McCORMICK
ARCHITECTURE

OUTLINE PLANNING APPLICATION FOR 9 DWELLINGS ON LAND AT TUPA PENLEY HALL DRIVE PENLEY WREXHAM LL13 0LU

ON BEHALF OF

MR. K. BARKER & MRS T. WILSON

DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

The purpose of this Design and Access Statement is to provide information in relation to the Outline Planning Application, including the brief and reasons for the extent of development contained within the application.

2.0 EXISTING SITE AND BUILDINGS

2.1 This brownfield site in Penley, to the north of A539 and along Penley Hall Drive, as indicated on location plan drawing 4184/1/A(050)07 Revision C.

2.2 The site is part of the No3 Polish Hospital (former WWII No129 US Army Station Hospital) where some buildings still stand. These remaining buildings formed only part of the Polish hospital on the Penley Hall land, together with 9No buildings on the field to the east of the site (within applicants ownership), and a further 10No buildings (part of a cluster of 21No buildings) on the same field to the south east.

2.3 Approximately 29% of the Application Site area is covered by impervious surfaces. The remaining buildings footprint amount to approx. 611m². A tarmac tennis court is approx. 600m². Part of the concrete emergency car park is visible, which from historical information extended to approx. 1,070m², as indicated on block plan drawing 4184/1/A(050)08 Revision C. *See Fig. 1 and 2, Appendix A for images*

2.4 The main buildings which still stand are of brick construction with asbestos cement sheet pitched roofs. Whilst the smaller buildings are metal framed with asbestos cement sheet pitched roofs. All are in varying states of disrepair, and vary from average to poor in condition. The brick buildings are the least affected, though damaged asbestos roof sheets are evident throughout. *See Fig. 1 to 8, Appendix A*

2.5 The Application Site area extends to approximately 0.981 hectares (2.424 acres), and the total ownership area is approximately 5.173 hectares (12.782 acres).

2.6 There is a shared drive access off Penley Hall Drive, which is within the applicants ownership. The applicants also have right of access along Penley Hall Drive.

2.7 The Application Site is private land with no public access.

2.8 The site is relatively flat, see existing site plan with topo drawing reference 4184/1/A(050)09 Revision C, which is based on topographical drawing from TriCAD Solutions Ltd and Trees Solutions Preliminary Tree Constraints Plan.

2.9 There is a historic moat, adjacent the sewerage works, approx. 210m to the north of the Application Site, which is the only designated heritage asset within 250m. Old Tithe maps suggest that there was a second moat to the south east of the Application Site. Within approx. 40m to the north are the remains of the former Penley Hall, together with the Butlers' Cottage which is now used as a store/billiard room.

3.0 BRIEF

3.1 The Brief was to submit an Outline Planning application for 9 dwellings on part of the former Polish Hospital/WWII site. The proposed dwellings footprint to equal that of the current buildings and tennis court, in order to minimise the impact of the development.

4.0 PLANNING STATUS

4.1 This is an Outline Planning Application for 9 dwellings.

4.2 It is a brownfield site in a tier 3 settlement which is adjacent existing dwellings and residential developments.

4.3 A Call for Sites submission was made by Mrs T. Wilson for Land at Tupa, Penley, for a larger 1.15 ha site, in 2013. (Candidate Site ref PENL05CS)

4.4 The draft Wrexham Local Development Plan 2013 – 2028 Site Register Comments and Officer Responses (KPD14a) confirmed the following Officer responses to Consultation Representations in relation to Candidate Site ref PENL05CS:

Consultation Representations: PENL05CS Penley Tupa, Penley Hall Drive, Penley
ID 972746 Include in LDP; Support. Summary; Supports the proposed site for housing.
ID 974676 Include in LDP; Support. Summary; If further housing is required in Penley it should be located on brownfield sites such as this.
ID 977902 Include in LDP; Support. Summary; Supports the site if housing is essential in Penley.
ID 980039 Include in LDP; Neutral. Summary; Overlies a possible moated site and may require pre-planning evaluation

Officer responses: Comments noted. Fails stage 1 of the Candidate Site Assessment process (Landscape, trees, ecology) and is not therefore proposed to be allocated in the LDP.

4.5 The Preferred Strategy 2016 Site Register dated February 2016, confirmed the following in relation to Candidate Site ref PENL05CS:

Site Ref: *PENL05CS*
Site Address: *Tupa, Penley Hall Drive, Penley*
Settlement: *Penley*
Community: *Maelor South*
Ward: *Overton*
Size Ha: *1*
Greenfield: *No*
Brownfield: *Yes*
Settlement Hierarchy Tiers: *3*
With Planning Permission as of 1st April 2015: *N/A*
Current Use: *Derelict Storage*
Proposed Use: *Residential*
Small Sites: *No*

Large Sites: *Yes*
Comments: *The site complies with the Council's Preferred Strategy, however there are site constraints that are unlikely to be overcome to allow the site to be developed.*

4.6 The draft Wrexham Local Development Plan 2013 – 2028 Site Register (KPD07a) confirmed the following updated comments in relation to Candidate Site ref PENL05CS:

Comments: Fails stage 1 of the Candidate Site Assessment process (Landscape, trees, ecology) and is not therefore proposed to be allocated in the LDP.

Site has permission for residential development and is almost complete.

