

**PROPOSED RESERVED MATTER APPLICATION FOR 13 DWELLINGS**

**AT**

**BIG GREEN FARM**

**PENLEY**

**WREXHAM**



**DESIGN AND ACCESS STATEMENT**

**IN SUPPORT OF THE RESERVED MATTER PLANNING APPLICATION**

**FOR**

**WAWNE DEVELOPMENTS**

**BOWER EDLESTON**  
**A R C H I T E C T S**

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## **1. PURPOSE OF DOCUMENT**

This Design and Access Statement accompanies the Reserved Matter Planning Application submitted on behalf of Wawne Developments which seeks approval for the scale, layout, appearance and landscaping of a residential development comprising 13 houses on land at Big Green Farm, Ellesmere Lane, Penley.

The purpose of this statement is to describe the site and its context, explain the design concepts and principles behind the proposals within the application and to explain how the design relates to the site and demonstrate how the development can deliver an accessible and safe inclusive environment.

The drawings which accompany the Reserved Matter planning application:

- 6670/02 - Topographical Survey
- 6670/05A - Site & Location Plan
- 6670/07 - Floor plans & Elevations
- 6670/08 - Road Construction Details.

## 2. THE SITE APPRAISAL AND CONTEXT

### 2.1 SITE LOCATION



The site is situated off Ellesmere Lane, Penley, Wrexham at National Grid Reference 341688, 339608 (site centre).

The proposed development site is situated on the south west edge of the village.

Penley is a rural village with a dispersed settlement in the County Borough of Wrexham, in Wales close to the border with Shropshire, England.

Penley is located 6.5km to the north of Ellesmere and 4.5km east of Overton on the A539.

It is set within the western section of the English Maelor landscape character area which comprises undulating lowland farmland and small villages.

## **2.2 SITE DESCRIPTION**

The application site covers an area of 0.42 hectares and comprises the existing farm stockyard and buildings set in open countryside. Drawing no. 6670/02, Existing Site Plan shows the application site edged in red.

The buildings are no longer suitable for modern agricultural purposes and are redundant.

The land appears to be relatively flat with few notable features and is currently fallow.

Access to the site is currently gained through the existing farm access off Ellesmere Lane between the existing farmhouse and "Wilmaye".

The other hedge boundaries to the west and south are retained. The proposed site backs onto the existing Big Green Farmhouse to the east of the proposals.

## **2.3 SURROUNDING AREA**

The site is fronted by the existing farmhouse and the entrance to the farm on Ellesmere Lane adjacent the bungalow known as Wilmaye.

The site is contained within the existing mature hedge boundaries and the existing farm buildings to be removed.

