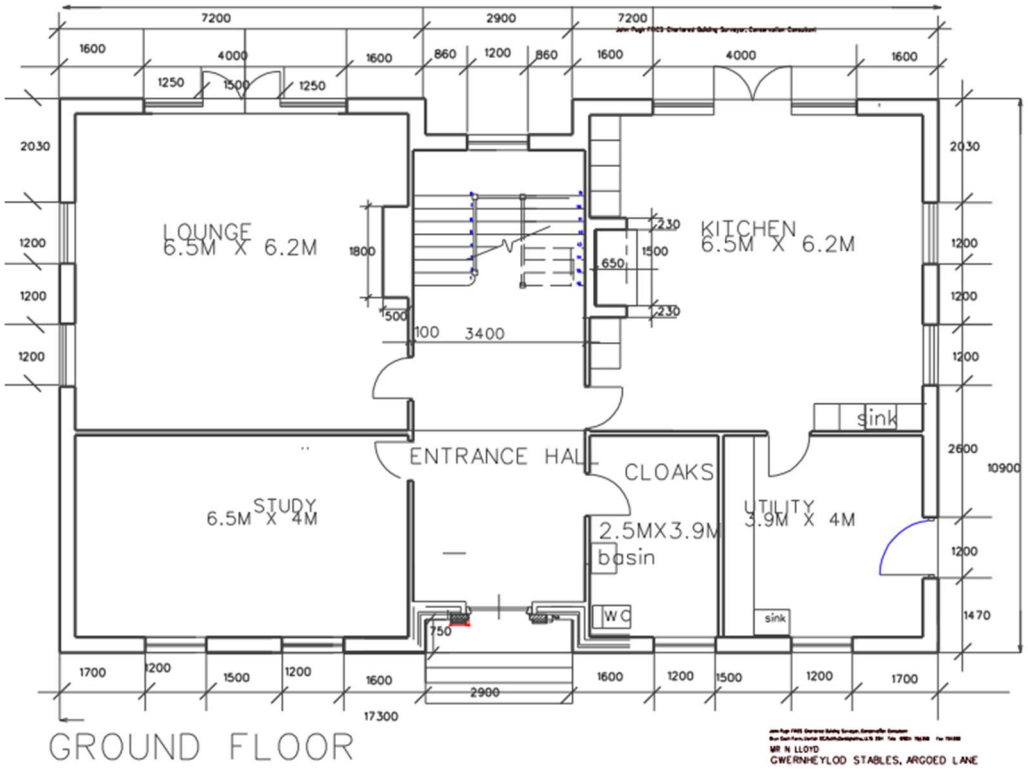


Figure 13 - Proposed Ground Floor Plans

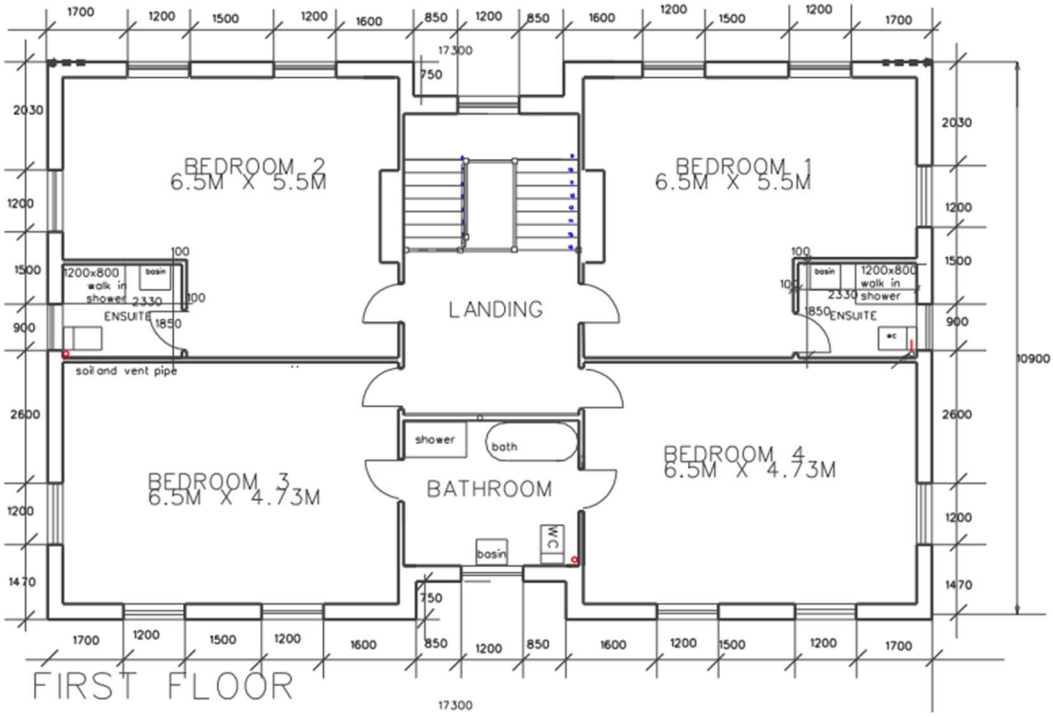


Figure 14 - Proposed First Floor Plans

7.16 As shown in the above floor plans, the internal layout of the dwelling will comprise of 1 no. 4-bed house over 2 no. storeys. The house will comprise four bedrooms, two en-suites, a family bathroom, lounge, separate kitchen, study, utility and cloakroom.

7.17 The main entrance to the building will be located at the north eastern elevation of the dwelling. The habitable rooms have been positioned off a central entrance hall and all benefit from large windows, which bring in natural light.

AMOUNT

7.18 The aim of the development proposal is to erect 1 no. high-quality, 2 no. storey residential building.

7.19 The proposal is for a 4no bed dwelling extending to 169m^2.

7.20 The proposed scheme also incorporates a garage with capacity for two cars, a re-orientated gravel drive from the new access point and a new entrance way at the road.

7.21 The amount of development proposed is wholly suitable set within the large plot, ensuring the building is appropriate for the landscape. The development will provide a large dwelling whilst also maintaining the landscape and visual aesthetic of the surrounding open countryside and conservation area.

7.22 The development will reduce the footprint of buildings on site by 79.8% from 466m^2 to 169m^2. Additionally, the overall volume of the buildings will decrease from 1630cm^3 to 1110cm^3.

SCALE