4.7 An email response dated 29th March 2016 was received by the applicant from Laura Goring Wrexham CBC Conservation Officer, following attendance at a LDP Preferred Strategy drop-in event on Thursday 24th March 2016. Response given as follows:

As requested please find below the summary comments relating to the site reference - PENL05CS, Tupa, Penley Hall Drive, Penley:

Greenfield site outside but on the edge of the settlement limit of Penley. Grade 3 agricultural land but this has not been confirmed by site survey. The site is also within the current SLA and is developing woodland, with mature TPO oak trees present on the site. Access to the site is likely to achievable to support development on this site through an existing access off Penley Hall Drive which is located off the main A539. The Morris Homes development on the site next door will have to construct this road to an adoptable standard, until this is done, additional development could not be supported on this site. Secondary education would need additional accommodation if the site was to be developed. There are no mineral constraints associated with this site. From a landscape perspective, there is little room for development beyond the footprint of the existing hall. Whilst the site accords with the search sequence for site allocation being on the edge of an existing settlement limit, there are significant tree constraints that would preclude allocation and the site should not therefore be assessed any further.

4.8 Comments received from Terry Stevens WCBC Policy Officer by email dated 7th February 2018 were: *"On a general point I should explain that compliance with the Plan's strategy does not necessarily mean the site will be allocated. It does mean that generally the site is located in a settlement which the Plan considers suitable for some new development (as identified in the Plan's settlement hierarchy). There may be a number of such sites in a specific settlement however and the decision on which site(s) to allocate can take into account a range of issues.*

Land at Penley; Application Site PENL05CS
The constraints referenced can be summarised as follows:
Our arboricultural officer has commented :The site contains developing woodland and large mature oak trees which are protected by TPO. I cannot see how the site can be developed and high amenity trees developed, therefore I object to the inclusion of this site in the LDP.
There is also a landscape objection, as follows:

The site contains dense tree cover associated with the former garden at Penley Hall. The rest of the parkland has been lost to wartime hospital, industrial development and housing. The tree resource within the site is likely to be both significant as a relic of the hall and as mature specimens in their own right. Beyond a development within the footprint of the existing hall it is unlikely that the site has capacity for any additional development.
Recommendation: Delete site from further consideration.
Our ecologist has commented: 'This site is in an area of high great crested newt density. There have been on-going issues with the adjacent Morris Homes site where inadequate mitigation was put in place. I would therefore object to further development in this area until a significant mitigation package was put in place'."

4.9 Another site in Penley which was put forward for the LDP, which was unsuccessful as it was classed as a "small site", was Candidate Site ref PENL03CS (Land at Ellesmere, Penley). However, a subsequent Outline Planning Permission (P/2017/0270) was obtained in July 2017 for 5 dwellings on this greenfield site outside the settlement boundary.

4.10 A site in Penley which was put forward for the LDP, which was successful and has been included in the Draft Deposit Plan, was Candidate Site ref PENL01CS (Land at The Grange, Penley). An Outline Planning Permission (P/2015/0405) was obtained in April 2016 for 9 dwellings on part of this greenfield site outside the settlement boundary.

4.11 Following a pre-application enquiry (for a larger site) by Smith and Love Planning Consultants, comments were received from Sharon Holman WCBC Planning Officer in a letter dated 25th January 2017, extracts relevant to the Application Site are:

"Policy
The site lies outside of the settlement boundary of Penley as defined in the adopted UDP and as such residential development would be contrary to UDP Policy PS1. The proposals do not accord with any of the circumstances set out in UDP Policy H5 that permit small scale residential development on sites outside of settlement limits (conversion of an existing building, replacement dwelling, In-filling or key workers dwelling). Accordingly the proposed development would be contrary to this Policy. Residential development of the site would therefore represent a departure from current adopted local policy.

Notwithstanding the above, Wrexham County Borough Council does not currently have a 5 year housing land supply as required by paragraph 9.2.3 of Planning Policy Wales (PPW) and the site could potentially make a contribution towards increasing housing land supply.

However this is dependent upon it being demonstrated that the site is free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development. Justification for the release of the site in line with paragraph 9.2.9 of PPW would also be required.

Whilst the land supply issue is a material consideration, there are a number of other significant constraints, issues and impacts that will need further detailed consideration.

Planning Policy Wales (PPW) includes a ***presumption in favour of sustainable development.*** *In broad terms development should be located in order to achieve a sustainable development pattern, and development should:*
- be well connected to transport infrastructure including sustainable travel options;
- provide a range of retail and community services;
- have a range of employment opportunities;
- be well serviced by existing infrastructure; and
- co-locate housing and employment.

There is access to jobs, shops, local services and facilities etc., and the site is as accessible as those within the adjacent settlement. Within a 1 km distance there is access to shops, school and employment. There is a bus stop within walking distance which provides a frequent direct service to Wrexham Town in order to gain further access to jobs, dentist, doctors, hospitals, larger entertainment and retail facilities etc. and the site is considered to be in a sustainable location.

Special Landscape Area
The site is located within Special Landscape Area (SLA). Policy EC5 states that development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential development by utility providers, will be strictly controlled. The development will result in an undesirable into the countryside surrounding Penley and will therefore harm the SLA conflicting with Policy EC5 of the UDP.

Highways
The development site is located off Penley Hall Drive which is an unadopted, residential estate road subject to a 30mph speed limit. Penley Hall Drive provides access to the former Penley Hospital site (now Morris Homes) but remains unadopted whilst development continues at the site. The developer (Morris Homes) is still required to provide an emergency access / footway – cycleway link form the site onto the A539 and complete the s.278 highway improvement works at the site access along the A539 as part of the existing planning consent.