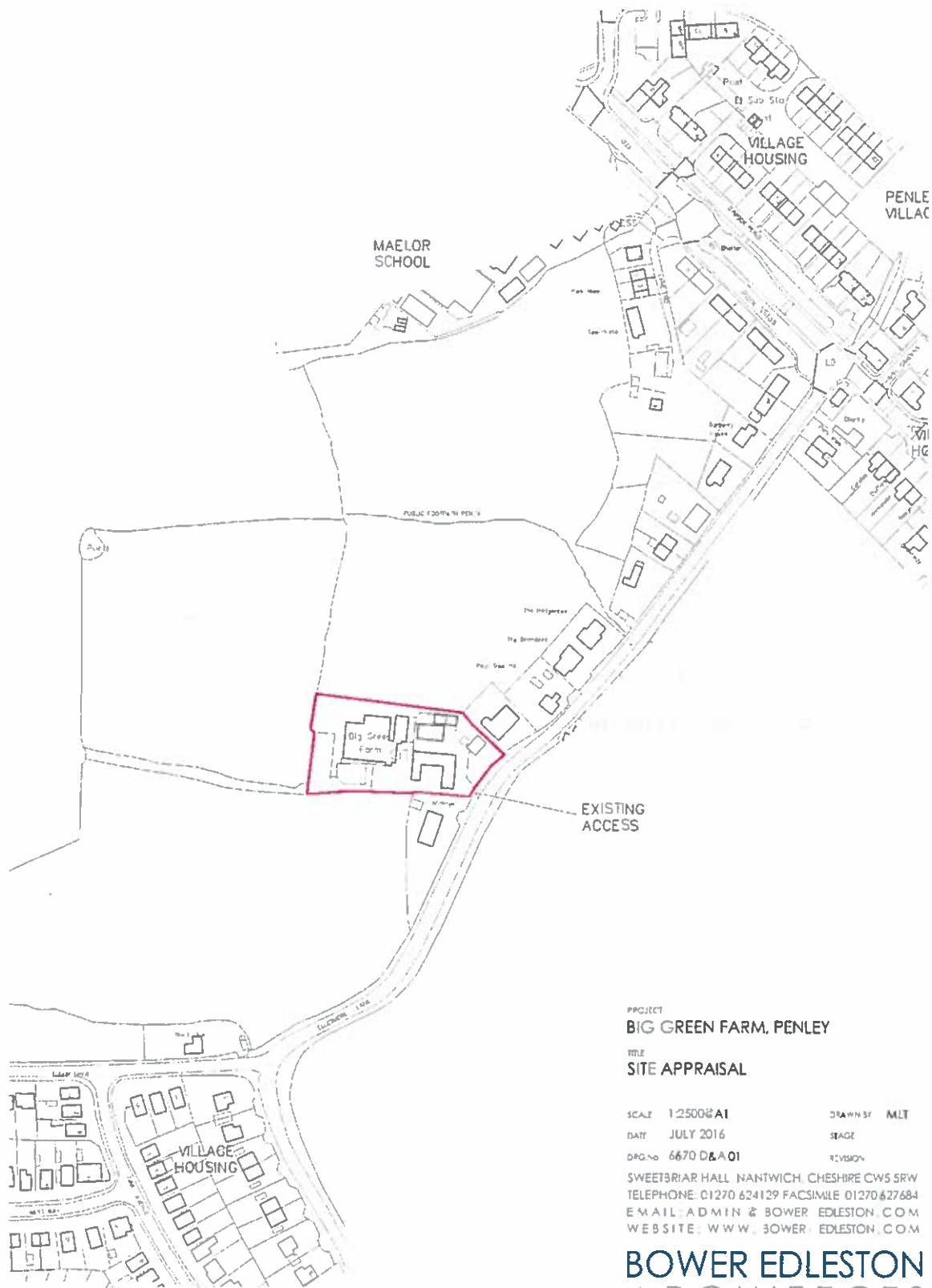
Beyond the site lies the village of Penley and the existing secondary school is separated from the proposals by fields to the north.

A new northern boundary is to be created by a hedge to the rear of the existing farm buildings.

The proposal adjoins the existing residential properties to the east fronting onto Ellesmere Lane.

The proposed site lies directly to the south of the main village and adjoins the existing residential properties in Ellesmere Lane and forms a logical extension of the village. The site adjoins an existing residential development. It removes the redundant Farm Buildings. The proposed site lies within the existing developed area and appears a logical extension of the residential area.





PROJECT  
BIG GREEN FARM, PENLEY

TITLE  
SITE APPRAISAL

SCALE 1:2500 @ A1 DRAWN BY MLT  
DATE JULY 2016 STAGE  
DRG NO 6670 D&A 01 REVISION

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ARCHITECTS

## **2.4 SITE USE AND HISTORY**

The site has historically been used for agriculture.

The Farm buildings to be demolished are a mix of post war brick traditional shippon and more recent steel frame with block and sheet cladding. Lightweight pole Dutch Barns provide shelter off concrete covered yards surrounding the buildings.