7.23 The scale of the proposed development is considered wholly suitable in the context of its setting. The surrounding residential properties are of a similar scale therefore, the proposal is in keeping with the character of Erbistock.

7.24 The new dwelling is located in the place on an existing built form with a smaller volume and footprint. In addition, the landscape and surrounding strong green boundaries will obscure the development and maintain the visual aspect.

7.25 Overall, the aim has been to create a development which makes effective and efficient use of the site, whilst respecting its broader context.

ACCESS AND PARKING

7.26 The site is proposed to have a new access point located 14.3m east from the existing access point to the site on Erbistock Ferry Road.

The Highways Officer's response to the previous, now withdrawn application **(P/2024/0070)** referred to inadequate visibility splays from the existing access point:

> *"Visibility from this access is inadequate in both directions providing splays of approximately 2.4 x 7m to the west and 2.4 x 9m to the east measured to the nearside edge"*

However, it was noted that it would be difficult to insist on the re-location of the existing access given the access previously accommodated increased number of daily vehicle movements in comparison to a single dwelling.

7.27 This response has been considered within this application and consequently, the proposed new access point allows for visibility splays of 2.4m x 34m to the west and 2.4m x 27m to the east. This is shown within the below detailed entrance plan.

Further detail is outlined in the Other Material Considerations Chapter of this statement.