Although I would have no objections to the proposed development on highway safety grounds in principle, I would recommend that no permission is granted until the existing development site is completed, existing access road is adopted and the highway improvement works at the access on the A539 are completed.

Any proposed access roads serving the development site shall be constructed to adoptable standards including the provision of adequate turning facilities. Parking provision at the development site shall comply with LPGN 16 requirements. The Applicant will need to demonstrate that they have control of the land between the development site and the proposed internal estate road currently maintained by Morris Homes in order to form a suitable access.

Adequate visibility in accordance with Manual for Streets will need to be provided for any proposed internal access road onto the existing internal estate road currently maintained by Morris Homes.

Developer Contributions
I have sought advice from the Council's Strategic Assets Manager regarding the current situation relating to education contributions in the locality. I am advised that there are deficits at both Penley Primary and Secondary Schools. The Council would expect contributions to be made in line with policy GDP2 of the UDP and LPGN 27.

Should housing numbers exceed 24 no. the Council would expect 25% of the total number of units proposed to be affordable units to include a mixture of social rented, intermediate rented and shared equity units. You are advised to liaise with the Council's Affordable Housing Officer Maureen Lee (maureen.lee@wrexham.gov.uk or 01978 315574) to ensure any formal proposals adequately take account of local housing needs.

Any proposed site layout should demonstrate the provision of POS in accordance with UDP Policy CLF5 and the requirements set out in LPGN No. 10. There is an identified shortfall of open space and equipped play areas generally in Penley. The Council would actively seek for on-site provision or enter in to negotiations for contributions to off-site provision in the Penley Community.

Trees
There are substantial tree constraints on and adjacent to the site with individual trees of high amenity value subject to TPO WMBC 20 located throughout the site along with a linear woodland belt providing significant benefits regarding wildlife habitat, visual amenity, biodiversity and connectivity to adjacent broadleaf copse. The site should be surveyed in accordance with BS5837:2012 to include an Arboricultural Impact Assessment within the same document to assist as a design tool in forming any layout. The Tree Survey and AIA should accompany any formal planning application.

Ecology
A full ecological survey of the site would be required as part of any formal planning application. The site is located adjacent to an ancient woodland wildlife site W408. It is in an area of exceptional great crested newt populations. The pond on site has a recorded presence; any formal application must be accompanied by a long-term managed and funded mitigation scheme.

Historical Significance
The site is on the edge of the Village of Penley and occupies part of the former Penley Hall Site. The hall has been demolished however there is evidence of this site being historic in character with a moated site, its historical significance recognised through its scheduling, located to the north and through the many mature trees that populate the site. The most recent hall was of late 18th/early 19th century, the former stables being the most significant element of this phase of built development remaining. Whilst there are no designated heritage assets on the site, the trees, ponds and moat contribute significantly to the landscape character of this site and additional built development would have a significant impact upon this. There may also be archaeological potential and I advise that you should contact Clwyd Powys Archaeological Trust (CPAT) for further guidance.

Flood Risk
The site is located within DAM zone A as defined within TAN15. There is a watercourse that borders the east of the site. It may be that there is a risk of flooding associated with this watercourse that has not been identified on flood risk modelling undertaken by Natural Resources Wales (NRW) and an assessment should be carried out to identify the extent of any associated flooding. An outline drainage strategy should also be commissioned to accompany any formal planning application to demonstrate that a feasible scheme for the management of surface waters generated by new impermeable surfaces exists. Guidance on this can be found at the following: http://www.wrexham.gov.uk/assets/pdfs/planning/info_sheets/management_of_surface_water_generated_from_new_dev_e.pdf

Conclusion
Although there is a need to increase the supply of housing land in the County Borough, there are a number of significant policy and site constraints, issues and potential impacts that apply to this site which I consider outweigh this need. Although it is noted that part of the site is brownfield land, the current built form of the site is low density and the proposed development for housing would represent a visual intrusion into the countryside and be out of character with the locality. The intensification of the built form would impact upon the character and appearance of the countryside and SLA contrary to UDP Polices PS2, EC5 and GDP1. It is therefore my opinion that should an application for planning permission be presented it would not be supported.

The advice is based on the planning policies, guidance and circumstances that apply at the time of this response. You should also note that the above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application."

DESIGN

5.0 PROPOSED USE

5.1 The proposed use is residential, refer to drawing 4184/1/A(100)05 revision E for indicative site plan.

6.0 ENVIRONMENTAL SUSTAINABILITY

6.1 The brownfield site is in a sustainable location adjacent to existing houses and residential developments.

6.2 The site is also in a sustainable location due to its proximity to a shop, local businesses (employment), schools. There are bus stops (opposite Maelor school) for route 146 buses which run to Whitchurch (east bound) and Wrexham (west bound) via Overton, where there is a doctors surgery (Overton Medical Practice), chemist (Overton Pharmacy), post office and further shops. Adequate links provide the opportunity to reduce reliance on private car use and for a significant number of trips to be made either on foot or by cycle.

6.3 The new dwellings will be built in accordance with the Building Regulations in Wales current at the time of construction.

6.4 Biodiversity: see Ecologist reports

6.4.1 An Extended Phase 1 Habitat Survey and Ecological Impact Assessment report reference 0968/Tupa OA Report-V1 dated May 2018 undertaken by Ecological Design Consultant (EDC) is submitted in support of this Outline Planning Application.

