
Supporting Planning Statement Home Farm, Gredington, Hanmer, Whitchurch

Prepared for The Gredington Estate

April 2022
Gareth Evans BA (Hons)

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Report

Supporting Statement – Home Farm

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Appendices

Appendix A Location Plan

1. Introduction

This statement has been prepared to support the application submitted on behalf of the Gredington Estate for the Variation of Condition No.1 (LPA Reference P/2016/0424) to extend the time period for implementation for another five years, at Home Farm Buildings, Hanmer as identified on the location plan (**Appendix A**).

The consent to which the Variation of Condition 1 relates (LPA Reference P/2008/1146) is for conversion and demolition (in part) of existing farm buildings to create seven dwellings with associated parking and landscaping.

This statement gives the background and supporting information on the need for the proposed variation.

2. The Gredington Estate

The Estate currently comprises various agricultural, residential and commercial property across approximately 1,650 acres. The Estate lies to the west of Whitchurch and within the County of Wrexham.

3. Home Farm Buildings

Home Farm is situated to the north of Gredington Hall and Hanmer Mere and can be accessed via the A539 a road that links the village of Overton (to the west) and the town of Whitchurch (to the east) via the A525. The buildings extend to over 18,500sq.ft of redundant traditional brick and slate barns with more modern portal framed and lean-to agricultural buildings at the rear of the site. There is a large expanse of hard surface yard between the buildings.

Home Farm is situated to the west of the village of Hanmer and is within the designated Conservation Area of the village. The buildings are no longer utilised following the winding up of the Estate's in-hand farming operation. The buildings have been with the Home Farm land over a number of years, however, the buildings have not been adequate or useful to the Estate. The buildings to the south of the site are let on a short term arrangement and are inadequate for the needs of the tenant.

Supporting Statement – Home Farm, Gredington

The Consent (P/2008/1146) permits the residential conversion of the set of traditional barns. This comprises of a large T-shaped traditional range which has been altered over its lifetime and another detached barn situated to the south-west of the main range.

4. Pre-Application Advice

Pre-application advice was previously sought in respect of process for discharging of the planning conditions attached to the consent to implement development with Planning Officer, John Kerr. Aligned with a separate application for The Bryn (Planning Consent No P/2016/0431), John Kerr confirmed on 21st March 2022 that further supporting information will be required in respect of drainage and ecology in order for approval of discharging the relevant conditions could be given.

Mr Kerr's further advice was that in respect of drainage, then the Authority is currently reviewing its position carefully with regard to Phosphate mitigation in the Authority area. On this basis discharging of conditions could not be progressed and in order for the current consent to ultimately be delivered the applicant should seek a variation to Condition 1 to vary the time limit to allow the other factors above to be addressed when possible.

5. Drainage

The proposed development seeks to mitigate any impact of Phosphates in the Authority area. The applicant is currently undertaking advice on the following basis:

- Reviewing the existing drainage scheme including foul drainage plans.
- Submitting enquiries to the relevant authorities where applicable.
- Providing a detailed drainage scheme that includes provisions for on-site and/or off-site mitigation that will prevent phosphorus being discharged into watercourses including the River Dee as a result of the development.

6. Ecology

A site survey was carried out on 9th March 2016. This initial survey concluded that the red brick buildings on the site are still in a suitable condition to support roosting bats and there is some potential for Great Crested Newts within nearby ponds, hence existing conditions attached to the current consent. Further bat survey and Great Crested Newt survey work is being progressed to update the position.

7. Conclusion

The proposed development remains the same as the approved application Ref.(No. P/2008/1146). This application is seeking to achieve a further period in which pre-commencement conditions can be satisfied in advance of development commencing and so that the information provided, particularly on drainage, can be considered by the Authority within the context of its wider strategy to deal with Phosphate mitigation in particular.

P / 2008 / 1146

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27 OCT 2008
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job title:
Gredington Home Farm Conversion
Scheme

client:
Gredington Estate

drawing title:
Ownership Plan

drawn by:
mas

date:
July 08

scale @ A4:
1:1250

job number:
J2586

drawing number:
11

rev:

