

**PROPOSED HOUSING
ON
LAND OFF ELLESMERE LANE
PENLEY
WREXHAM**



**DESIGN AND ACCESS STATEMENT
IN SUPPORT OF THE OUTLINE PLANNING APPLICATION
FOR
MR R. EVISON**

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ARCHITECTS**

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1. PURPOSE OF DOCUMENT

This Design and Access Statement accompanies an Outline Planning Application submitted on behalf of Mr R. Evison which seeks approval for the delivery of a residential development comprising 68 houses on land off Ellesmere Lane at Penley.

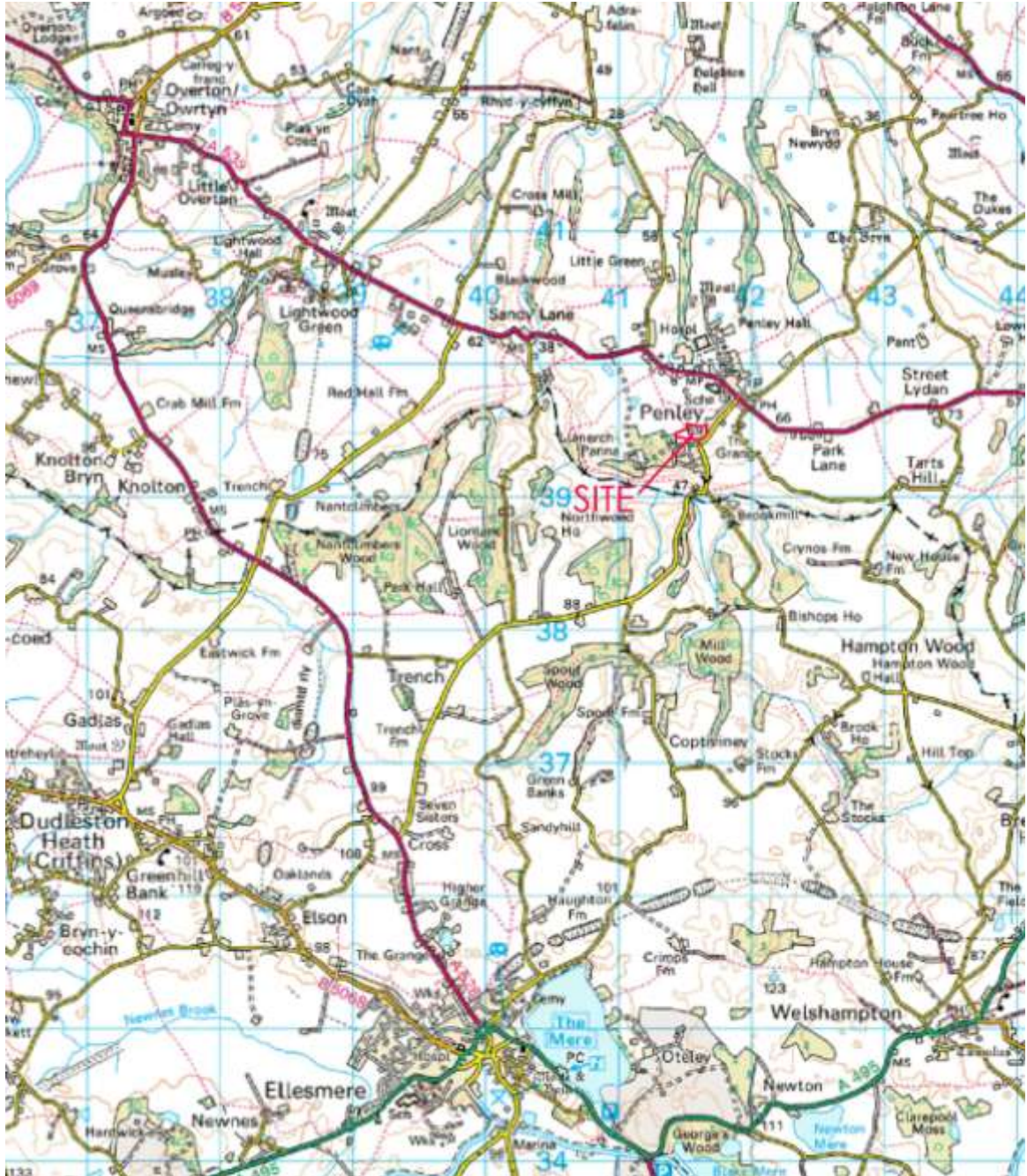
The purpose of this statement is to describe the site and its context, explain the design concepts and principles behind the proposals within the application and to explain how the design relates to the site and demonstrate how the development can deliver an accessible and safe inclusive environment.

