



LAND OFF BOWER ROAD, ACREFAIR, WREXHAM, WALES

**PLANNING STATEMENT & DESIGN AND ACCESS
STATEMENT**

**FOR THE CHANGE OF USE OF THE SITE TO EQUESTRIAN
USE WITH THE ERECTION OF TWO STABLE BLOCKS,
PARKING AREA AND IMPROVEMENTS TO THE ACCESS.**

AUGUST 2022

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PART 1 - PLANNING STATEMENT

1.0 INTRODUCTION

- 1.1 This document has been prepared on the instructions of Mr T Evans. This Planning Statement accompanies a planning application for the change of use of the land off Bower Road, Acrefair to Equestrian use comprising of two sets of stables, parking and improvements to the access.
- 1.2 This statement addresses the planning policy requirements associated with the proposals for the development.

2.0 THE SITE AND SURROUNDINGS

- 2.1 The site is approximately 0.94 hectares (2.33 acres) and is an irregular shape. It consists of one parcel of land to the north of Bower Road on the north eastern edge of Acrefair.
- 2.2 The site has a slight gradient rising from south to north direction and is bound by hedgerows along the boundary which will be unaffected by the proposed development.
- 2.3 The site could be described as informal grazing land.
- 2.4 The site is bordered by residential development to the South east and open countryside to the north, west and south beyond Bower Road. There is a dwelling which is located to the south of the site.
- 2.5 The site is located on the north western edge of Acrefair. Acrefair is a village in Wrexham with a range of local facilities and services. The village lies within close proximity to a number of key vehicular routes including. The A539 approximately 500m to the south and the A5 approximately 2km to the south
- 2.6 Acrefair is within close proximity to a number of settlements including Trevor, Cefn Mawr, Ruabon, Plas Madoc, Rhosllanecrugog and Johnstown, all of which are within 3 miles of Acrefair and the proposal site is within 7 miles of Wrexham town.

3.0 PLANNING HISTORY

- 3.1 We have interrogated the Council's website and have identified the following application which relates to the site.

Reference Number	Description	Status
19/08/2020	lawful development certificate for existing vehicular and pedestrian access	Refused

3.2 Otherwise we understand that the land is used for grazing or livestock.

4.0 THE PROPOSAL

4.1 The proposed development is for the change of use from agricultural to Equestrian use comprising of two sets of stables, parking and improvements to the access.

