

S(2)01

SUPPORTING STATEMENT

APPLICATION FOR SITING OF HOLIDAY CABINS at Land Adj. Park Lane Court, Rossett.

Background:

The site is to the east of a former pig farm which was converted to residential accommodation some years ago and is located off Park Lane approximately 1 mile east of the villages of Marford & Gresford and a similar distance west of the intersection with the A483. The site is around 5 miles north of Wrexham and some 7 miles south of Chester.

Council Policy:

Planning policy is set out in the adopted Wrexham Unitary Development Plan (UDP).

The site is outside any settlement limit and is in an area with no designation and is not subject to any landscape designation.

Policy CLF10 permits “new touring caravan and camping sites and extension to existing sites where:

The site is unobtrusive and well screened without the need for additional strategic landscaping and the site is not located within a green barrier or Special Landscape Area.

The supporting UDP text recognises that “holiday and camping sites are an important part of the self-catering holiday sector and can make a useful contribution to the rural economy.

Ready access to the main road network is therefore important.”

The draft Local Development Plan which is expected to supersede the UDP during 2021 also shows the site as outside a settlement and again with no other designations.

EM5 Proposals for visitor accommodation outside settlement limits will only be permitted where: **c) New touring caravan and camping sites and extensions to existing sites** provided that:

The scale, form and location of the development does not have a harmful effect on the character of the countryside...

d) Exceptionally new development that forms an integral part of an established and viable tourism or recreation facility provided that:

The scale, form and location of the development does not have a harmful effect on the character of the countryside

Planning Policy Wales 10 (Dec 2018) says:

5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.

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The site is within countryside between Rossett and Holt which, whilst pleasant and open, does not appear to have any special characteristics. Hence, it was not designated in the UDP as of Special Landscape Value and that decision was carried forward in the draft LDP where it was not considered worthy of being in a special landscape area. The proposed development would not be at odds with the LANDMAP visual characteristic for the area and would not have a significant harmful effect on the character and appearance of the landscape.

As such, the proposal would not have an unacceptable impact on the character and appearance of the area and I conclude that the proposal would not be in conflict with UDP Policy PS2.landscape qualities.

In terms of the current UDP policy, the issue is to determine whether the site is sufficiently well screened and unobtrusive. The development will be of very low impact with the cabins clad in timber and dark coloured stain (colour can be agreed). The site is set back from the road accessing it which further reduces the impact. Good, well established screening is already present to screen view when passing the site. Clearly, the scale of the existing buildings will inevitably further draw any attention away for the development.

The draft LDP provides guidance on the provision of tourism facilities in some detail Policy EM5 (c) and (d) both appear relevant and says:

6.106 New tourist accommodation is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and respect the character of the countryside.

6.107 Tourist accommodation development in the open countryside that supports an existing tourist facility, attraction or asset but is also sympathetic to the natural environment and rural landscape will that make a positive contribution to the rural landscape and sympathetically designed additions and alterations to existing accommodation. Touring caravan sites and camping will also generally be supported provided they are acceptably located and screened and provide adequate access and servicing.

The accommodation will be attractive to visitors wishing to enjoy the rural location and the opportunities for rural walks on the extensive nearby footpath network. Also, it is within easy distance of the historic city of Chester with bus services to the city just a short distance away in Rossett..

Road access is achieved from the A483 intersection only a short distance away and so is excellent for visitors from north west England and beyond.

CONCLUSION:

The proposal would enhance the tourism offer in the northern part of the County Borough. No harm would result to the landscape

The Council is urged to grant planning permission.

LDP Policy EM5: Visitor Accommodation Outside Settlement Limits

Proposals for visitor accommodation outside settlement limits will only be permitted where:

a) It involves the conversion of an existing building provided that:

i. The building is structurally sound and capable of conversion without extensive alteration,

rebuilding or extension, and

ii. The building is worthy of retention due its appearance, historic, architectural or landscape value, and

iii. The creation of a residential curtilage does not, have a harmful effect on the character of the countryside.

b) It involves an extension to existing visitor accommodation provided that:

i. The existing accommodation is fully utilised and incapable of further adaptation, and

ii. The scale, form and location of the development does not have a harmful effect on the character of the countryside.

c) New touring caravan and camping sites and extensions to existing sites

provided

that:

i. The scale, form and location of the development does not have a harmful effect on the character of the countryside, and

ii. The site is used for touring purposes only and not for the storage of caravans which are not in use.

d) Exceptionally new development that forms an integral part of an established and

viable tourism or recreation facility provided that:

i. The visitor accommodation development is clearly subsidiary in scale to the tourist/rural recreation site, and

ii. The development is of a high standard of design and does not represent a significant or harmful intrusion into the rural landscape.