6.4.2 A Great Crested Newt Mitigation area is proposed on the field to the east of the site within the applicants ownership. Refer to Above Zero Landscape Strategy and Parameters Plan drawing ref AZ023.010C (Figure 6.1) which shows extent of indicative Mitigation Layout as agreed with EDC. The mitigation (and wildlife) area has been located along the southern boundary of the field as this is directly adjacent the site and the grassland in this area has little species interest, unlike the northern part of the field where the grassland is more species diverse.

6.4.3 The mitigation proposed is on a 1 for 1 basis (1ha mitigation for 1ha of development), this is proposed on the adjoining field which is within the Applicants ownership.

6.4.4 The report concludes that "*No major adverse impacts have been identified from the proposed development of the site. In the case of the great Crested Newt, the development site is considered of importance however through the implementation of a mitigation scheme the impacts identified can be negated. Similarly the formation of an alternative roost on site will negate the loss of the existing bat roost, which presently has a limited life span due the material construction and that the roofing materials are considered to be a major health and safety hazard publicly.*

The development of a long term management strategy will ensure that the long term site safeguard of the proposed wildlife mitigation area is secured in the long term, as opposed to the existing habitats which are no longer managed, and that the existing buildings are degrading with no secure future presently.

It is therefore the surveyor's opinion that the identified impacts by any proposed allocation of the site for development can be negated and that the habitat mitigation proposals would be considered to be beneficial with increased species diversity, negating any identified impacts and are unlikely to have no long term impact on the favourable conservation status of locally recorded protected species, or their ecological functionality if the works are carried out in accordance with the recommendations given within this report and the landscape strategy."

6.5 Trees And Hedges

6.5.1 Tree Solutions have created the Tree Survey Schedules, Preliminary Tree Constraints Plan (drawing 01), Indicative Arboricultural Impact Assessment Plan (drawing 02) and Indicative Tree Protection Plan (drawing 03).have been created by Tree Solutions reference 18/AIA/WXM/220 dated August 2018 are submitted in support of this Outline Planning Application

6.5.2 The Tree Survey Schedules confirm the species and quality of the trees, either singularly or in groups. These Schedules also confirm the trees which are covered by TPO (WMBC No20 – 1985)

6.5.3 Proposed protection of the trees during any works, are contained within Tree Solutions report, see Preliminary Tree Protection Plan (drawing 03).

6.6 Building Design goals:

6.6.1 To reduce the overall height of the buildings and limit overshadowing, accommodation could be included within the roof.

6.6.2 Extended overhang to roofs could be utilised, which would help to protect the buildings from rain and provide summer shading.

6.6.3 Construction could include highly insulated masonry walls and concrete floors which will create thermal mass and store heat within the structure for release when the buildings room temperature drop.

6.7 Solar Energy Features; Solar energy may be required to achieve satisfactory SAP calculations in relation to future building regulations application for the proposed dwelling.

6.8 Cycle Storage; the details confirming adequate space for secure cycle storage is to be submitted as part of a Reserved Matters application once the houses have been designed.

6.9 Daylight; Maximum use of daylight is to be achieved in all main rooms to reduce the need for artificial lighting. Secondary rooms and circulation spaces should also be naturally lit wherever possible, and could include the use of rooflights or light tunnels. Final details to be confirmed as part of a Reserved Matters application.

6.10 Supplying And Using Energy And Water; Rainwater harvesting is proposed to enable rainwater to be used for garden and car washing as a minimum, and subject to space could be increased to provide ‘grey water’ to toilets and possibly to a washing machine. Final details to be confirmed as part of a Reserved Matters application.

MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT

7.1 The indicative proposals include the upgrading of a section of the shared vehicular and pedestrian access drive off Penley Hall Drive.

7.2 The site is relatively level, and will afford level access to the dwellings in line with Building Regulations Document M.

7.3 The gardens will also benefit from the general level nature of the site. Refer to item 19.5 for private gardens size.

7.4 The gardens and general space around the dwellings to accord with Wrexham CBC local planning guidance LPG21 (Space around Dwellings).

8.0 CHARACTER (INCLUDING AMOUNT, LAYOUT, SCALE AND APPEARANCE)

8.1 AMOUNT;

8.1.1 This outline planning application is for 9No dwellings on a site area of 0.981 hectares.

8.1.2 The density of the proposal is approximately 10 dwellings / hectare, which is appropriate for the location and the surrounding landscaping.

8.2 LAYOUT

8.2.1 As this is an Outline Planning application, the submitted layout is indicative and will be addressed in detail as part of a Reserved Matters application.

8.2.2 Car parking proposed;

- 3 car parking spaces for 3/4 bedroom houses
- 4 car parking spaces for 4/5 bedroom houses
- Garage spaces are not included within these figures.

The proposed parking is compliant with Local LPG16 Parking Standards: Final details to be confirmed as part of a Reserved Matters application.

8.3 SCALE

As this is an Outline Planning application, the designs of the houses are not included with the application. The scale of the new dwellings will be addressed in detail as part of a Reserved Matters application. It is anticipated that the new dwellings will be 2 storey, possibly with rooms in the roof. It will therefore sit comfortably within the existing context and the recent adjacent developments.