According the Defra Magik Interactive Mapping database the land does not have an Agricultural Land Classification either on the Provisional (England) or the post 1988 Agricultural Land Classification. However, the database indicates that the soils are of slowly permeable seasonally wet slightly acid base-rich loamy and clayey soils with impeded drainage and of moderate fertility.

The land is predominantly flat with no physical features such as trees and ponds within the boundaries of the site.

## **3.0 ACCESSIBILITY**

The site will be served by a new vehicular site access road which will comply fully with the Highway Authorities requirements and with the Manual for Streets.

Parking provision can be provided in accordance with Local Guidance Note No. 16 – Parking standards.

Level or ramped approaches will be provided from the parking areas to the buildings in accordance with Local Guidance Note No.6 – Access to and use of buildings, Approved Document M of the Building Regulations and British Standard BS 8300.

## **4.0 ENVIRONMENTAL SUSTAINABILITY**

The housing will be designed in accordance with Technical Advice Note 22 (TAN 22) – Planning for sustainable homes.

The environmental impact will be assessed using the Code for Sustainable Homes which measures the sustainability of a home against nine design categories, rating the 'whole home' as a complete package.

The design categories are:

- Energy and CO2 Emissions
- Pollution
- Water
- Health and Wellbeing
- Materials
- Management
- Surface Water Run-off
- Ecology
- Waste

#### 4.1. Energy/CO2

- 4.1.1. The minimum requirements of the Building Regulations will be met as they incorporate Energy & Efficiency rules as the government scraps the Code for Sustainable Homes.
- 4.1.2. The local Authority requires 10% of the future energy production of the development be sourced from renewable energy sources. The applicant has successfully incorporated air source heat pumps on other projects and intends to incorporate this renewable energy source to all of the proposed dwellings providing 100% of the heating/hot water energy.
- 4.1.3. Where the dwellings orientation is appropriate and south facing photo voltaic solar panels as a renewable energy source will be incorporated.
- 4.1.4. The design avoids overshadowing from nearby trees and adjacent dwellings. All of the dwellings will have a pitched roof which enables solar energy use where appropriate. The design will be traditional that replicates normal window sizes to avoid over use of glazing that will result in overheating in summer and loss of heat in winter.
- 4.1.5. Air source heat pumps utilising renewable energy will achieve in excess of the local authorities minimum 31% reduction in carbon emissions.
- 4.1.6. The reserved Matter application is not an overdevelopment and ensures ample space to locate air source heat pumps and provide natural landscaping.

#### 4.2. Water

- 4.2.1. Selected fittings within the final design will minimise the water consumption. Water will not exceed 125 litres per person per day calculated in accordance with the methodology set out in the document "The water efficiency calculator for new dwellings". Water supplied to the domestic hot water distribution system is not to exceed 60 degrees and limited to 48 degrees to any bath. This will comprise a non-self resetting energy cut out and temperature relief valve. The hot water system will have copper pipe work sized in accordance with G3 Table 1 that discharges hot water from safety devices to an open and visible place where it will cause no danger. Pipe work will be designed to limit the transfer time between hot water storage and hot water outlets.
- 4.2.2. Each dwelling shall have a rainwater harvesting tank situated before any final soakaway to ground. The harvesting tank shall capture rainwater and allow a limited storage to enable watering of plants and gardens etc. This may include such simple devices as rainwater butts to each rainwater pipe.

#### 4.3. Materials

- 4.3.1. Materials will be carefully selected and agreed with Wrexham Borough Councils planning department so that the development will reflect the style of surrounding buildings and local townscape characteristics.

