

PLANNING DESIGN ACCESS STATEMENT

PLANNING, DESIGN & ACCESS STATEMENT

**OLD SCHOOL HOUSE FARM
OVERTON
RUABON
WREXHAM
LL14 6HN**

**GRID REFERENCE:
SJ 32423 43321**

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This statement has been prepared in accordance with the guidance provided in: Welsh Government Technical Advice Note (TAN) 12: Design 2016.

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1. OVERVIEW

Introduction

- 1.1. Carter Jonas have been instructed by to prepare this statement in order to accompany '***A full planning application for the development of equestrian facilities including stable building, manège, horse walker, muck heap and associated hardstanding.***' This statement extends to the site outlined in the accompanying site location plan.
- 1.2. Carter Jonas is a national firm of chartered surveyors, town planners and property consultants established in 1855 with 35 offices nationwide. Carter Jonas aims to bring together the strengths of experience in every aspect of property together with a forward-looking approach. Openness and close co-operation are an essential part of achieving our aims and we look to work closely with interested parties in order to ensure the best possible outcome. Carter Jonas has created a comprehensive network of specialist regional teams, each with the full range of knowledge and experience in its field.

Location and Description

- 1.3. Old School House Farm is located circa 2km east of Ruabon, 6.5km south of Wrexham and are within the County of Wrexham. The National Grid Reference for the site is SJ 32423 43321 (see Location Plan).
- 1.4. The application site extends to circa 0.6ha and forms part of Old School House Farm which has traditionally been utilised for equine use.

The Proposed Development

- 1.5. The proposal is to provide equestrian facilities including a stable building, ménage, horse walker, muck heap and associated hardstanding.

- 1.6. The proposal will accommodate 10 horses, 5 of which will be the applicants whilst the remaining 5 will form part of a small scale livery business. The proposal will generate rural employment by way of one full time groom plus one part-time stable hand.
- 1.7. There will be minimal daily traffic movement from the site as the groom will live on site. The horses will be kept under full livery and therefore the owners will only visit the site to ride them (which is often only at weekends).

2. PLANNING CONSIDERATIONS

Planning Policy – National Guidance

Planning Policy Wales (Edition 9, 2016)

- 2.1. Chapter 4** states that one of the priorities for rural areas is to secure a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside.
- 2.2. Chapter 4.6.4** goes on to state that the countryside is a dynamic and multi-purpose resource. In line with sustainability principles, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological and agricultural value and for its landscape and natural resources, balancing the need to conserve these attributes against the economic, social and recreational needs of local communities and visitors.
- 2.3. Chapter 7.6.5** states that Local Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

Technical Advice Note 12 (2016)

- 2.4.** The proposal is compliant with **TAN 12** as it aims to complement and where possible enhance the character of the surrounding area. The design, layout, size, scale, mass and materials are compatible with the capacity and character of the site and the locality within which it is located. The proposal is not unduly prominent in the landscape and it will not significantly harm the amenity of the neighbouring areas. The proposal reflects good sustainable design and it uses materials that are sympathetic to the area. The proposal will enhance the immediate setting of the site and it will not result in the loss of landscape features nor will it damage any important open space or public view. The proposal will utilise the existing access and this will not harm the locality or the amenities enjoyed

by the occupants of nearby or proposed properties. The proposal offers adequate provision of car parking and on-site turning areas with no traffic implications regarding increased movements on the local road network. The proposal will not have an unacceptable adverse impact, through increased resource use, discharges or emissions, on public health, surface and ground water (quality, quantity or ecology) or on air quality. Furthermore, the proposal will not cause significant harm to the environment or to neighbouring amenities by way of noise, light, dust, odour, vibration, hazardous materials or waste production. Neither will the proposal have an unacceptable adverse impact on the quiet enjoyment of the area by the public.

Planning Policy – Local Guidance

Wrexham Unitary Development Plan

2.5. Referring to the Wrexham UDP, there is no specific policy which relates to the proposal. It is however considered that the proposal is in accordance with the following relevant key policy:

2.6. Policy GDP1 states that: *‘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.'

3. DESIGN STATEMENT

Introduction

- 3.1.** The proposal aims to enhance the local character through incorporating traditional design features for the area. In accordance with Technical Advice Note 12: Design (TAN 12), this Design and Access statement will appraise matters including building materials, local architecture, historic quality, plan forms, and locally distinctive features and traditions. This contextual appraisal of the proposal will be detailed below.