**STRUTT
& PARKER**

LAND MANAGEMENT DEPARTMENT

37 Lower Bridge Street Chester CH1 1RS
t: +44 (0)1244 354888
f: +44 (0)1244 319690
e: chester@struttandparker.co.uk

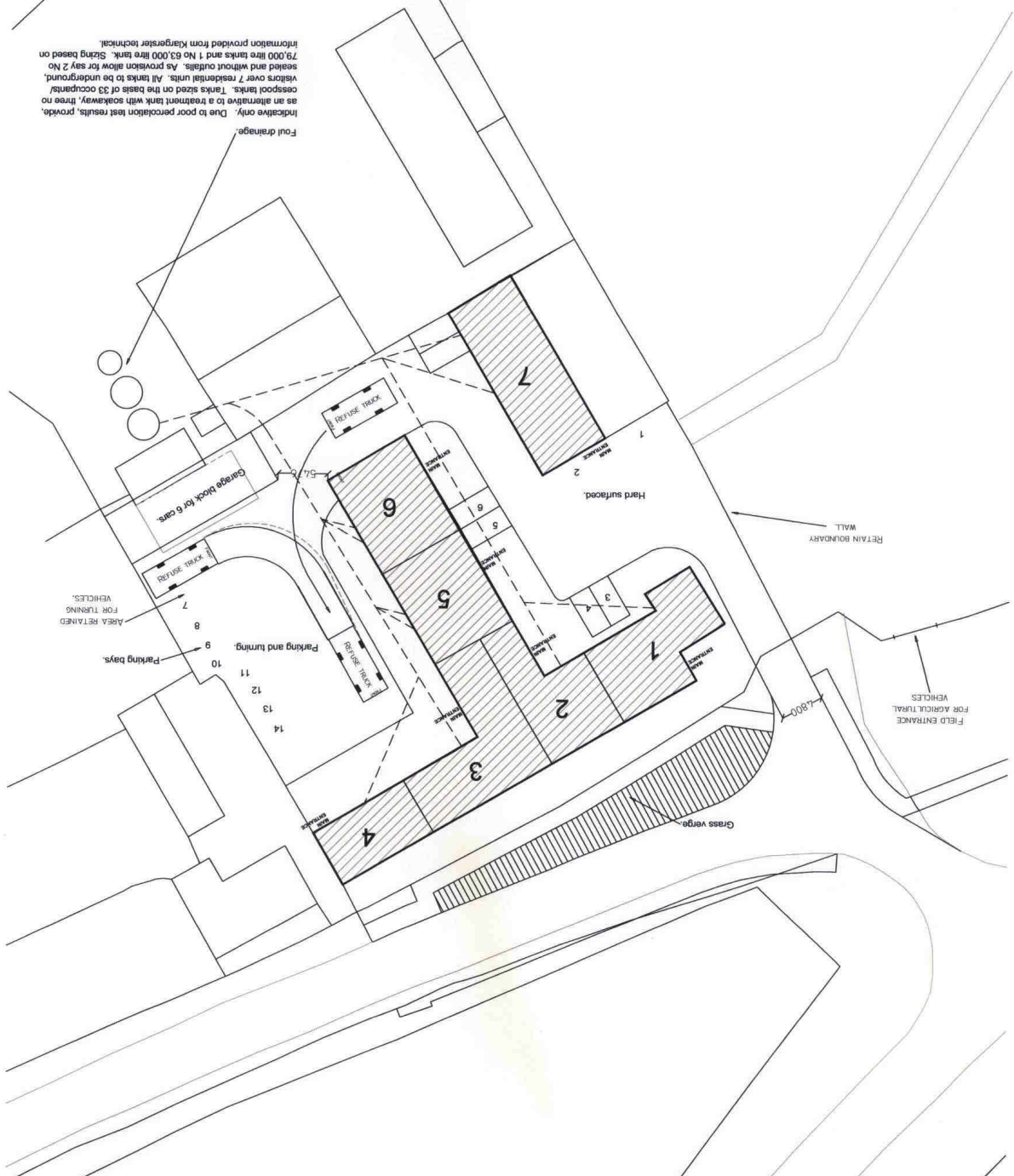
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Scale @ A3:	1:500	Rev:	F
Job number:		J2586	
Drawing number:		09	
Rev:		F	

Rev	Date	Revision Note	By
F	17-4-09	Initial of foul drainage provision confirmed and indicated. Indicate drainage runs shown from units.	PPA
E	8-4-09	Auto track placed on drawing as requested by planning.	PPA
D	6-4-09	Minor amendments as requested to main entrance.	PPA
C	17-3-09	Further amendments to site circulation, access and	PPA
B	12-3-09	Car circulation and parking layout amended as suggested layout from Planning.	PPA

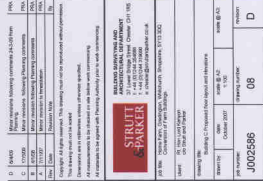
LAND MANAGEMENT DEPARTMENT
STRUTT & PARKER
 37 Lower Bridge Street Chester CH1 1RS
 T: +44 (0)1244 354888
 F: +44 (0)1244 319690
 E: chester@struttandparker.co.uk

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Indicative only. Due to poor percolation test results, provide as an alternative to a treatment tank with soakaway. There is no cesspool tanks. Tanks sized on the basis of 33 occupants/visitors over 7 residential units. All tanks to be underground, sealed and without outlets. As provision allow for say 2 No 79,000 litre tanks and 1 No 63,000 litre tank. Sizing based on information provided from Klargaster technical.