Suggested Materials as follows:

- External Walls:** Mix of facing brick to differing house types
- a) Terca Weinerberger Oast Russet Sovereign Stock.
  - b) Terca Weinerberger Oast Cheshire Red Multi.
  - c) Ibstock Cheshire Red Blend.
  - d) Terca Weinerberger Kassandra Multi.
- Roofing:** Mix of tiles to differing house types.
- a) Marley Eternit clay Hawkins 265 x 165 plain colour Dark Heather & Staffordshire Blue.
  - b) Marley Eternit Concrete Ashmore Double Plain colour Olde English Dark Red and Smooth Grey.
  - c) Decorative painted timber barge boards.
  - d) Exposed rafter feet with black painted fascia boards.
- Windows & Doors:** Mix of finishes as shown on drawing comprising:
- a) White upvc double glazed window frames.
  - b) White upvc partially glazed doors.
  - c) White upvc patio sliding frames.
  - d) Two course low segmental brick on edge arch over opening.
  - e) Painted reconstructed stone cills to openings.
- Other:** Black upvc rainwater gutters and down pipes.

#### 4.4. Surface Water Run-off

- 4.4.1. Sustainable drainage systems (SUDS) will be used for storm water drainage from individual dwellings with run off directed to soakaways. Permeable materials will be used to allow natural drainage of hard landscaped areas. Storm drainage from the proposed road will be collected by road gullies and directed via storm drains to an existing storm sewer.
- 4.4.2. The hard landscaping shall use different paving materials to define different functions. Transition spaces, rumble strips and junctions are highlighted by raised block paving to break up the adopted public roads and provide an area of self draining.
- 4.4.3. Private drives shall be either free draining block paving or gravel all to achieve a sustainable drainage system for natural storm water.
- 4.4.4. The scheme seeks to create a balance of need and not an over development with ample use of space between and around dwellings. These green "lungs" provide space for sustainable drainage systems.

*(See appendix for Surface Water Drainage and Management Plan).*

#### 4.5. Waste

- 4.5.1. The layout is of detached and semi-detached houses that all have large private amenity space.
- 4.5.2. The generous private spaces are all accessible from the rear independent of the dwellings. Providing in excess of the minimum space standards ensures ample opportunity for the storage of waste refuse bins to the rear of the properties. All refuse bins can be brought forward for collection without any passing through the dwellings. The large back gardens are indicative of the area. It will allow the natural composting of organic material. It will encourage the dwelling users to separate and dispose of their own organic matter.

#### 4.6. Pollution

- 4.6.1. A Phase 1 Risk Assessment - Contaminated Land report has been prepared and submitted with the outline planning application.
- 4.6.2. The residential dwellings would not generate or raise the existing noise levels. The dwellings are adjacent existing dwellings. The site is separated from the existing school by further agricultural land. Sufficient separation exists to not warrant noise mitigation measures.
- 4.6.3. The proposed development is not within zone C2 area of flood risk.
- 4.6.4. Sustainable urban drainage systems are incorporated to not impose further demand or create risk to the surrounding area.
- 4.6.5. No known mining activities in the area.

***(See appendix for Dust Management Plan).***

#### 4.7. Health and Wellbeing

- 4.7.1. Penley is a vibrant village with established facilities. To ensure they continue to prosper a certain amount of limited new development will enhance the area. New dwellings help to economically sustain an area.
- 4.7.2. The existing residents of Penley are able to enjoy the quality of life that rural life brings. However, it needs continued development that has happened previously to ensure support and use of rural facilities.
- 4.7.3. The proposal is well connected to the existing vehicular and pedestrian networks. The existing road network was put in place to serve the former Second World War camp and subsequent housing development on land at Westway. The site infill's the space between that development and the remainder of the village.
- 4.7.4. The public footpath that runs adjacent the development is retained and protected throughout.
- 4.7.5. Further natural tree planting with space to grow and prosper without detriment to dwellings is provided to enhance the existing boundaries.
- 4.7.6. The site is relatively flat and user friendly to all ages.

- 4.7.7. There is an extensive range of local amenities, details of which are included in the design and access statement.
- 4.7.8. No trees are affected by the proposals. The existing visual amenity remains unaltered. Ample space exists between dwellings to enjoy views through the development.
- 4.7.9. The majority of the proposed housing will be outward-facing and so screen the private garden spaces to the rear.
- 4.7.10. A new public footpath is proposed in addition to the service road to serve the proposed estate development and is linked to the existing footpath system.