The approximate plan sizes and heights for the proposed houses are in the table below, also indicated on the indicative site plan:

Type 1	**Minimum**	**Maximum**
Width (per unit)	9 metres	10 metres
Length	10 metres	10.5 metres
Height	7.8 metres	9.4 metres

Type 2	Minimum	Maximum
Width (per unit)	9.5 metres	10 metres
Length	8 metres	9 metres
Height	7.8 metres	9.4 metres

Type 3	Minimum	Maximum
Width (per unit)	8.5 metres	9 metres
Length	9.5 metres	10.5 metres
Height	7.8 metres	9.4 metres

Type 4	Minimum	Maximum
Width (per unit)	10 metres	10.5 metres
Length	9 metres	9.5 metres
Height	7.8 metres	9.4 metres

Type 5	Minimum	Maximum
Width (per unit)	8.5 metres	9.5 metres
Length	9 metres	10 metres
Height	7.8 metres	9.4 metres

8.4 APPEARANCE

8.4.1 As this is an Outline Planning application, the designs of the houses are not included with the application. The appearance of the dwellings will be addressed in detail as part of a Reserved Matters application

8.4.2 The materials proposed for the proposed dwellings are to compliment the materials found on the existing dwellings and nearby developments:

- pitched roofs with clay ridge tiles
- facing brick
- sub-cills to windows
- brick header courses over door and window openings

8.4.3 The proposed use of traditional materials and methods of construction will enable the new houses (allowing for natural weathering through time) to blend in with the surrounding properties

9.0 COMMUNITY SAFETY

9.1 As this is an Outline Planning application, the proposed layout is indicative and the designs of the houses are not included within the application. The community safety will be addressed in detail as part of a Reserved Matters application.

9.2 Consideration will be given to the following, where appropriate, in relation to Secure by Design as part of a Reserved Matters application:

- Parking areas to be overlooked unless on the dwelling plots
- All pedestrian routes to be overlooked.
- Dwellings to be designed with security in mind with secure rear gardens with 1.8m secure walling and fencing and 2.1m where boundaries adjoin public footpaths or public open space.
- Dwellings with all doors and ground floor windows meeting PAS 24 2012 or equivalent security standards
- All dwellings to have external service meters
- A suitable scheme for external lighting which provides for adequate lighting of vehicle routes, pedestrian routes and car parking areas
- All road access in residential areas are designed to ensure that maximum vehicle speeds are no more than 20mph

9.3 The proposed boundary walls/fences which offer screening are to be 1.8m high between the adjoining plots.

10.0 DEVELOPMENT APPRAISAL

10.1 The outline sketch proposal is for 9No dwellings on a brownfield site in a sustainable location. Keeping relevance of context as advocated in TAN 12 (A3.2) the impact of 9No additional dwellings adjoining other residential areas is minimal.

10.2 The Application Site is outside, but aligns the edge of the settlement boundary, it is within a Special Landscape Area (SLA). However, it is intended to limit the total housing footprint area to that of the footprint area of the current buildings and the tennis court, which amounts to 1,211m². This would therefore have minimal impact on green space within the SLA

10.3 The footprint area indicated on the sketch site plan is 1,078m², which less than the target footprint noted in item 10.2 above.

11.0 DESIGN APPRAISAL

11.1 The principals of the proposed residential site is detailed within this DAS report, the final layout and design are to LPA approval, and will be subject of a future Reserved Matters application.

11.2 The character of the proposed dwellings both in scale, appearance and selected materials are to LPA approval, and will be subject of a future Reserved Matters application.

12.0 FLOOD RISK AND OUTLINE DRAINAGE STRATEGY

12.1 The proposed site is located within DAM Zone A as defined within TAN15. There is a stream approximately 130m to the east of the site, which is set down in a "ravine" which is at least 4m deep which forms part of Penley Wood. Refer to sections 4.1 and 5.3 which relate to Flood Risk in Caulmert Drainage Strategy report reference 3588-CAU-XX-XX-RP-D-0300.S4.P3a Drainage Strategy dated 14 August 2018, submitted in support of this Outline Planning Application

12.2 Whilst there is historical evidence that mains drainage was on the site during its previous use as a Polish Hospital, these are now defunct. New foul water drains to connect into public sewer operated by DCWW located on Penley Hall Drive, MH ref SJ41407104, Refer to section 5.1 in Caulmert Drainage Strategy report

12.3 Surface water discharge to the public sewer system is not available, nor permitted. Rainwater outfall to a swale within the mitigation area to the east boundary of the Application Site. Refer to sections 3.0 and 5.2 which relate to Sustainable Surface Water Drainage in Caulmert Drainage Strategy report

12.4 Swales to be used with a reed bed filtration system prior to discharging into the ponds to ensure the quality of water in the wildlife/mitigation area. Refer to item 3.8.3 in Caulmert Drainage Strategy report

ACCESS

13.0 ACCESS POLICY/APPROACH

13.1 See details in section 7.0 *Movement to, from and within the development.*

13.2 The dwellings are to comply with current Document M Building Regulation requirements. Initial consideration to inclusive design as follows:

13.2.1 EXTERNAL

- The parking and access is generally level, but will include 1:12 and 1:15 ramps where required to gain access into the units via level platforms. Level platforms to have water run off gradients of 1:20.
- Contrasting materials at change of levels and adjacent outward opening doors/windows near footpaths.
- Guarding to edges where step exceeds 600mm.

13.2.2 NEW DWELLINGS

- Barrier free threshold to entrances.
- Entrance doors width suitable for wheelchair user.
- Internal doors width and corridor widths to be as Document M.
- Toilet facility on access storey as required under Document M.

