PLANNING, DESIGN AND ACCESS STATEMENT

Full planning application for the construction of agricultural track to include improvements to existing access and all associated works

at

Brunett Farm

Tybroughton

Whitchurch

Wrexham

SY13 3BA

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Rev:

1. Introduction

1.1 This statement has been prepared and submitted by Halls on behalf of M&A Craddock. The application is for the construction of an agricultural track along with improvements to existing access and associated works.

1.2 This statement assists in identifying the context of the proposed application, to include an assessment of how the proposed development accords with the site context, alongside relevant national and local planning policies. This aims to set out other material considerations, to support the Council in their consideration of this application.

1.3 I trust the submitted details are sufficient to enable and support you in your consideration of this application. Should you require any further information please do not hesitate to contact us.

2. Site Description and Context

2.1 The application site forms part of Brunett Farm, Tybroughton. The site is edged red on the location plan. The site is circa 352sqm, consisting of the existing access and track along with the proposed addition agricultural track leading to the rear of the property to gain access to the yard and buildings.

2.2 Brunett Farm is a grade II listed dwellinghouse and extends over approximately 46 hectares. The land is mainly used for grazing and hay production. The site is located south of Malpas with Whitchurch to the East and Bangor on Dee falling West. The farm is located within open countryside and falls within Wrexham Brough Council.

2.3 The applicants seek to improve the existing access arrangements while also extending the access track to allow farm vehicles to reach the buildings and yard area at the rear of the property.

2.4 This proposal makes improvements upon the existing arrangement whilst ensuring a continued harmony with the surrounding countryside.

3. Proposed Development

3.1 It is proposed to improve the existing access to the property whilst also extending the existing track to the read of the property, leading to the farmyard and buildings owned and used by the owners of Brunett Farmhouse.

3.2 Planning was granted for the conversion of the timber framed shippon and the brick shippen to two residential dwellings in 2022 (P/2022/0761). As part of this approval the access adjacent to the farmhouse was required to be stopped up. Due to this the applicants no longer have access to the buildings and yard to the rear of the farmhouse meaning this area is effectively land locked.

3.3 The Farmhouse has an existing residential access to the west of the property, and this will remain for residential purposes. It is then proposed to utilise the second access to the east of the property to gain access to the buildings and yard area used in conjunction with the farmhouse.

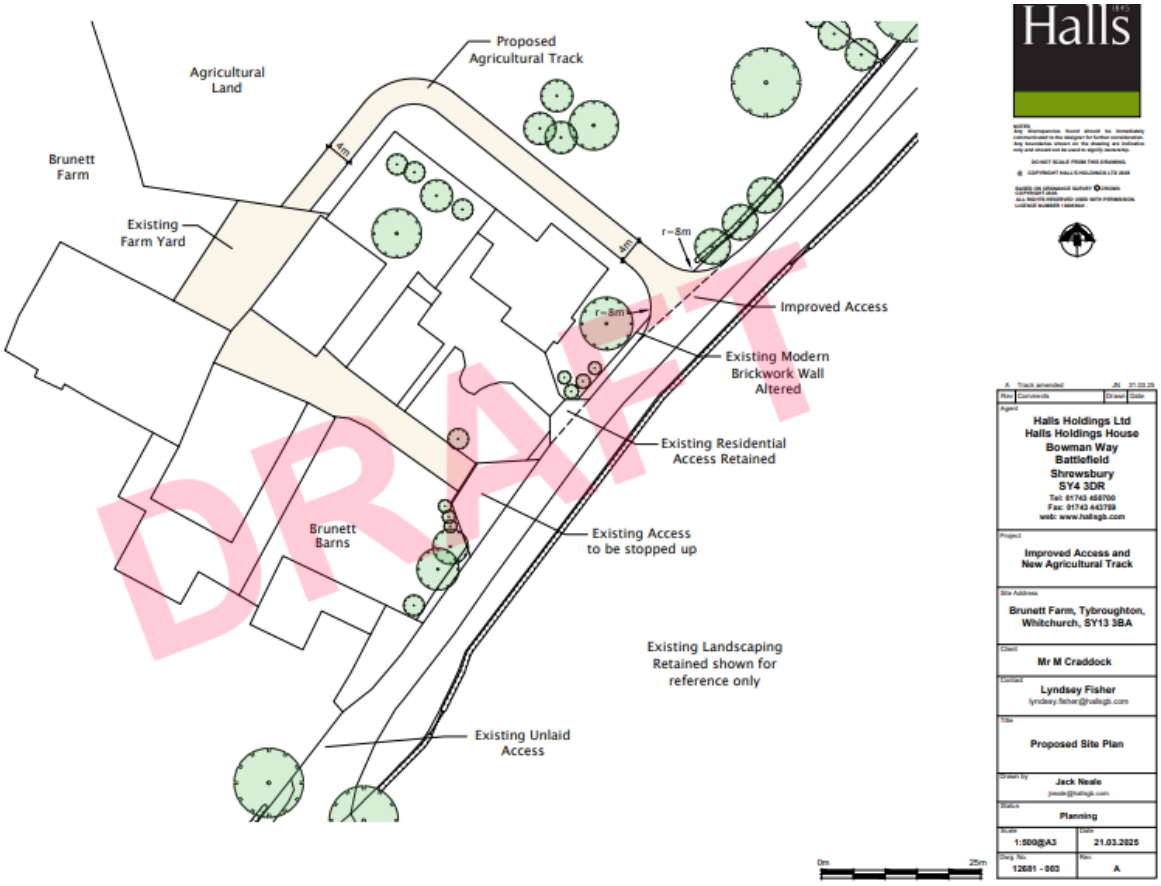


3.4 It is an essential need for the applicants to be able to access their yard area and buildings as Wrexham Council highways department conditioned the existing access to be stopped up. It is essential for the applicants to find an alternative route to allow vehicular access to the yard and buildings.