#### 4.8. Management

- 4.8.1. Owners of the properties will manage and maintain the private space around each dwelling.
- 4.8.2. The design of the layout seeks to ensure the maximum number of dwellings overlook the access road for its security and protection.
- 4.8.3. The estate road and public services will be developed up to adoptable standards to ensure they are acceptable to the local authority.

#### 4.9. Ecology

- 4.9.1. A Phase 1 Habitat Survey & Protected Species Assessment report has been prepared and submitted with the application.
- 4.9.2. All new dwellings will meet Code for Sustainable Homes Level 3 and 6 credits under issue Ene1Dwelling Emission Rate

### 5.0 CHARACTER

This Reserved Matter application is based on the Outline Approval granted on Appeal Ref: APP/H6955/A/17/3186707.

The site layout has been carefully designed to provide adequate space around buildings and ensure satisfactory access from the public highway.

The site layout maximises potential use of solar energy through which will allow for 10% of the energy consumption to be sourced from this renewable energy source.

The form of the houses will take account of the topography of the site and the adjacent properties and will reflect the general pattern and character of development in the area.

The proposed development will include hard and soft landscaping to protect and enhance the character of the site and surrounding area.

A new hedge of indigenous species and tree planting will enhance the existing and new boundaries.

Wind protection from the prevailing south westerly winds is provided by the existing heavily wooded area to the west of the site and by the existing housing development to the south.

The existing boundary positions will be retained to sustain the local character.

The proposed housing replaces the existing farm buildings to be demolished to the rear of Big Green Farmhouse.

## **6.0 COMMUNITY SAFETY**

The proposed housing on the site has been positioned to allow unobstructed views of neighbouring properties while maintaining adequate privacy and provides direct views over public areas.

Screening will be avoided at the front of houses because it gives good privacy for intruders.

Low fencing, railings or walls in combination with defensible planting where appropriate will be provided at front boundaries to restrict unwanted access to provide a sense of ownership without creating a fortress mentality.

Attached garages and porches will have pitched roofs to prevent unauthorised access being gained to upper floors.

Outbuildings will be placed away from public boundaries.

Shrub planting will also be provided to reduce access to windows.

Good quality doors with laminated glass, mortice locks, spy holes, and chains will be installed together with good quality laminated glass sealed window units with window locks.

Site car parking and garages will be placed close and where possible within the curtilage of the houses.

Footpaths within the site are clear, well lit, direct and overlooked by adjacent House holds without dark corners or blind bends where people could hide.

Traffic calming measures have been introduced into the access road to reduce traffic speed.

A change of road surface treatment has been introduced to delineate the entrance to the estate.

## **7.0 VEHICULAR ACCESS**

The proposed development has sustainable links with local facilities.

The application site is set within the village of Penley and in easy walking distance of local facilities. The site is linked to the pedestrian footpath along Ellesmere Lane, which is a wide access road with a pedestrian footpath.

The application site is served by Ellesmere Lane.

The application site is easily accessible and has good transportation links to the local and wider areas via Ellesmere lane, A528 & A539 providing access to the neighbouring settlements of Ellesmere, Overton, Wrexham and Whitchurch.

Car parking has been placed internally and screened by the proposed housing, or placed to the rear of the site within the development.

Penley and surrounding area are well served with public footpaths with links to Sandy Lane and Lightwood Green and wider footpath network.

There are currently no special cycle facilities in the immediate vicinity but on road cycling provides access to the wider amenities of Ellesmere, Overton & Whitchurch and also to National Cycle Network route 455 at Ellesmere.

Penley is well served by schools:

|                              |            |           |
|------------------------------|------------|-----------|
| Mothergoose Nursery          | Nursery    | 0.6 miles |
| Madras CIW VA Primary School | Nursery-11 | 0.8 miles |
| The Maelor Secondary School  | 11-18      | 0.4 miles |

The dwellings will be served by a new vehicular access road with ample turning and parking facilities.