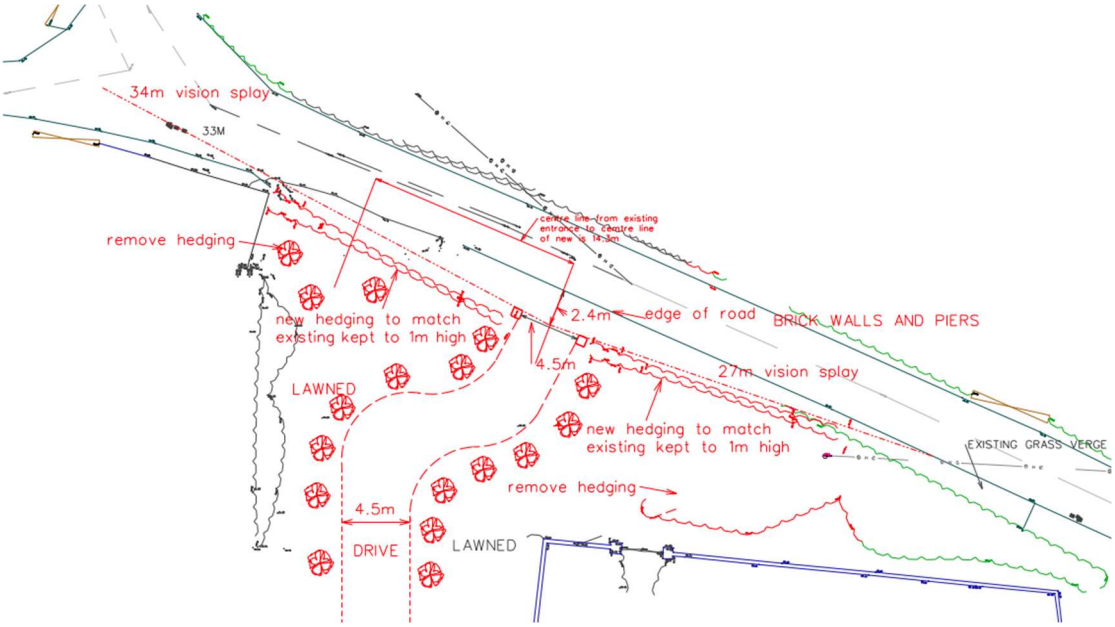


Figure 15 – Detailed Entrance Plan Showing Visibility Splays

7.28 The new access point will be characterised by brick walls and piers to be in keeping with the local context and provide a clear entrance to the site.

7.29 In addition, there will be new hedging to match the existing frontage of the site and provide a clear visual boundary of the site, obscuring the development from the road.

7.30 The development includes two garages and a large open driveway which will provide adequate space to meet parking standards for an individual residential dwelling.

USE

7.31 The site has historically been used for commercial gardens but is currently vacant and disused.

7.32 The proposed development will be of residential use.

LANDSCAPING

7.33 The landscaping seeks to safeguard the nature of the site and its layout. Much of the site is not included in the area of works, ensuring preservation of the walled garden, the greenhouse (within the walled garden), the cold frames and all ponds on the wider site. The red line boundary is therefore restricted to a select area of the site, with the remainder of the wider site not forming part of the development proposals.

7.34 Due to the nature of the site as a previous garden centre, there are large numbers of trees and plants which have been reviewed in the Tree Survey and Preliminary Ecological Assessment submitted with this application.

7.35 The landscaping for the proposed development aims to limit hardstanding, implementing hard landscaping only where necessary, for the site access and parking. Soft landscaping in the form of the tree lined driveway will be in keeping with the setting of the development and soften the hardstanding required for access.

7.36 The soft landscaping scheme has been created with a biodiversity focus, comprising of native species rich hedgerow along the roadside, and 39 no. new trees planted along the new driveway and in the north-west corner of the site.

7.37 The remaining landscaping for the proposed development aims to be in keeping with the surrounding area and maintain a sensitivity to the wider conservation area.

ENVIRONMENTAL SUSTAINABILITY

7.38 The proposal supports the principles of sustainable development fundamentally through the use of a brownfield site.

8.0 OTHER MATERIAL CONSIDERATIONS

HIGHWAYS AND ACCESS

8.1 The proposed development will provide a new access point from Erbistock Ferry Road. Whilst the site benefits from existing access, the visibility at the existing access point is approximately 2.4 x 7m to the west and 2.4 x 9m to the east.

8.2 Within a response to the previous application, the Highways Officer recommended providing visibility splays of 2.4 x 33m in both directions due to the rural nature of Erbistock Ferry Road.

8.3 In consideration of this, a new access point has been proposed to improve the visibility splays. This will be located 14.3m east from the existing access point.

8.4 New visibility splays of 2.4m x 34m to the west and 2.4m x 27m to the east are achievable from this new access point which are outlined in the detailed entrance plan. Whilst it is acknowledged that the visibility splay to the east is lower than recommended, moving the access point provides a significant betterment to the visibility splays at the existing site access point.