3.5 The proposed development includes:

- Improvement to existing access arrangements
    - The existing access is narrow with a modern brick extension to the existing wall. The proposal is to widen the existing access to allow vehicles to enter and exit the site with ease.
- Extension to existing track/access to allow vehicular access to the rear of the property
    - The existing hardstanding area goes to the rear of the property but stops at the agricultural land. The proposal will continue this hard standing across the agricultural land round to the farmyard and buildings.

3.6 Please see accompanying plans and sections below to support.



4 Planning Policy

4.1 Under section 38(6) of the Planning and Compulsory Purchase Act 2004, all planning applications must be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

National Planning Policy

Planning Policy Wales - Edition 12 – February 2024 (PPW)

4.2 Planning Policy Wales (PPW) Edition 12 was published in February 2024. The primary objective of PPW is to ensure that the planning system contributes toward the delivery of sustainable development and improves the social, economic, environmental and cultural wellbeing of Wales, as required by the Planning (Wales) Act 2015, the Wellbeing of Future Generations (Wales) Act 2015.

4.3 Sustainable Development is defined on Page 7 of PPW as follows: “the process of improving the economic, social, environmental and cultural wellbeing of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the wellbeing goals”.

4.4 Paragraph 1.18 sets out that "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".

4.5 The importance of good design in development proposals is highlighted on Paragraph 3.3 of PPW where it is stated 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, and 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".

Wrexham County Borough Council Local Development Plan 2013 - 2028 (Adopted December 2023)

4.6 Policy SP2 – Location of Development - Paragraph 3.29 states that "Land outside of any defined settlement limit or employment area as shown on the Proposals Map is classed as open countryside where, in line with paragraph 3.60 of Planning Policy Wales (edition 11, February 2021), development will be strictly controlled".

4.7 Policy DM1 – Development Management Consideration:

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.

5 Principle of Development

5.1 Both local and national planning policy supports development in the countryside in relation to rural enterprises and dwellings in the open countryside where the proposal is compatible in terms of location, siting, design and scale and well-integrated into the landscape so that it would not detract from the overall character and appearance of the area and in particular where it complements an existing use or asset without causing unacceptable adverse harm to the enjoyment of that development or assets.

5.2 The proposal is to improve an existing access while extending the existing track to allow access to the farmyard and buildings at the rear of the property. The proposal will not be out of character with the rural area and will enable the dwelling and buildings to function as a single holding.



Existing access to be widened

6 Design and amenity considerations

6.1 Sustainable development policies within the Local Plan Strategy development design encourages innovative and creative design solutions that are appropriate to the local context.

6.2 There is an existing access on site along with a track to the side of the property. The proposal will remove a poor-quality modern brick wall to allow a wider and more appropriate access whilst also extending the existing track through the agricultural land to the existing farm yard and buildings.

6.3 Full plans have been provided to enable full consideration, which raise no material issues in relation to design nor amenity.

7 Highways and Access matters

7.1 The proposal seeks to enhance the existing access by widening the entrance to the dwelling from the country lane. This will involve removing a modern brick wall that is out of character. These improvements will enhance visibility in both directions, ensuring safe entry and exit for vehicles.

7.2 The improved access and associated track will be used solely by the owners and occupiers of the dwelling house known as Brunett Farm. Therefore, there will be no increase in traffic movements if planning permission is granted.

8 Noise and Amenity Considerations

8.1 The site and surrounding land are wholly within the ownership of the applicants, and the access and associated traffic movements are existing. It is not uncommon for a farm access to be adjacent to the main dwelling, which ensures that the development does not encroach upon the open countryside.

9 Ecology and Landscape

9.1 This application is supported by a Green Infrastructure Statement. This statement confirms the proposal will have no impact on the site's green infrastructure and the erection of a bird and bat box along with hedge planting will ensure the proposal will create an ecological enhancement.

9.2 Due to the existing screening of the site and the depth of the valley, the proposed development will continue to safeguard the key features of the landscape.

10 Conclusions

10.1 This application seeks permission to widen an existing access along with the construction of an access track to allow the owners and occupiers of the dwelling house to access their yard and buildings. Due to Wrexham Council requiring the previous access to be stopped up, the property no longer has direct access to the buildings at the rear.

10.2 The proposed development will produce a biodiversity and landscape enhancement due to the substantial planting that is proposed, there will be no effect on public rights of way, highways or flooding. The application is supported by a Green Infrastructure Statement.

10.3 This appraisal has demonstrated that potential impact of the proposed development is limited. There will be no impact on landscape character and visual impact will be minimal due to the existing extensive planting.

10.4 As the proposal is in full compliance with the adopted polices within the Local Plan and National planning polices and given there are no barriers to the proposed development, Wrexham Council are kindly invited to support and approve this application.