Access to the site and from within the site to the new dwellings will be fully accessible to disabled/wheelchair users.

## **8. PLANNING POLICY & HISTORY**

### **8.1 PLANNING POLICY**

The following sets out the planning policy context to the proposals focusing particularly on the policy relevant to this statement.

#### Local Planning Policy

The Wrexham Unitary Development Plan (UDP) 1996-2011 Adopted February 2005 is out of date

Wrexham Borough Council are currently preparing a Local Development Plan (LDP2) which will replace the UDP.

This document is not scheduled for adoption until December 2016.

#### Planning Policy Wales Edition 6 - February 2014

Planning applications must be considered in the light of the strategy and policies in the adopted development plan.

Where development plan policies are outdated or superceded local planning authorities should give them decreasing weight in favour of other material considerations, such as national planning policy, in the determination of individual applications.

It is for the decision-maker, in the first instance, to determine through review of the development plan whether policies in an adopted development plan are out of date or have been superceded by other material considerations for the purpose of making a decision on an individual planning application.

This should be done in light of the presumption in favour of sustainable development.

#### Wales Spatial Plan 2004 Updated 2008

Identifies a lack of good quality housing which affects people's health and wellbeing and influences their long term life chances.

The scale of population growth that needs to be accommodated is challenging, with a projected growth of 330,000 persons across Wales between 2006 and 2013.

Equally important is the need to maintain a mix of tenure and size of housing to ensure balanced communities.

The general principles for new housing growth are: it should be linked to public transport nodes, including walking and cycling networks; it should take account of environmental constraints, including flood risk; and it should meet high standards of energy efficiency.

Accommodating appropriate development in smaller settlements and rural areas is vital for supporting the development of more rural communities.

Nearby Wrexham is identified as a key settlement of national importance, key regeneration area and key business sector.

## **8.2. PLANNING HISTORY**

### **8.2.1 Application for Outline planning permission for 26 dwellings with all detailed matters except access reserved for further approval:**

Application Ref: MAE P/2015/0399                      Refused:        20/10/2015.

Appeal Ref: APP/H6955/A/15/3139131              Dismissed:    07/07/2016.

### **8.2.2. Outline application for residential development (up to 13 dwellings) and construction of new vehicular access:**

Application Ref: P/2016/1118.                      Refused:        12/04/2017.

Appeal Ref: APP/H6955/A/17/3186707              Allowed:        07/02/2018.

**(See Appendix).**

## 9.0 DESIGN

### Principle 1 – Connectivity:

To connect to the existing highway and footpath network and to create the opportunity for occupiers to access employment sites, public transport and local facilities. This will be achieved by:

- Provision of a pedestrian/vehicular connection to the Lane via the site access.
- Encourage walking, cycling and public transport use.
- Provision of sufficient on-site parking and turning.
- Integration of the development into the existing movement network.
- Convenient, safe direct access to the existing local services facilities including schools, community facilities and local shop.

### Principle 2 – Circulation:

To create a structured and legible vehicular circulation within the site. This will be based upon the improved and altered vehicular access point. From this, more informal private drive and parking area will be created. These will be easily distinguishable by changes in material.

### Principle 3 – Character:

- Respond to the existing site topography including consideration of views into the out of the site.
- Retention of existing landscape features where possible.
- Use of materials that reflect the locality.
- Maintain a distinctive identity.
- Minimise impact of the development on its surrounds.
- Provide an efficient and sustainable use of the land.
- Use hard and soft landscaping throughout to deliver a high quality environment.

### Principle 4 – Development Form:

The size, shape, constraints and rural location of the site determine the form of development. It is important to maintain a human dimension in terms of scale of the built form for ease of orientation. The built form should provide enclosure of the street space and overlooking of the public realm. Existing and proposed residential amenity will be protected through use of frontage development thereby enclosing rear gardens.

