

Design and Access Statement to accompany Planning Application for
Private stable application and change of use for land opposite
Swallow's Nest, Bwlchgwyn
October 2023



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1.0 Introduction

This supporting statement considers the planning issues relating to the application proposal for the erection of a private stable consisting of a timber framed metal box profile clad building. The information included within this statement is intended to assist the Planning Officer in making their decision.

2.0 Proposal

Mr & Mrs Duff intend to apply for planning permission for the erection of a private stable, comprising timber framed and metal clad building and change of use of 3.0 acres of agricultural land, opposite Swallow's Nest, Bwlchgwyn.

3.0 Background Information

The total land owned by Mr & Mrs Duff in this location comprises of 8.4 acres of agricultural land, currently laid over to silage /hay crop and grazing.

4.0 Assessment of site and context

The area owned by amounts to 8.4 acres, fenced into 4 separate fields. The two most southerly fields (5.4 acres) are not part of this application and will remain agricultural use. The remaining 2 northern fields (1.6 and 1.4 acres) are subject to this application for change of use to Equestrian and the proposed new stable and hay barn will be located in the most northern field. There are neighbouring residential properties with equestrian use to the south, west and east of the site. There is an existing gated access onto the Brymbo road, which currently serves this whole site. No new highway access will be required.

The proposed new private stable for use of 4 family owned horses and a small flock of Angora goats will be sited within the north east section of the site within the 1.4 acre field, alongside the 1.6 acre field , where change of use of land will be included in the application. The remaining 5.4 acres of land to the south of the site location and alongside Brymbo road will remain agricultural use. The proposed building is of agricultural design and scaled to fit well into the area. The building will be accessed via an existing stoned/ grassed track through the fields. The proposed stable is intended for private family use only and no business will be run from this site and as such will not generate any additional significant vehicle movements onto the highway.

5.0 Policy Context

Policy PS2 Development must not materially detrimentally affect the countryside, landscape/townscape character, open space or the quality of the natural environment.

Policy GP1 Development Control

Policy GDP1 - All new development should :-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The proposed private stable is aesthetically agricultural in nature, with metal box profile cladding used for roof and walls and painted dark green. The proposed building is of a traditional agricultural design, with a dual pitch roof, with a max height of 3.1m and is scaled to provide 4 stables and 2 goat pens and an area of hay storage, harvested from the remainder 5.4 acres fields. There is a recently constructed stable to the east of the site and several agricultural buildings within close proximity to the site.

The location of the proposed stable was determined by several factors. Firstly after consultation with the nearest neighbours, (5 Ffynnon y Ceirw and Swallows Nest) they requested that the building be constructed at the north end of the site, to help to reduce any visual impact and secondly overhead cables run alongside the east boundary for approximately 200m and only cross the land to the north west boundary in the most northerly field. Construction underneath these cables may well have proved unsafe and as such the proposed stable has been located, at a safe distance from the overhead lines, with a min distance of 3m from the existing hedgeline. (agreed with the Ecologist - see separate Ecologist's Report). The site is not close to any public footpaths and can only be accessed from Brymbo road.

The proposed stable has been orientated to take full advantage of the natural sunlight, which should reduce the need for artificial lighting and reduce energy consumption. No external lighting is proposed and internal lighting will be supplied by a small self-contained stable solar lighting system. There is an existing mains water supply to troughs in the fields however rainwater harvesting is proposed with 2 x 1m³ tanks located outside the building, with any over capacity to be drained to a new swallow surface water system, so using sustainable urban drainage methods directly. (see separate SAB application SAB/FUL/2023/1001)

There is an existing shared gated highway access onto Brymbo road which is and has been in continuous use and this will remain unchanged.

The stable will be served through existing agricultural gates within the ownership of Mr & Mrs Duff along an existing stone/ grassed pathway. Vehicular access for 1 tractor and or 4 x 4 vehicle will be via the existing grassed / stoned access pathway which leads from one end of the site to the other. This existing pathway can also easily be accessed on foot. There is ready access to public transport in the village of Bwlchgwyn.

Any stable manure generated from the use of the stables will be temporarily stored behind the stable in a dedicated area and recycled, as fertiliser on the adjacent hay fields annually.

As the proposed stable is for private use only and is located at the extent of the site, it is anticipated that there will be minimum impact arising from the development.

A full Preliminary Ecological Appraisal Report has been prepared by Marches Ecology (ref C515/1.0) and the report is included in the application. The keynotes to the report indicated that there were No statutory or non-statutory protected sites will be directly impacted by the proposed change of use/ stable.

Taking this into account, along with consideration of the character of the proposals, no indirect impacts on protected sites are deemed likely to occur.

No notable plants were recorded during the survey and Habitat resources within the survey site are restricted to the following features:

- hedgerows, including associated trees;
- individual trees;
- scattered mature scrub (defunct hedgeline);
- field edge tall-herb vegetation; and
- improved grassland (locally supporting tall-herbs).

Due to the size, quality and geographical location of most of the habitat resources listed above they are considered to be of no more than site value.

No badgers, bats, great crested newts or reptiles were found within close proximity to the site however an ecological enhancement scheme has been proposed and agreed to improve the existing habitats and areas of wildlife interest to include, bird boxes, bat boxes, swallow cups, scrub and wildflower planting and details of this can be found on the Ecological report and layout drawings.

6.0 Development and Design

The proposed stable block is cut into the landform on the north west side by approximately 700mm. This excavated material will be used to balance the south side of the stable footprint. No retaining walls will need to be provided as the slope will be graded back to a standard landscaping grade to accept wildflower seeding. No excavated materials will be removed offsite and any excess will be used to augment the existing wildflower and shrub planting area. The total area of the groundwork's is approximately 200m², to include the excavation for the soakaway provision. It is anticipated that appropriate aggregate will need to be imported to create the pathway to the shallow soakaway area to the south of the stable. See separate SAB application.

The stable is to be constructed of timber frame and metal box profile dual pitch roof and side walls, painted dark green RAL 6007. The plan area of the building is 18 x 10 x 3.1m max height. See drawings for layout.

There will be minimal visual impact from the proposals as a result of the agricultural design, the position of the stable building and proposed new native hedging, native tree planting and environmental landscaping works, both adjacent to the building and along the southern boundary of the 3.0 acre area.

In addition post and rail fences coupled with naturalistic planting will be introduced, using native species, in the form of new mixed hedgerows and small clusters of trees. This planting will help to screen views, particularly from the west and south of the site.

A parking / turnaround area for tractor/ 4 x 4 will be provided in front of the stable, with permeable stone, no hardstanding will be required

7.0 Conclusion

This Design and Access Statement hopes to demonstrate how the design of this development has responded to the opportunities and constraints offered by the site's setting, alongside the design requirements set out in national and local design policies and has taken on board the views of the adjacent local residents. Care has been taken to ensure that the materials proposed to be used in both the construction of the stable and the boundary features are reflective of the local landscape character. These coupled with the environmental landscaping proposals which include provision of bird boxes, bat boxes, swallow cups, new scrub planting area, wildflower planting area and new native hedgelines and trees will ensure that the development blends effectively with the surrounding landscape features and characteristics.