8.5 In addition, the roads to the east of the site are no through routes and therefore, the volume of vehicle traffic is expected to be minimal.

8.6 It was also noted that it is expected that there will be less vehicle movements than were previously generated by the commercial garden business. The Highways Officer responded as follows to the previous planning application (ref. P/2024/0070):

> "As the site previously operated as a nursery / farm shop / garden centre type business, I assume that this would have generated significantly more daily vehicle movements than a single dwelling."

8.7 Therefore, the proposed new access is clearly an improvement on the existing position. The small shortfall of 5m is considered sufficient to accommodate the

vehicle movements of a single dwelling compared to its existing use class, with notably improved visibility splays in both directions.

8.8 Adequate turning provision is provided by the open drive which is located in front of the dwelling.

8.9 Adequate parking is provided in the development of a garage with capacity for two vehicles for the single dwelling.

8.10 It has been noted in the consultation responses to the previous planning application that a public footpath (no. 32) is located along the eastern boundary of the development site. The proposed development does not interfere with the footpath as illustrated in the proposed site plan.

8.11 In light of the above, it is therefore concluded that the proposed development will not have a material impact in terms of highway operation and safety.

FLOOD RISK AND DRAINAGE

8.12 According to the Natural Resources Wales Development Advice Map, the site lies in Flood Zone A – little or no risk of fluvial or coastal/tidal flooding.



Figure 16 – Flood Risk Map {NRW}

8.13 The total built footprint on site will decrease as a result of the demolition of existing buildings. As a result, there will be more available permeable ground for surface water to drain through.

8.14 The existing surface water drainage system comprises of overland flow and natural soakaway into the ground. The proposed surface water strategy is for water to continue to drain through the natural soakaway and due to the reduction in hardstanding on site, the site will drain more effectively and constitute a betterment to the existing surface water drainage strategy.

8.15 Based on the low risk of flooding and the sustainable drainage strategy increasing permeable surfaces, the proposals will not impact flood risk elsewhere.

8.16 The existing foul drainage is through a septic tank. The proposed foul drainage strategy is a biodigester system which uses anaerobic digestion to break down organic materials from wastewater.

8.17 The proposed biodigester is the Marsh Ensign: Standard which achieves 97% pollutant removal. The proposed plant provides a betterment in terms of discharge quality than the British Standard (BS EN 12566:3).

8.18 The proposed plant has published test results of 11.5:19.2:8.4mg/ltr (Biochemical Oxygen Demand; Suspended Solids: Ammoniacal Nitrogen in mg/ltr) which are an improvement on the British Standard requirements of a minimum effluent discharge quality of 20:30:20 (Biochemical Oxygen Demand; Suspended Solids: Ammoniacal Nitrogen in mg/ltr)

8.19 Consequently, the proposed treatment plant exceeds the standard for effluent discharge quality.

8.20 The final effluent discharge will run into the discharge field located behind (south) of the proposed built form. It is expected that the maximum daily discharge rate will be less than 2 cubic metres providing a betterment to the existing septic tank strategy.

ECOLOGY

8.21 A Preliminary Ecological Assessment and Ecological Desk Study has been undertaken by specialists, The Environment Partnership.

8.22 The Ecological Desk Study noted that the site lies within the SSSI Impact Risk Zone (IRZ) for the River Dee however, the nature of the project does not match any potential risk criteria. In addition, there are no statutory wildlife sites of regional/local significance within 2km of the site.

8.23 The Preliminary Ecological Assessment noted there may be implications with regards to nesting birds if any vegetation clearance is proposed during the nesting period (typically taken to be March to August inclusive). Consequently, all vegetation clearance/building demolition within the site will avoid the core breeding season (March/August). A planning condition controlling the timeframe for such clearance works is welcomed.

8.24 The Preliminary Ecological Assessment identified the ponds as having a high suitability to support a GCN population and recommended a further assessment of the presence of Great Crested Newts (GCN) on site to inform a future planning application.

8.25 The desk study returned records for bats within 2km of the site boundary and three buildings were assessed to have moderate or low suitability for bat roosting. Therefore, an additional survey was recommended on the identified buildings which would be directly impacted by the development.