The drawings which accompany the outline planning application:

- 6509 01 Existing Site Plan
- 6509 02 Proposed Site Layout

2. THE SITE APPRAISAL AND CONTEXT

2.1 SITE LOCATION



The site is situated off Ellesmere Lane, Penley, Wrexham at National Grid Reference 341558, 339472 (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 2.55 hectares and comprises a single parcel of agricultural land set in open countryside. 6509 01 Existing Site Plan shows the application site edged in red.

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

Access to the site is currently gained via a field gate with verge crossing located at the junction of Ellesmere Lane and Tudor Drive.

A public footpath (ROW No.3) traverses the site with access gained at the junction of Ellesmere Lane and Tudor Drive.

An overhead power line crosses the south east corner of the site which is supported on timber posts.

2.3 SURROUNDING AREA

The site is fronted by Ellesmere Lane on its south eastern edge for a distance of approximately 100m from the junction with Tudor Drive and a residential property called Wilmaye. The boundary being defined by a hedge.

Immediately to the north of Wilmaye is Big Green Farm at the north east corner of the site.

The north boundary of the site is formed by a hedge which separates it from open countryside beyond.

The boundary on the western fringe is formed by a hedge which separates the site from a heavily wooded area of deciduous species.

There is an isolated residential property on Tudor Drive near to its junction with Ellesmere Lane called The Lodge. The curtilage of this property runs alongside Tudor Drive and separates the site Tudor Drive.



2.4 SITE USE AND HISTORY

The site has historically been used for agriculture.

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 existing pedestrian access route which crosses the site will be retained and enhanced.

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.

The Applicant has engaged the services of Highways Consultant whose detailed report will accompany this submission.

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

All new dwellings will meet Code for Sustainable Homes Level 3 and 6 credits under issue Ene1Dwelling Emission Rate

The detailed design issues will be dealt with under reserved matters at a later stage.

5.0 CHARACTER

This planning application is outline only with all matters reserved.

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.

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.

An open amenity space is included and supplemented with landscaping to provide adequate public open space for the proposed development.

The existing boundary treatments will be retained to sustain the local character of the area.

The design of the new dwellings will be expanded at detailed design stage but will reflect the character of the area through careful selection design materials.

6.0 COMMUNITY SAFETY

Consultation will take place with the North Wales Police Crime Prevention Officer and these comments will be incorporated into the design.

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 be 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 cartilage of the houses. Communal car parking areas will be well lit.

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.

Public open spaces are directly overlooked.

The children's play area will be securely fenced, vandal and resistant proof. Trees will not be planted too close to buildings to avoid risk of them being used to gain access to upper storey's of houses.

7.0 MOVEMENT TO FROM AND WITHIN THE DEVELOPMENT

The following section of the report will seek to demonstrate that 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.

7.1 VEHICULAR ACCESS

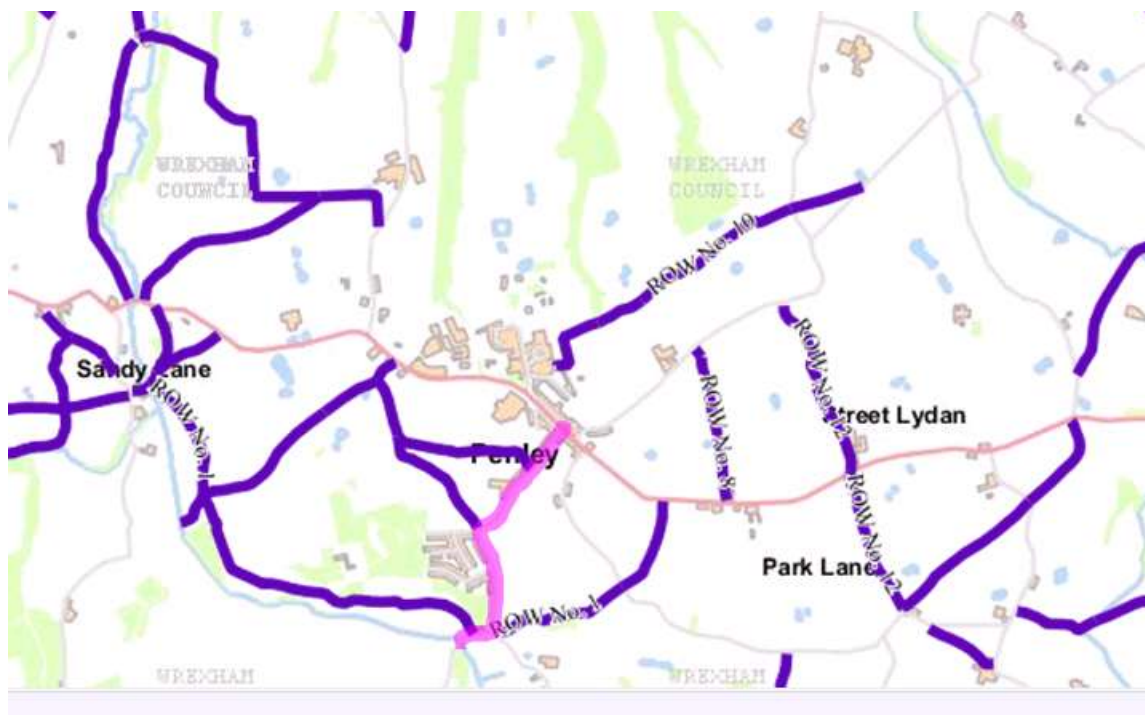
The application site is served by Ellesmere Lane.