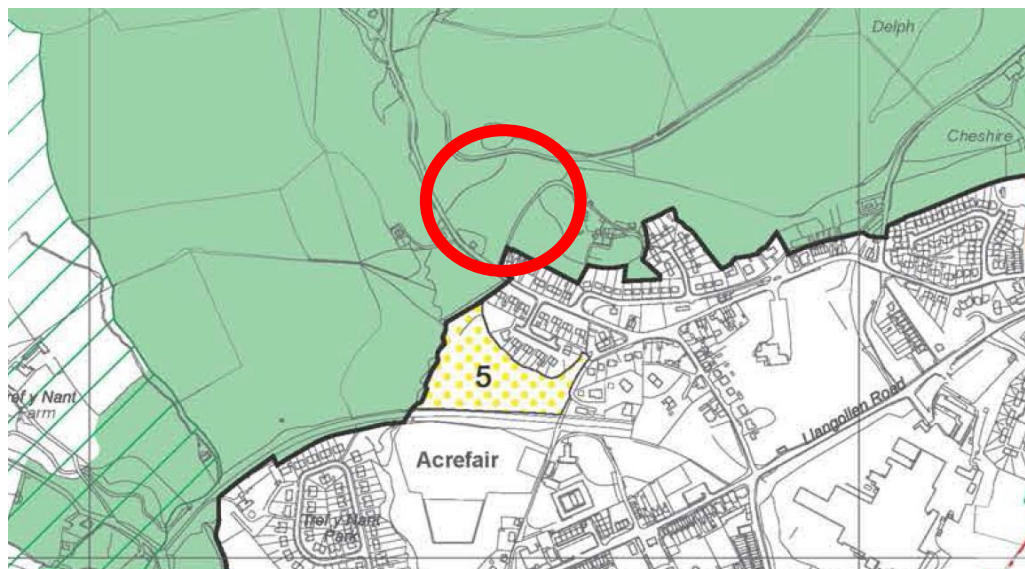
5.0 SUPPORTING DOCUMENTATION

5.1 To support the planning application, various technical assessments have been completed which are listed below:

- Planning application form and Certificate A
- Site and Location Plan
- Topographical Survey
- Proposed Site Plan
- Proposed Plans and Elevations
- Access Design

6.0 PLANNING POLICIES

6.1 The relevant local plan is considered to be the Wrexham Unitary Development Plan 1996-2022.



Inset Map 4

- Settlement Limit / Ffin Anheddiad - PS1
- Green Barrier / Ffin Gwyrdd - EC1
- Land Reclamation / Adfer Tir - EC16

6.1 The site is located outside the development boundary within the “Green Banner”.

- Emerging Planning Policy
Wrexham Local Development Plan 2013 -2038 -inset map 4

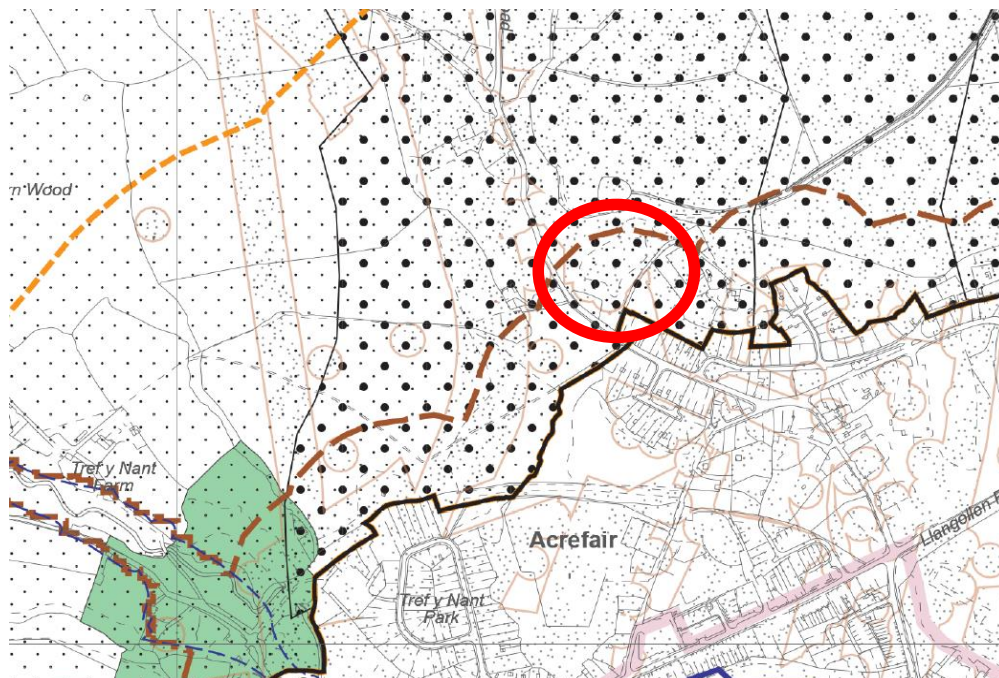
Policy EC1 Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within

Derelict Land

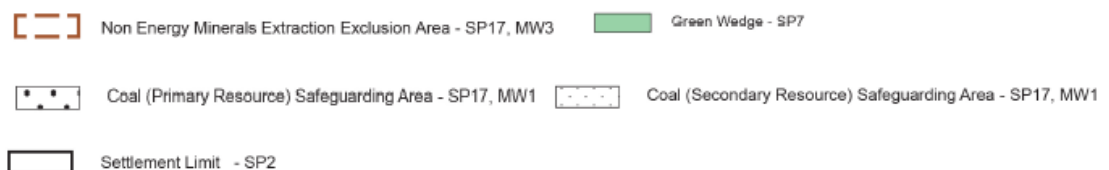
Policy EC16: The following sites will be reclaimed and restored for beneficial use