13.3 LIFETIME HOMES

The dwellings would be suitable to accommodate features recommended in "Lifetime Homes" by the Joseph Rowntree Foundation:

- Sloping or level entrances
- Covered illuminated front doors
- Downstairs toilets
- Ground floor bedrooms (or room suitable for future conversion as a bedroom)
- Wider halls with suitably sized doorways

The above allow more flexible use of a home by those with severe mobility problems, i.e. broken leg, resident elderly relative, etc."

14.0 STATUTORY DEVELOPMENT PLAN POLICIES RELATING TO ACCESS

14.1 See details in section 7.0 *Movement to, from and within the development.*

15.0 SPECIFIC ACCESS ISSUES

15.1 See details in section 7.0 *Movement to, from and within the development.*

16.0 MAINTAINENANCE OF ACCESS TO THE DEVELOPMENT

16.1 Protection and maintenance of access will be by normal private residential means.

16.2 Reflect the principles of 'inclusive design'

16.2.1 The plots will afford level access in line with Building Regulations Document M, refer to sections above and section 7.0 of this DAS report.

16.2.2 The new dwellings future design to take into account elements of life-time living, for example:

- Level access from drives and garages for pedestrian access.
- Approved Building Regulations Document M entrances with an accessible ground floor toilet facility. Wider halls and suitably sized doorways at ground floor to allow ambulant disabled assisted movement
- Large open plan kitchens
- Ground floor bedrooms (or room suitable for future conversion as a bedroom) with an en suite bathroom or a shower room

GENERAL

17.0 PLANNING POLICY

17.1 The relevant policies in relation to this site are:

CLF5 Open space requirements from new residential developments
EC4 Hedgerows, Trees and Woodland
EC5 Special Landscape Area
EC6 Biodiversity Conservation
EC12 Development and flood risk
EC13 Surface Water Run-off
GDP1 Development objectives
H5 Housing in the countryside
PS1 Settlement limits
PS2 Development and the environment
PS3 Previously developed brownfield land
PS4 Settlement Pattern
T8 Parking

17.2 At a national policy level this application relates to:

- Planning Policy Wales Edition 9, February 2016
- Technical Advice Note TAN 1 : Joint Housing Land Availability Studies
- Technical Advice Note TAN 5 : Nature Conservation & Planning
- Technical Advice Note TAN 12 : Design
- Technical Advice Note TAN 18: Transport

17.3 Relevant Local Planning Guidance Notes:

The design of the development is to comply with the following Wrexham CBC local planning guidance:

LPG6 Access
LPG7 Landscape and Development
LPG10 Public Open Space in New Housing Development
LPG13 Housing in the Open Countryside
LPG16 Parking Standards
LPG17 Trees and Development
LPG21 Space around Dwellings
LPG24 Designing out Crime
LPG30 Residential Design Guide
LPG32 Biodiversity and Development

17.4 Policy PS3 - Previously developed brownfield land:

"Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality."

17.5 Brownfield sites in open countryside:

Under the emerging Wrexham Local Development Plan 2013-2028 Site Assessment Methodology (KBP4a) item 4.8, page 15, extract confirms the following:

"Where small sites are located in existing settlement limits, no action needs to be taken, as these sites can come forward for development at any time provided any site specific constraint issues can be overcome and the scheme complies with the relevant development management considerations. Similarly, the sites on brownfield land in the open countryside could come forward at any time under the same proviso as those within settlement……Those small sites on the edge of settlement, which are free of constraints, or where the constraints could be suitably mitigated will need to be assessed further to ascertain if a settlement extension would be feasible to facilitate small sites coming forward over the lifetime of the Plan, this is particularly important in smaller rural settlements and will be addressed further at the Deposit Stage."

18.0 HERITAGE

18.1 A Heritage Impact Statement report by Clwyd Powys Archaeological Trust reference CPAT1603 dated 30 July 2018 is submitted in support of this Outline Planning Application.

18.2 Former Penley Hall (Application Site); The Hall was a small rectangular Georgian mansion c. 1900 with the addition of a porch and bay windows. Hall was demolished in 1987. There are elements of the former Penley Hall which remain intact, which are the west wall (which forms the boundary wall with the Stables), and the cellar (which can be accessed via the visible stairwell). Refer to the Heritage Impact Statement for additional information.

18.3 Refer to the Heritage Impact Statement with regard to the following assets:

- Maelor Saesneg ponds 717, 720 and 721
- Penley Hall Gardens
- Penley Hall Hospital
- Penley Hall Moat
- Penley Hall Stables
- Penley Moat

18.4 The Heritage Impact Statement (item 7.1) concludes;

"The results from the assessment indicate that the archaeological potential of the Development Area is considered to be low. Although the Development Area lies within the postulated historic core of Penley, there is no evidence to suggest a nucleated medieval or later settlement, the core having been defined solely around the moated site and Penley Hall. The surviving hospital buildings were the subject of a programme of Level 2 Recording carried out as part of the assessment, which comprised a drawn and photographic survey of the complex"

18.5 The Heritage Impact Statement (item 7.2) concludes;

"The Second World War hospital buildings were in varying stages of dilapidation. Most had been stripped of fixtures and fittings since the end of the war and had been somewhat altered to suit their use for the Polish resettlement camp. It was noted that buildings in this area of the site were of a different type, and so possibly represented a separate construction phase to those elsewhere at the hospital."

19.0 HIGHWAYS

19.1 A Transport Statement undertaken by Highway Planning Services reference Penley Hall Transport Statement dated 30 July 2018 is submitted in support of this Outline Planning Application.

