

Site Entrances and Land Management
at Lower Rackery Barns

DESIGN AND ACCESS STATEMENT

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1.0 Introduction

have purchased Lower Rackery Barns, the adjacent paddock and field to operate a small holding with a single dwelling as part of a self-sustained lifestyle.

2.0 Planning History

Lower Rackery Barns has a current planning approval for conversion to 5no. dwellings including a new building to the rear for 2 dwellings and a new building for associated garages/storage.

A S73 amendment to the existing planning permission will be submitted separately to amend the design to a single dwelling.

This application is for works to the main entrance to the site (to achieve the required visibility splays), re-leveling the land adjacent to the entrance to make it more manageable and new fencing for land management.

3.0 Design

The proposed scheme has been developed to the following good design practices:

3.1 Design Principles

The vehicle entrance to Lower Rackery Barns will be repositioned to achieve the visibility splays approved in the current planning permission.

The existing stone boundary wall will be capped and extended through to a new vehicle site entrance. A new matching stone wall will be constructed to the opposite side of the vehicle entrance for symmetry.

The field adjacent to the entrance has been raised to provide a level paddock suitable for variable agricultural use. The retaining wall will have a stone corner to match the existing wall and will then have a mixture of timber style vertical cladding and a living wall to soften the impact of the change in levels.

The fields will be sub-divided into smaller paddocks to allow for variable agricultural use and informed sustainable farming methods to be adopted.

The overall scheme therefore provides synergy between the use of the barns as a single dwelling and the management of the adjacent land as an agricultural small holding.

3.2 Layout

The layout at the site entrance has been developed to meet the requirements of the current planning approval including stopping up of the existing site entrance to vehicles.

The raised area of land has been designed to interact with the site entrance and materials carefully selected to create some synergy while achieving the requirement for a level field.

The fields have been subdivided using common agricultural methods and materials.

The layout of the site is therefore appropriate for the intended use.

3.3 Amount

The amount of development for this application is limited to that required to achieve the layout and is therefore proportionate to the use.

3.4 Scale & Appearance

The boundary walls have been designed to match the existing in scale and appearance, with timber gates at the vehicle and pedestrian site entrances.

The retaining wall has been constructed in concrete retaining blocks with a steel frame, but the wall will be clad in a living wall system to soften the impact, interrupted by vertical timber style cladding to add further interest and synergy with the gated entrance.

The overall impact is of a high-quality site entrance of appropriate scale and appearance.

3.5 Landscaping

Generally, there is no proposed landscaping associated with this application. The land will remain agricultural with just the boundary treatments subject of this planning application.

4.0 Access

The access to the site is in accordance with the current planning approval.

5.0 Planning Policy

Wrexham LDP is currently in consultation and may be subject to change due to NRW revised guidance regarding phosphates in local rivers. In the meantime, the Local Planning Guides (LPG's) and the Wrexham Unitary Development Plan (UDP) remain the primary sources of assessment for compliance with local planning policy.

The Wrexham County LandMap indicates that the site is outside of the development boundary for Llay and is of agricultural use.

The UDP section 3.3 notes that part of the planning strategy is to maintain the productive capacity of local agricultural land. This proposal includes improvements to topography and fencing to maintain and improve existing agricultural use. This proposal is therefore in accordance with Policy EC2 and EC15.

The proposals for improvements at the main entrance are in accordance with the current planning approval, therefore the LPA have agreed that these changes are appropriate and compliant.

The scheme is therefore in accordance with current planning policy.

8.0 Summary & Conclusion

This Design and Access statement demonstrates a need for the improvements to the site entrances to provide the required visibility splays and improvement to topography for land management.

The visual impact of the development has been carefully considered with materials selected to soften the change in levels and to match the existing stone walls.

The design follows good practice and meets the current planning policy.

Appendix A – Planning Documents

The following documents are hereby submitted in support of the planning application:

P645.150	Location Plan
P645.151	Existing Site Plan
P645.152	Existing Site Entrance
P645.153	Proposed Site Plan
P645.154	Proposed Site Entrance
P645.155	Proposed Retaining Wall
P645.156	Design and Access Statement (DAS)