A clearly defined public realm will be created through the provision of continuous building line. A strong frontage will be created whereby front doors and windows increase surveillance and create an attractive street scene.

## 10. PROPOSED DEVELOPMENT

The proposal is to develop the site with 3 no. Four Bedroom detached houses with garages and 8 no. Three Bedroom semi-detached houses and 2 no. Two Bedroom semi-detached, two storey dwellings.

The proposed layout follows the principles of the approved Outline layout whilst maintaining minimum space separation distances.

#### Use & Amount:

The density of the proposed development equates to 30 dwellings per hectare. This density is considered appropriate to the area and the specific circumstances of the site: its shape, relationship to existing properties and character.

The plot area is approximately 0.42 hectares. The dwellings of a similar scale to its neighbours could be sited on the plots in a way that would not appear cramped or out of character with its surrounds. A two-storey dwelling is envisaged which would complement those in the area.

#### Layout:

The initial capacity and concept analysis for the site has been determined by the Outline Planning Approval. Careful arrangement of the buildings creates enclosure and ensure that the external spaces have an appropriate scale. It allows overlooking of the public realm, giving a feeling of intimacy and security to the occupants. Private amenity space for the occupants is located to the rear.

#### Access:

There are no public rights of way over the site. Due to its restricted nature and access point proposed, there is limited scope for greater interconnectivity within the site or with the surrounding highway network.

The building entrance can be clearly defined, with suitably sized doors and level thresholds suitable for wheelchair access. All external and internal arrangements shall conform to the requirements of Part M of the Building Regulations.

Bin storage will be provided within the curtilage of the house. Bin provision and collection will be in accordance with the local authority's waste management requirements.

The surface materials will be limited across the site, with different materials used to define transition between different areas of the site i.e. those used for parking/turning and garden.

#### Scale:

The proposed detached houses will be two-storey. The scale and massing is consistent with existing properties in the surrounding area.

#### Appearance:

The dwellings approved at Outline Planning are entirely consistent with the character of the existing development along the Lane. The dwellings replace the built developed are of the farm buildings to be demolished. The buildings external appearance have been designed to be appropriate to the locality.

#### Sustainability:

The development would have a generally positive impact in terms of sustainability objectives. The site is accessible to sustainable transport modes including an existing bus service, cycling and walking. It also has reasonably good access to local schools, a convenience store and community facilities.

The construction of these dwellings will aim to reduce energy consumption and maximise energy efficiency. Careful consideration will be given to provide overall thermal performance heat loss solutions in accordance with Part L of the building regulations. The construction process will source local materials and suppliers which will reduce transport emissions both to and from the site.

Landscape and Visual Impact:

The replacement of farm buildings with 13 dwellings provides a visual improvement and would be entirely consistent with the character of existing development along this section of the Lane. The development will be effectively integrated with existing development to the side of the plot. Overall, it is considered that the landscape and visual impacts will be limited.