Ref. Number	Location	Proposed After Use
5	Acrefair : Tref-y-Nant *	Agriculture / Woodland

6.2 Emerging Planning Policy is contained within the Wrexham Local Development Plan 2013 – 2028 - onset



Inset map 4



Policy SP2: Location of Development

New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map

Policy SP7: Green Wedge

Green Wedges are designated between the following settlements as shown on the proposals map:

xiii. Acrefair, Trevor, Cefn Mawr, and Froncysyllte

- 6..4 The site falls within Policy SP17 and MW1 and MW3 which are set out below for ease of reference.

Policy SP17: Minerals Supply and Safeguarding

Minerals will be sustainably managed through:

- a. The protection of minerals from unnecessary sterilisation by directing new development away from areas underlain by mineral of importance or where this is not possible, through the requirement to extract mineral prior to the non-mineral development in accordance with the requirements of Policy MW1; and
- b. Avoiding conflict between mineral working and sensitive development through the use of buffer zones; and
- c. Contributing towards meeting the regional need for aggregate minerals in collaboration with Flintshire County Council; and
- d. Supporting proposals for mineral extraction within the County Borough which contribute towards maintaining an adequate supply of minerals in sustainable locations including the delivery of high-quality restoration and aftercare programmes which enhance and provide linkages with the natural environment.

Policy MW1: Minerals Safeguarding

Non-mineral development within Mineral Safeguarding Areas as defined on the proposals map will only be permitted where it can be demonstrated that:

- i. The mineral underlying the site does not merit extraction, or
- ii. The need for the non-mineral development outweighs the need to protect the resource, or
- iii. The mineral can be satisfactorily extracted prior to the non-mineral development, or
- iv. The development is of a temporary nature or can be removed within the timescales within which the mineral is likely to be needed, and
- v. Essential infrastructure that supports the supply of minerals would not be compromised or would be provided elsewhere.

All applications for development in these areas shall be supported by a Mineral Safeguarding Assessment.

Proposals for non-mineral development on allocated sites of 4ha or more and which are underlain by Category 1 sand and gravel shall be supported by a Prior Extraction Assessment

- 6.5 Policy MW3 It is considered that the current proposal is consistent with these policy objectives.

Policy MW3: Sustainable Supply of Minerals

Areas where proposals for mineral extraction are unlikely to be acceptable are identified on the Proposals Map as Extraction Exclusion Areas.

Proposals for mineral extraction outside the Extraction Exclusion Areas, will be supported where they are necessary to enable the local authority to meet a need identified at the regional level, or the needs of the industry concerned provided it can be demonstrated that:

- i. There would be no unacceptable impact on the highway taking into account the proposed access and routes to be used for transportation,
- ii. Noise levels would not have an adverse impact on sensitive receptors,
- iii. Air quality would not be adversely affected by dust, smoke or fumes,
- iv. Satisfactory provision can be made for the management of any mineral wastes which would be generated by the proposal,
- v. Where blasting is proposed, vibration would be within acceptable limits at nearby sensitive receptors,
- vi. There would be no adverse impact on water resources, either through pollution of surface or groundwater or by increasing the risk of flooding,
- vii. There would be no significant adverse visual impact on areas of landscape importance,
- viii. Any adverse visual impacts can be satisfactorily mitigated through the use of landscaping both during the development and following completion of the development,
- ix. The proposal would not compromise adjacent land through instability, and
- x. Satisfactory restoration and after-use is proposed; Proposals for mineral extraction within the Extraction Exclusion Areas will only be supported where:
 - i. It can be demonstrated that no suitable sites exist outside the Exclusion Areas, taking into account the distribution of the mineral concerned and the needs for the development in terms of regional supply, or
 - ii. Prior extraction is required, in accordance with Policy MW1: Minerals Safeguarding.Such proposals will be considered in accordance with criteria i-x identified above.