19.2 The Transport Statement concludes that *"The site is considered to be a suitable location for residential development, the provision of a residential travel plan would provide an opportunity to enhance the use of sustainable travel options."*

20.0 LANDSCAPE

20.1 The Application Site is a brownfield site located within a Special Landscape Area (SLA), which has derelict buildings in various states of disrepair, which themselves cause harm to the SLA and are an eye-sore to the new residential developments adjacent the Application Site.

20.2 A Landscape Visual Impact Appraisal by Above Zero reference 023-01 Vs4 (report and figures) dated 10 August 2018 is submitted in support of this Outline Planning Application.

20.3 Refer to Figure 6.1 for Landscape Strategy and Parameters Plan (drawing reference AZ023.01.10 Revision C), the principles of which have been incorporated within the indicative layout design.

20.4 Item 5.9 of the LVIA report states; *"The Landscape Strategy and Parameters Plan demonstrates that it is possible to introduce new development on site that improves the derelict character, retains a green setting and important landscape features. The proposals mitigate potential wider landscape effects through the provision of a wildlife area which reflects the character of the compartmentalised landscape and larger extended wooded gardens on the eastern edge of the village."*

21.0 ADDITIONAL INFORMATION

21.1 The indicative sketch layout shows that a suitable layout for a dwellings and attached/detached garages, together with adequate privacy distances, gardens, POS and means of access can be accommodated within the application area.

21.2 Public Open Space (POS) minimum provision required in policy CLF5 and as stated in LPG10 is 0.4 hectares per 50 dwellings, for all schemes of 10 dwellings or more. This equates to 80m² per dwelling. We understand that there is a shortfall of open space areas generally in Penley. In view of this, and as the site is only just under the threshold number of dwellings, onsite Public Open Space area is proposed, which is over 100m². The proposed POS area includes the 2 veteran oak trees (TPO), thus retaining them within the public domain.

21.3 Minimum proximity distances as required by LPG21, can be achieved. Generally, these distances are exceeded, see indicative sketch plan.

21.4 Private gardens in excess of the minimum provision, as required by LPG21, of 50m² per dwelling designed to accommodate 3 or more people can be achieved.

21.5 All proposed parking to be within the boundaries of each dwelling plot. Minimum turning space in excess of the minimum provision, as required by LPG21, can be achieved.

21.6 Under the emerging Wrexham Local Development Plan 2013 – 2028, the estimated population of Penley is to expand from 814 to 922 by 2028 (WCBC Open Space Audit & Assessment of Need Report March 2016). As the indicative sketch proposal shows 9No dwellings, if there were an average of 5 people/dwelling this would give an additional 45 people. 45No additional residents on this brownfield site would go a long way towards the expansion target number of 108 residents.

22.0 SUMMARY

22.1 In considering this application for 9 dwellings on the site, please note the following points:

- Brownfield site in sustainable location (see section 6.0 for supporting statements)
- Indicative sketch scheme indicates that 9No dwellings could be accommodated on the Application Site
- Density of approx. 10/hectare, which is appropriate for the area accommodating existing trees and the requirements of the Landscape Strategy Plan
- The orientation and space around the dwellings can achieve the requirements of the relative Local Planning Guidance notes
- Modes of transport other than use of the car are available nearby (bus)
- The site is within an area of other residential developments, both historical and new, which means that the main services are in place which can be utilised by this site

- The site will be accessed via the existing shared private drive off Penley Hall Drive which will be upgraded to adoptable standards

- It is proposed that the site is protected from GCN access during the works, refer to Ecologists report and assessment

- Planning Policy Wales includes a presumption in favour of sustainable development. The site is in a sustainable location in that it is passed by regular bus services between Whitchurch (east bound) and Wrexham (west bound). Adequate links provide the opportunity to reduce reliance on private car use and for a significant number of trips to be made either on foot or by cycle.

- Planning constraints; The proposals conflict with a number of UDP policies however as noted above; the lack of a 5 year land supply should be a material consideration in favour of the site being developed. Furthermore the development of the site would accord with the presumption in favour of sustainable development set out in Planning Policy Wales.

- Physical constraints; The proposed Application Site is relatively level thus making it a comparatively straight forward site to develop

- Ownership constraints; Applicants own the site, there are no ownership issues that would prevent the site from being developed

- Economic viability; Given recent new developments nearby, there are no apparent reasons that it would not be economically viable

- This is an Outline Planning Application which includes an indicative sketch site layout to demonstrate that an adequate layout could be achieved on the site. The final layout and designs of the dwellings to ensure satisfactory dwelling sizes and appearance, can be controlled by the LPA through future applications

- The indicative site layout shows that there is sufficient distance between the proposed dwellings, the site boundaries to ensure that no gardens of any adjacent dwellings are unduly overlooked. The development will therefore not unacceptably impact upon the standard of amenity afforded to the occupiers of existing dwellings by way of overlooking, loss of light or by being overbearing. In fact it will improve the aspect from the recent housing which lies directly opposite due to the dilapidated nature of the current site

- The indicative layout of the development also suggests that it will provide future occupiers of the proposed dwelling with adequate standards of amenity

- Public Open Space (POS) is to be accommodated on site, with the 2No veteran oak trees contained within the POS

- New foul water drains to connect into existing DCWW public sewer located in Penley Hall Drive, MH ref SJ41407104

- Surface water discharge to the public sewer system is not available, nor permitted. Rainwater outfall to discharge to a swale, reed bed filtration system and then to ponds within the mitigation area is proposed