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.

7.2 PEDESTRIAN AND CYCLE ACCESS

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

The line of existing public right of way (ROW3) passes through the site and will be retained and enhanced by the proposed development.



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.

7.3 PUBLIC TRANSPORT

7.3.1 BUSES

The proposed development is situated adjacent to a public transport corridor and is well served by Bus Service No. 146 linking Wrexham – Overton – Whitchurch. Bus stops for this service are located in Penley on A539 approximately 650m from the application site.

7.3.2 RAIL

Penley is well placed for access to a number of railway stations with links to the wider railway network.

Railway Station	Distance from site by road
Whitchurch Railway Station	9.4 miles
Wrexham Railway Station	10.6 miles
Chirk Railway Station	11.2 miles
Press Railway Station	13.8 miles
Wem Railway Station	10.7 miles
Ruabon Railway Station	8.8 miles
Gobowen Railway Station	10.4 miles

7.4 MEDICAL CENTRE / HOSPITAL

The nearest medical centre is at Hamner which is 2.5 miles from the site.

The nearest doctor's surgery with pharmacy is at Overton which is 3.5 miles from the site.

The nearest hospital is Wrexham Maelor Hospital 11.4 miles away.

The nearest dental practice is at Ellesmere 4.0 miles away.

7.5 SHOPS, SUPERMARKET & POST OFFICE

The nearest shop is in the village of Penley 0.62 miles away from the site

The nearest post office is at Overton 3.6 miles away from the site.

The market town of Ellesmere provides a wide variety of shops and is located 3.9 miles to the south of Penley. Ellesmere also has a large Tesco supermarket located on Wharf Road 4.1 miles away.

7.6 SCHOOLS

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



Madras CIW VA Primary School

7.7 PUBLIC HOUSES & RESTUARANTS

Dymock Arms public house, in Penley, was severely damaged by a fire in January 2010. A Listed Building application has been submitted for the repair and partial rebuild of the public house and was granted on 21st May 2013.

The next nearest public house and restaurant is the Hanmer Arms Hotel at Hanmer 2.9 miles from the site.



7.8 WORSHIP

St Mary Magdalene' Church is located 0.9 miles away from the site.



7.9 FUEL FILLING STATION

The nearest fuel filling stations are at Overton on Salop Road (3.5 miles away) and at Ellesmere on Church Street (3.9 miles away).

7.10 LEISURE FACILITIES

The nearest leisure centre is the Whitchurch Sport & Leisure Centre located in Whitchurch and 9.5 miles away. The main sports hall, dance studio and swimming pool at The Maelor Secondary School are available for hire by members of the public.

Hanmer Tennis Club is the nearest sports club to the site located 2.1 miles away on Sandy Lane at Hanmer.

7.11 LIBRARIES

There are no public libraries in the villages of Penley. The nearest public library is located in Overton 3.5 miles away.

Wrexham Borough Council operates a mobile library service which visits Penley on Fridays at the Rainbow Community Centre. This service operates on a three week cycle.

7.12 MEETING PLACES

Penley Village Hall is located on Vicarage Lane in Penley. This is 0.93 miles from the site,

There is also a new community centre in Penley (Rainbow Centre) which is 0.54 miles from the site.