Environmental sustainability

- 3.2.** The proposal will be constructed to modern standards. It will minimise the demand for energy by being as thermally efficient as possible.
- 3.3.** The proposal has been designed to integrate with the existing landscape and context of the site. The pattern, grain, appearance and colours of the proposal aim to sustain the rural character.
- 3.4.** The proposal will make the most efficient use of water by incorporating rainwater harvesting and demand management where appropriate.
- 3.5.** The construction team will consider waste management, including the provision of appropriate facilities for sorting, storing and recycling waste. The construction team will also be mindful of sustainable building standards and will look to incorporate recognised and quality assured standards to demonstrate that environmentally sustainable design solutions have been incorporated into the development.
- 3.6.** With respect to biodiversity and local environment, an Ecological Impact Assessment was undertaken as part of this application to assess the impact of the proposed development.
- 3.7.** Overall, it was considered that the proposal would not have a detrimental impact and could provide for ecological enhancements as part of the permitted landscaping scheme if certain mitigation measures were incorporated.

Movement to, from and within the development

- 3.8.** The Site is within cycling distance of Ruabon which benefits from a number of Bus Services between Wrexham and Oswestry including the TrawsCymru T3 2/2A/2C/5. Ruabon also benefits from a train station with regular links to Chester, Shrewsbury and beyond.
- 3.9.** It is proposed that car parking for 5 spaces and one horse lorry is provided within the hardstanding area. This area is relatively flat and well screened by the existing house and surrounding hedges.
- 3.10.** In terms of highways capacity, it is not considered that the traffic flow will be in excess of that permitted under the existing use and therefore the proposal will not lead to a negative impact.

Character – Appearance

- 3.11.** The buildings are not listed nor do they lie within the curtilage of a listed building. They are not near any archaeological assets nor are they within a Conservation Area.
- 3.12.** The proposal will reflect the local vernacular style, ensuring that the proposal maintains and enriches the character of the area.

Character - Amount, Layout, Scale and Mass

- 3.13.** In terms of scale, the external floor area of the proposed stable is 477sqm (18m x 26.5m). The menage equates to 30m x 45m (1350sqm) and the horse walker is 147sqm (diameter 13.7m).
- 3.14.** The proposal enhances and sustains local character. It promotes a high quality, legible development with a successful relationship between public and private space. The design of the proposal responds to the context of the local landscape, culture, form and scale.
- 3.15.** The amount of development is reflected in the context of the existing site and the proposed structures have been designed and located to minimise visual impact. The proposal provides for the efficient use of land whilst safeguarding quality of life.
- 3.16.** The layout of the proposal integrates with its surrounding environment and its position respects the layout of the existing yard.
- 3.17.** The scale of the proposal is considered appropriate for the surrounding environment. The mass of the proposal allows for privacy and the infiltration of sun light, leading to passive gain.

Character - Landscaping

- 3.18.** The proposal will appear fully integrated within the existing landscape with a harmonious palette.
- 3.19.** The buildings and parking area will be subtly illuminated with PIR directional low impact lighting.

Context – Physical

- 3.20.** It is not considered that the proposal will have a detrimental impact upon the surrounding area. The proposal will blend into the backdrop and will therefore not have a negative impact on the surrounding environment.

Context – Social

- 3.21.** The proposal will not have a negative impact.

Context – Economic

- 3.22.** The proposal will create economic advantages to the local area including employment (1 x Full Time plus 1 x Part-Time) and the use of local services including stationary supplies, eateries and food stores.

Community Safety

- 3.23.** The proposal will provide for a high-quality development that will partially be visible from the public realm. The proposal will have no negative impact upon community safety and it will create a safe and secure environment within its boundary. The proposal will also provide for a sense of ownership and responsibility for all parts of the development, meaning that the site will be well maintained and so should not attract anti-social behaviour.

Access

- 3.24.** There will be no alteration to the existing access point.
- 3.25.** Inclusive Access – The proposal will ensure safe inclusive pedestrian links, access for all whilst ensuring safety and the provision of off street private parking.

Justification

- 3.26.** The Proposal as a whole is essential to the running of the business enterprise. The support of this business will provide employment for 1 x full time groom plus 1 x part time stable hand. It must also be noted that in addition to direct employees, the proposal will support a number of other rural business's including the veterinary practice, feed suppliers, farriers and horse equipment suppliers.
- 3.27.** The proposed manège is essential to the operation of the business enterprise. The facility will enable the horses to be exercised all year round and avoid the related injuries including strains and injuries on the horse's joints caused by soft ground and swelling and tendon damage that occurs on hard ground. The manège will mitigate against such health risks and will therefore improve the conditions for the horses.
- 3.28.** The equestrian building and manège are in close proximity to allow for several benefits including improved welfare conditions for the horses, improved logistics whereby the tack, feed and hay and so on will be stored under one roof, greater security and an altogether tidier site as everything will be stored under one roof and the muck heap will be located adjacent to this.