- Minimal impact on the Special Landscape Area due to the Application Site being a brownfield site, and as it is intended that the new dwellings footprint area is to be less than the footprint area of the existing buildings and tennis courts area

- Great Crested Newt (GCN) mitigation is proposed on adjacent land within the applicants ownership, at a rate of 1ha mitigation for 1ha of development (refer to Ecologists report and assessment). The status of existing protected species (Great Crested Newts/ Lesser Horseshoe Bats/ Badgers) will be protected with the proposed mitigation

- During the LDP Consultation period the Candidate Site had 3 expressions of support for housing. Also had one neutral due to the fact that the site was possibly over a moat. Clwyd Powys Archaeological Trust have confirmed that the moat lies outside the proposed Application Site area

- This site did not progress beyond the first stage of the Candidate Site procedure due to perceived Arboricultural, Landscape and Ecological reasons, all of which have been addressed with this Outline Planning Application

- This Application Site accords with Objective 9b, where the policy promotes sustainable use of land which would include brownfield and remediation of land with contamination. *Document KPD11b Appendices A-I Sustainability Appraisal (*emerging Wrexham Local Development Plan 2013 – 2028*), page 130*

- In document KPD11b Appendices A-I Sustainability Appraisal *(*emerging Wrexham Local Development Plan 2013 – 2028*),* page 197 confirms that under Objective 9a; "Ecology - Mainly neutral impacts where mitigation and avoidance measures can be achieved on site." Due to the nature of the Application Site, it is not possible to achieve mitigation on the site itself, however it is proposed that the mitigation be located on the adjacent field within the same ownership

- This Outline Planning Application also addresses pre-application comments received, see 4.11, with regards to Highways, Heritage, FRA and Outline Drainage Strategy

22.2 We believe that on balance the development of this brownfield site is justified due to:

- The proposal is to provide additional homes on a brownfield site in a convenient and sustainable location
- Complies with the policy PS3, where previously developed brownfield land comprising derelict or underused land is developed in preference to the use of greenfield land
- Accords with the emerging policy that brownfield sites in open countryside can come forward at any time as those within settlement
- An acceptable form of development can be achieved which complies with the relevant LPGs
- Public Open Space (POS) provided and accommodated on site
- Protected Species Mitigation at a rate of 1ha mitigation for 1ha development is proposed on the adjacent field within the same ownership
- Minimal impact on the Special Landscape Area due to the proposal that the footprint of the new dwellings is to be less than the footprint area of the existing buildings and tennis courts area
- Minimal impact on the Special Landscape Area due to the existing tree screening that surrounds the site together with the proposed landscaping, see LVIA
- Improvement in views/aspects to and from the proposed site with the proposed landscaping as identified in the LVIA
- Heritage Impact Statement concludes that “the archaeological potential of the Development Area is considered to be low”
- Vehicular and Pedestrian access as required by the Transport Statement can be achieved
- Foul Water drainage to be connected into mains in Penley Hall Drive, whilst Surface Water will discharge to new swales and ponds in the proposed wildlife area
- An improved outlook from the recently completed housing adjacent rather than the current derelict storage units
- The proposed wildlife/mitigation area will not only safeguard the protected species on the site, it will also provide a public amenity which connects to Penley Wood, as identified in the LVIA

23.0 APPENDIX A; APPLICATION SITE PHOTOGRAPHS

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Fig. 1 Main brick building in south west corner of the Application Site

Fig. 2 Part of the concrete hardstanding of former emergency car park to the west side towards veteran oak trees

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Fig. 3 Part of the concrete hardstanding of former emergency car park to the west side from veteran oak trees, with the Morris Homes development behind

Fig. 4 East elevation of main brick building in south west corner of the Application Site

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Fig. 5 South elevation of main brick building in south west corner of the Application Site

Fig. 6 Internal view facing East in main brick building

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Fig. 7 Smaller brick building north east of the site, outside the Application area but within the Applicants ownership

Fig. 8 Metal clad framed building in the eastern section of the Application Site

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Fig. 9 View of Application Site from the roundabout on Penley Hall Drive

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23.0 APPENDIX B; APPLICATION DOCUMENTS LIST

List of documents submitted as part of this Outline Planning Application in addition to this statement are:

McCormick Architecture Documents:

- 4184-1-A(050)07C-TupaOA-Location Plan
- 4184-1-A(050)08C-TupaOA-Ex Site Block Plan
- 4184-1-A(050)09C-TupaOA-Ex.Site Plan Topo
- 4184-1-A(100)05E-TupaOA-Sketch Proposed Site Plan

Tree Solutions (Arboriculturalists):

- 18/AIA/WXM/220 Stage 1 Tree Survey & Preliminary Arboricultural Plans

Above Zero (Landscape Architects):

- AZ023-01 Landscape and Visual Impact Appraisal Vs4
- AZ023-01 LVIA Figures Vs4 1 of 2
- AZ023-01 LVIA Figures Vs4 2 of 2

EDC (Ecological Design Consultant):

- 0968/Tupa OA Report-V1
- 0968A-Phase One Plan - PH-01C

Highway Planning Services (Transport):

- Penley Hall Transport Statement

Clwyd Powys Archaeological Trust (Heritage):

- CPAT1603

Caulmert Ltd (Drainage Engineers):

- Drainage Strategy reference 3588-CAU-XX-XX-RP-D-0300.S4.P3a

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