***(See attached Appendix – Specification for Soft Landscaping & Planting).***

## **APPENDICES:**

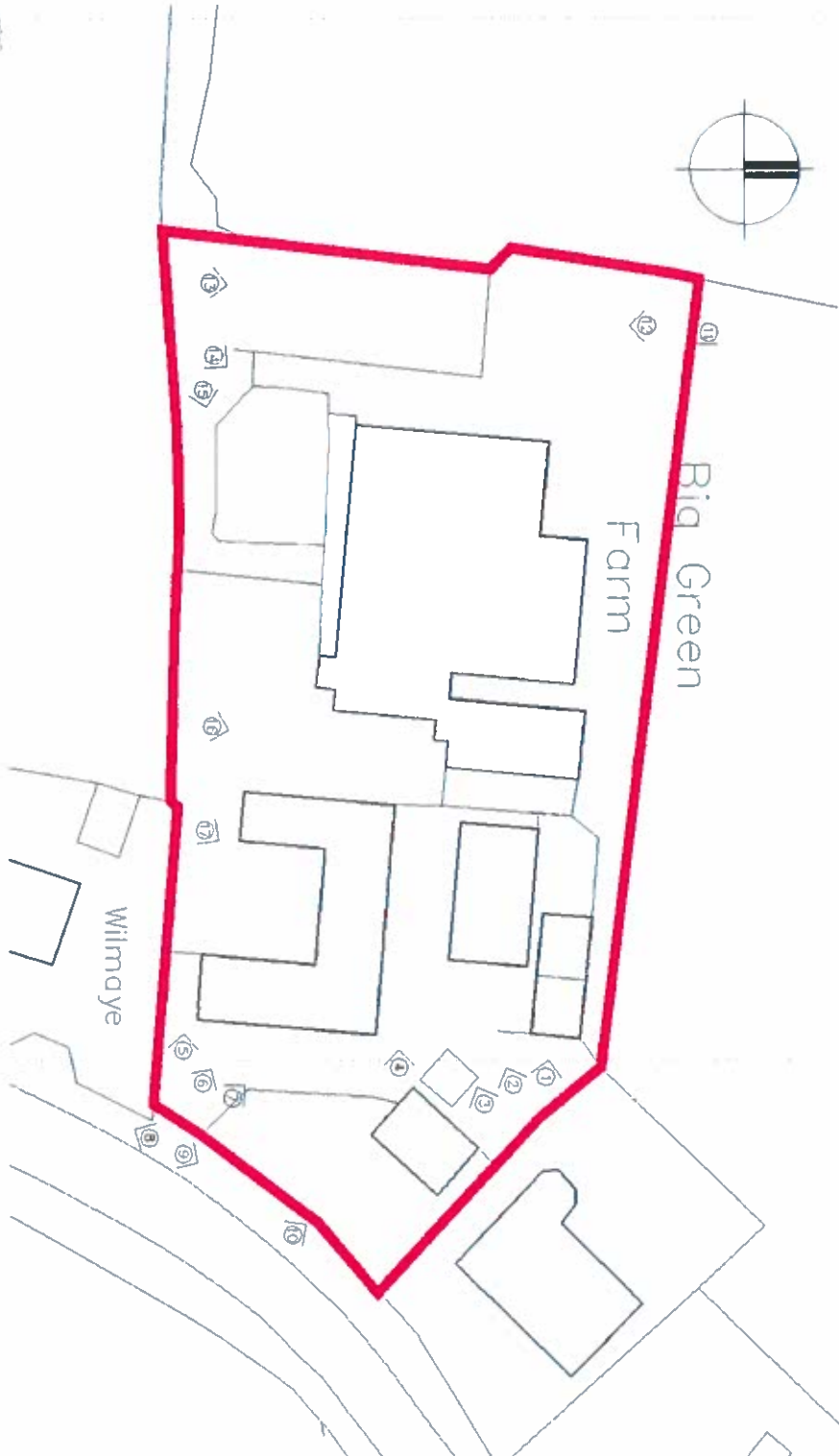
- KEY PLAN & SITE PHOTOGRAPHS
- SURFACE WATER DRAINAGE AND MANAGEMENT PLAN.
- DUST MANAGEMENT PLAN.
- PLANNING HISTORY DOCUMENTATION.
- SPECIFICATION FOR SOFT LANDSCAPING & PLANTING

BIG GREEN FARM, PENLEY  
 PHOTOGRAPHIC KEY PLAN  
 SHEET 1 OF 2  
 DATE 1500 2 M  
 DATE APR 2016  
 SCALE 1:500

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BOW-EDLESTON  
 ARCHITECTS

LEGEND  
 PHOTOGRAPH No., POSITION, DIRECTION





PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6



PHOTOGRAPH 7



PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12



PHOTOGRAPH 13



PHOTOGRAPH 14



PHOTOGRAPH 15



PHOTOGRAPH 16



PHOTOGRAPH 17