PART 2 - PLANNING STATEMENT

7.0 DESIGN AND ACCESS STATEMENT

The Site and It's Surroundings

- 7.1 The site is approximately 0.94 hectares (2.33 acres) and is an irregular shape. It consists of one parcel of land to the north of Bower Road on the north eastern edge of Acrefair.
- 7.2 The site has a slight gradient in a xx direction and is bound by a tree and hedgerow along the boundary which will be unaffected by the proposed development.
- 7.3 The site could be described as scrubland.
- 7.4 The site is bordered by residential development to the South east and open countryside to the north, west and south beyond Bower Road. There is a dwelling which is located to the south of the site.
- 7.5 The site is located on the north western edge of Acrefair. Acrefair is a village in Wrexham with a range of local facilities and services.

Design Solutions

- 7.6 The proposed development will take full advantage of the existing characteristics of the surrounding area and the site itself.

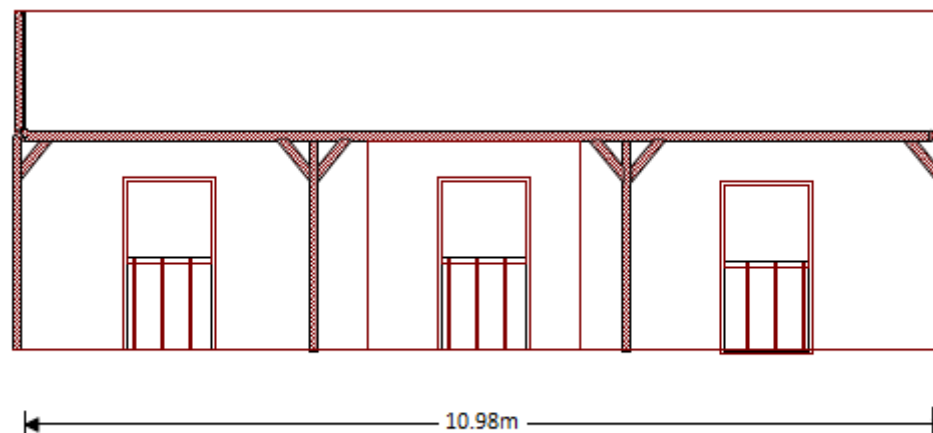
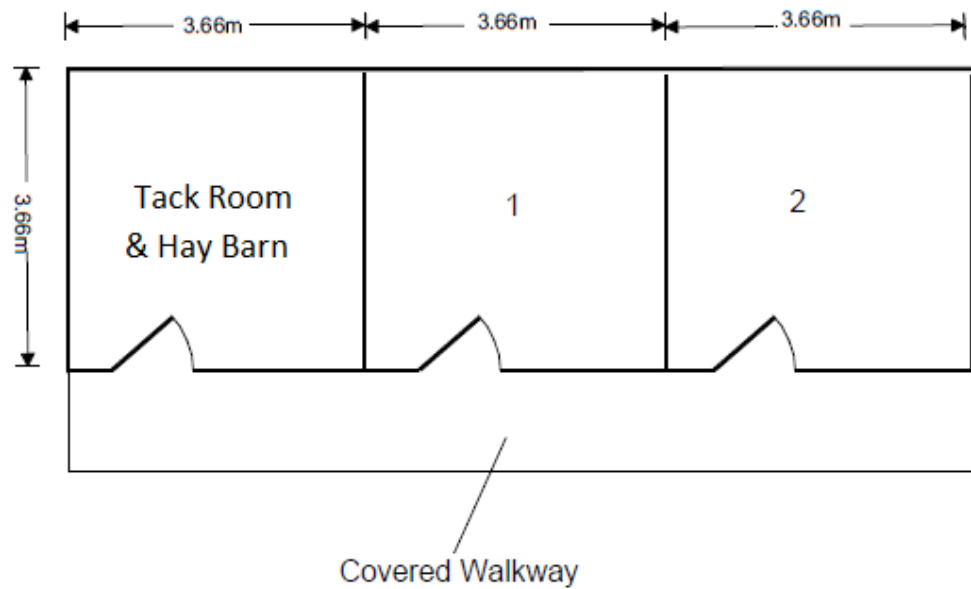
Use and Amount