8.26 A Bat and GCN appraisal has since been conducted by Sambrook Associates and recommendations to ensure their protection, as well as mitigation / compensation have been noted.

8.27 Two of the buildings (B2 & B4) on site were identified as confirmed roosts due to the presence of droppings within the building. Since bats were not recorded roosting during the second or third survey in either building, they are considered to be transient day roosts.

8.28 The Bat appraisal requires a derogation licence from Natural Resources Wales (NRW) to be obtained prior to the commencement of demolition/construction activities that may cause disturbance to the buildings. Subsequently, a mitigation and compensation strategy has been recommended and will be implemented in line with the recommendations in the appraisal.

8.29 Two of the on-site ponds proved to be positive for GCN through e-DNA testing, as these ponds are within 50m of the proposed works area there is significant consideration of GCN within the scheme design.

8.30 The location of the design is within existing hardstanding/gravel areas which will reduce the severity and extent of impacts on GCN. Additionally, the siting of the garages has been reconsidered to retain the ponds and consequently, it is not proposed to compensate for any loss of GCN habitat.

8.31 A scheme of mitigation including trapping and translocation during demolition/construction will be implemented to encompass the working area and the development will only commence upon the granting of a derogation licence issued by NRW.

8.32 Provision of a hibernacula will be included to provide a dedicated enhanced feature for GCN as well as recommended vegetation clearance for both Pond 1 and 2 and a Pond Management Plan, to ensure the provision of aquatic habitat remains optimal in perpetuity.

8.33 Whilst no badger setts were discovered on site, a pre-construction badger survey is to be undertaken prior to works commencing on site to check for the presence of newly constructed setts. This can be secured through an appropriately worded planning condition. If any setts are discovered, any works that may impact the sett will be delayed until a resolution is found.

8.34 The Bat and GCN Appraisal concluded that long term negative effects on biodiversity are not anticipated and the proposed development gives rise to biodiversity enhancement opportunities within the site.

8.35 A Green Infrastructure Statement has been provided by Sambrook Associates Ltd. which outlines the proposal to achieve biodiversity net benefit as a result of the development.

8.36 The GIS outlines the replacement of the trees on a 3-1 basis in line with PPW, with the planting of 39 no. new trees on site. Additionally, a replacement hedgerow will be planted along the roadside comprising of native species rich hedgerow.

8.37 Where required to replace or repair existing grassland, sowing of a new lawn mixture is proposed.

8.38 A 30-year management plan is also included outlining the proposed management and maintenance of the replacement trees, lawn and hedgerow.

8.39 Taking into consideration recommendations made in the report, net benefit is to be achieved as a result of the development.

TREES

8.40 Details of the trees that will be lost as a result of the proposed development can be found within the Green Infrastructure Statement prepared by Sambrook Associates Ltd. and submitted with this planning application.

9.0 CONCLUSION

9.1 This Statement supports a Full Planning Application for redevelopment of previously developed land for the erection of 1 no. dwelling (use class c3), with associated access and parking (demolition of existing buildings) on Land at The Garden House, Erbistock, LL13 0DL.

9.2 This Statement has sought to describe the proposed scheme and assess the development against relevant planning considerations. Consideration has been given within this Statement to a range of matters concerning; the principle of development, design and residential amenity, highways and access, ecology, sustainability and other material considerations.

9.3 The application is considered to comply with national and local planning policy in terms of the principle of the use within this location. The application site is located on previously developed land where sites are prioritised for sustainable residential development are supported in principle.

9.4 With consideration to the above, it is considered that the principle of the development for a residential use is therefore acceptable.

9.5 One of the key considerations within the design development process was in relation to the design and scale of the proposed development. Good design is a core component of any proposals design process, creating visually distinctive places, which complement the local and wider context.

9.6 The proposed scheme would result in the redevelopment of a brownfield site, which is highly favourable within national and local planning policy. The land is currently underutilised and therefore readily available for development and would benefit from a high-quality scheme.

9.7 It is therefore considered that the proposed development would constitute sustainable development and not impact upon other matters of material significance. It is concluded that the development complies with the relevant

national and local planning policies, and for that reason, full planning permission should be granted.

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