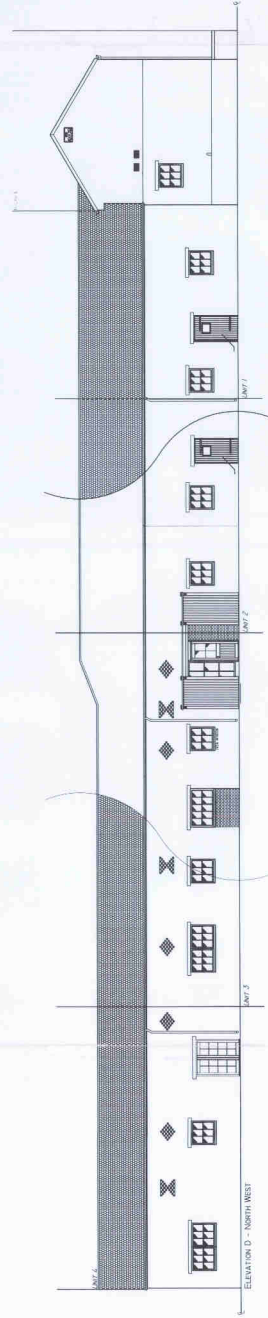
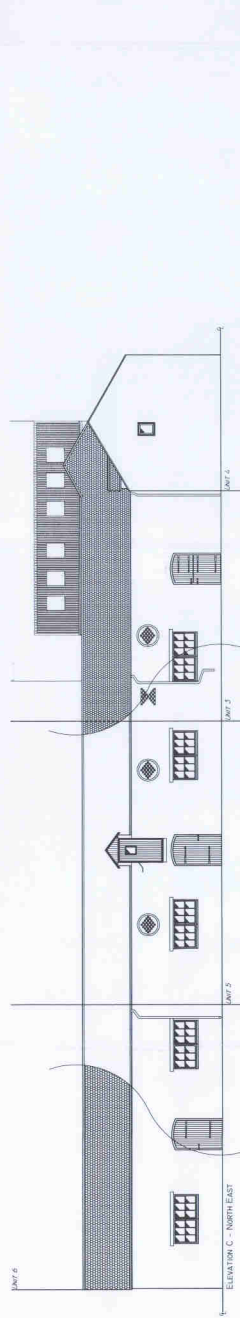
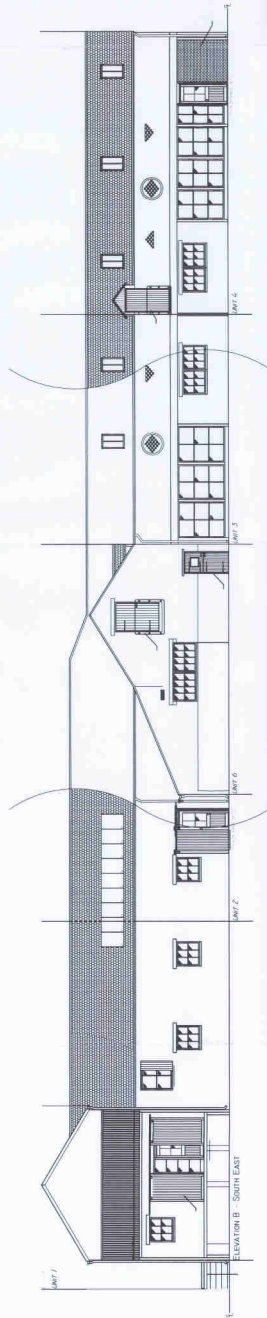
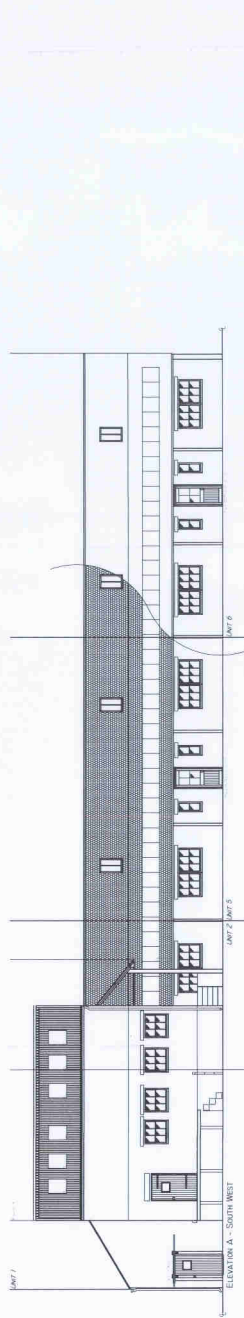
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WREKIN COUNTY
BUILDING COUNCIL
27 OCT 2008
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PLANNING DEPARTMENT

STIRTT
PARKER
BUILDING SURVEYING AND
PLANNING
31 LINDA ROAD, STIRTT
1 - 146 (0)204 25686
e - c.stirrt@stirrt-parker.co.uk

job title:	Minor alterations to front elevation
client:	Wrekin Council
drawing title:	Building A & B Proposed elevations
drawn by:	PHK
checked by:	PHK
date:	October 2007
scale:	1:100
sheet:	06
total sheets:	06
revision:	B