- 7.7 The proposed development will consist of 2 sets of stables that will allow for the accommodation of 4 horses in total. Therefore totalling 4 horses will be housed on site.
- 7.8 Each stable block will include tack room to allow for the storage of essential supplies such as food, grooming supplies and bedding for the horses.
- 7.9 The remainder of the site will be shorn grass allowing the horses to graze and exercise throughout the site.

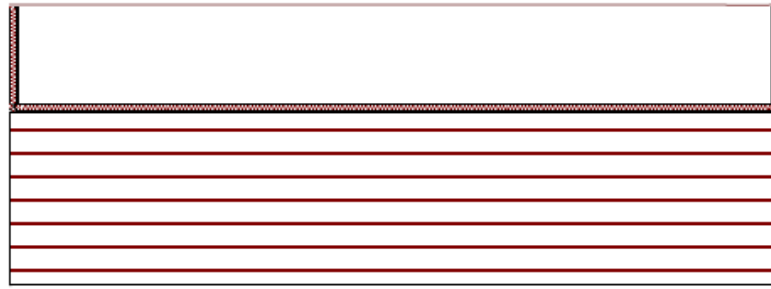
Layout, Scale and Appearance

- 7.10 Th sets of stables will be constructed on the site and will be positioned, one in the north of the site and one in the southern half of the site.
- 7.11 A fence will be erected centrally across the site, creating two separate paddocks.

- 7.12 A small parking area will be created adjacent to the entrance to the site for visitors to the site to park cars/ horse boxes whilst visiting.
- 7.13 Each stable set will have the floor plan as set out below. 2 stables and a tack room to house essential supplies.



Front Elevation



Rear Elevation

- 7.14 The stables will be traditional in appearance and constructed of wood and brick to ensure stability. They will be positioned on a concrete pad base.
- 7.15 This style of stable block would consist of two 3.6m stables and 3.6m tack room on a concrete base. The roof is black Onduline with galvanised ridge, clear roof sheets could be incorporated to allow additional light into each stable. The overhang has been extended to 1.22m to provide additional protection from the elements. An image showing a stable similar to that which is proposed is included below.



Access

- 7.16 The access to the site will be located on the south western boundary of the site. There is an existing access in that location currently, however, as part of the

proposed development, the access arrangements will be improved. Please see the access design drawings which accompany the application.

Landscaping and Boundary Treatment

7. 17 The proposed development will retain the existing natural vegetation where possible. The site is naturally screened and the stable buildings will not be visible from Bowers Road.

PART 3 – PLANNING ASSESSMENT

8.0 PLANNING ASSESSMENT AND PRINCIPLES OF THE DEVELOPMENT

- 8.1 The proposed development for 2 x 2 sets of stables is appropriate for the site given its location outside of the settlement boundary.
- 8.2 The site is currently not in any active use and being used from time to time for informal grazing of livestock.. The proposed development would provide an active and appropriate use in a sustainable location.
- 8.3 The proposed development confirms with both national and local policy and there are no material considerations why the site and the proposed development should not be considered positively.

PART 4 – SUMMARY & CONCLUSION

9.0 SUMMARY AND CONCLUSION

- 9.1 The proposed change of use accords with national and local planning policy and is considered appropriate for this location.
- 9.2 The proposed stable buildings will be unobtrusive and constructed largely from natural materials so that they will blend into the landscape.
- 9.3 Appropriate measures are being taken to improve the existing access to ensure vehicles entering and leaving the site can do so safely. This requires relatively modest improvements which will soon blend into the natural environment.