Refer to Figures 1 & 2 the location of Local Amenities.

LOCAL AMENITIES

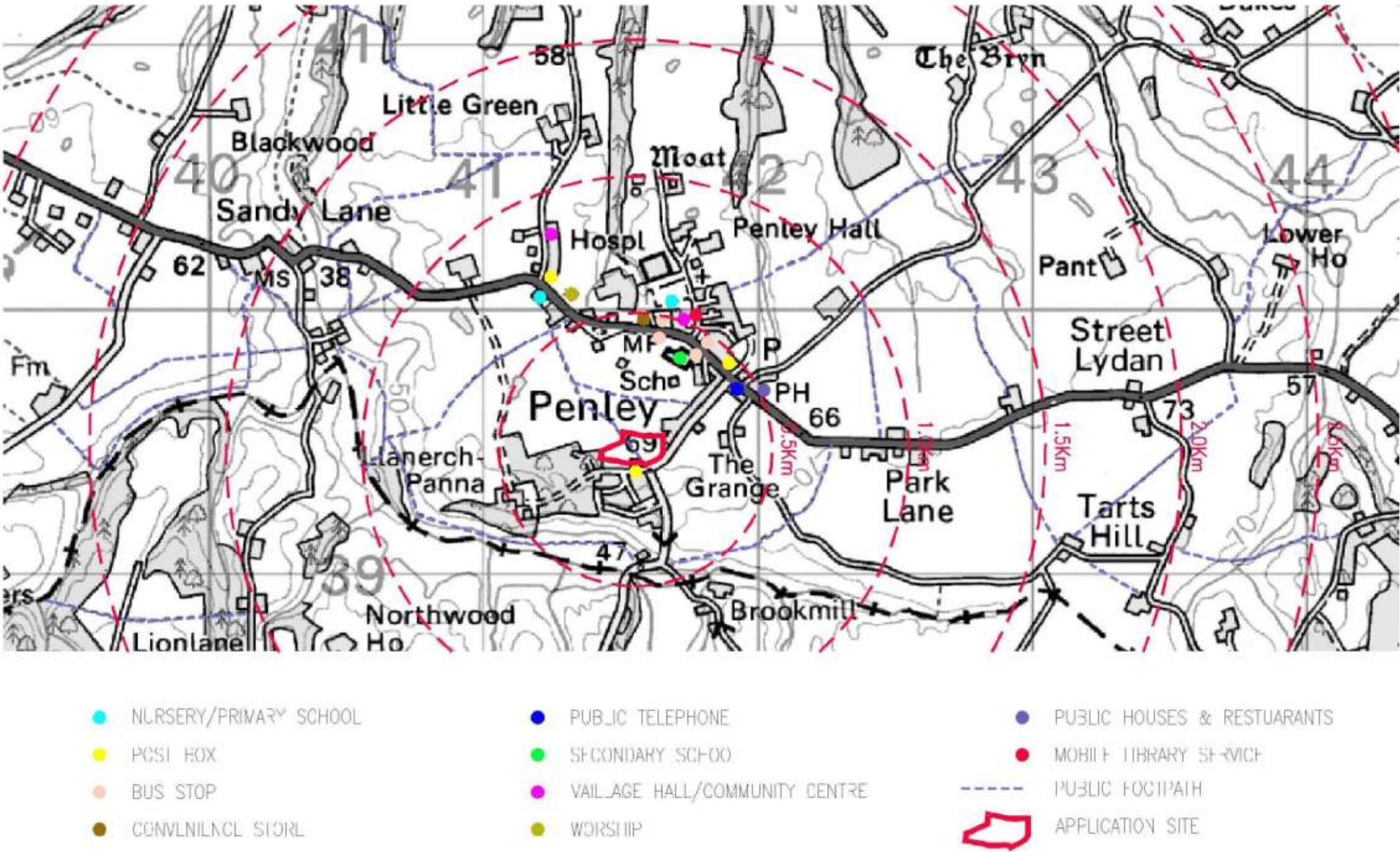


Figure 1

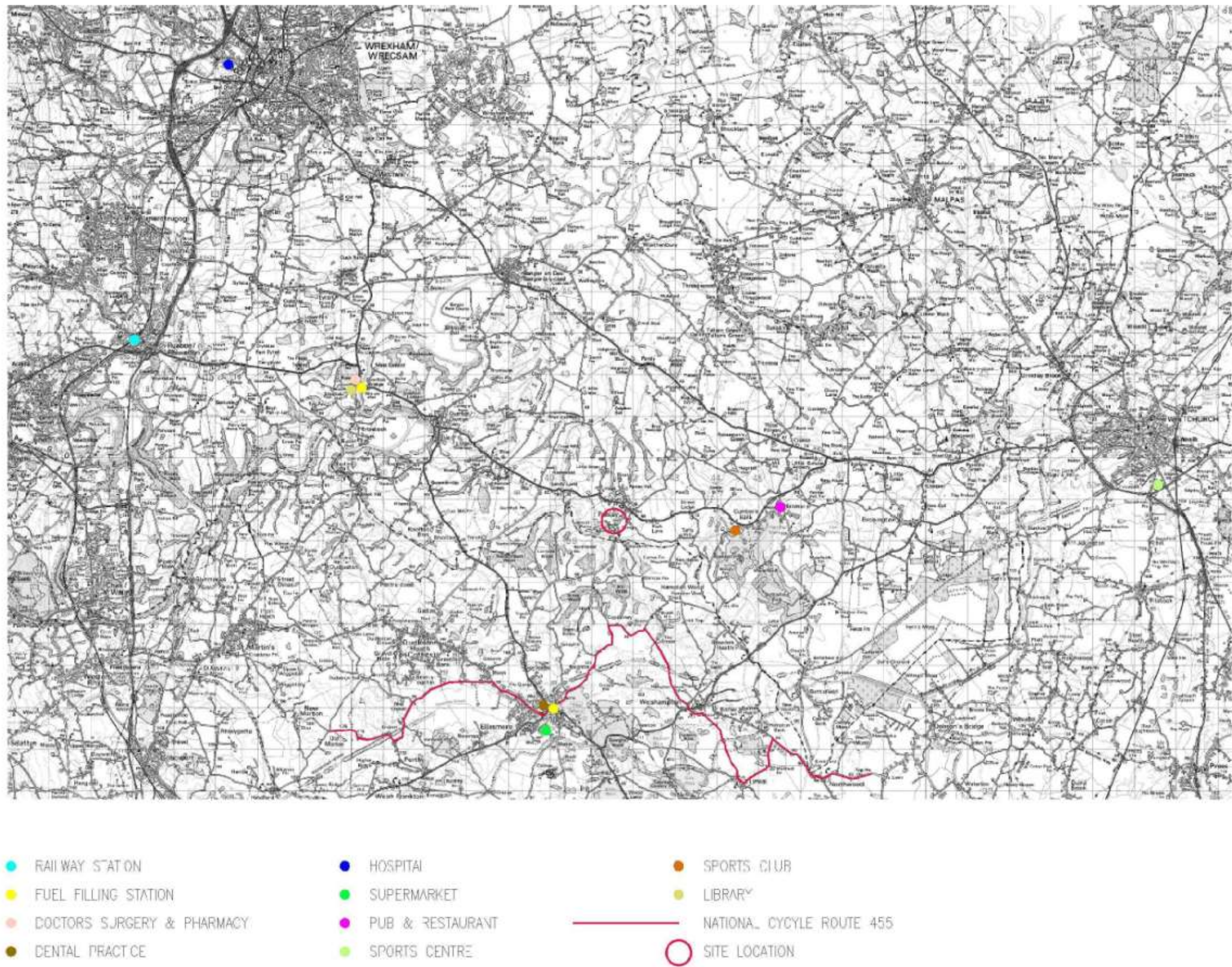


Figure 2

7.13 LOCAL AMENITIES SUMMARY

The accessibility of the site is based on current conditions. Measurements are taken to the centre of the site.

CATEGORY	FACILITY	DISTANCE	LOCATION
TRANSPORT	Railway Station	8.8 miles	Ruabon
	Bus Stop	650 m	Penley
	Public Right of Way	0 m	Penley ROW3
	National Cycle Network	2.9 miles	NCN 455
	Fuel Filling Station	3.5 miles	Overton
LOCAL AMENITIES	Nursery	0.6 miles	Penley
	Primary School	0.8 miles	Penley
	Secondary School	0.4 miles	Penley
	Sixth Form College	0.4 miles	Penley
	Doctors Surgery	2.5 miles	Hanmer
	Pharmacy	3.5 miles	Overton
	Hospital	11.4 miles	Wrexham
	Dental Practice	4.0 miles	Ellesmere
	Convenience Store	0.62 miles	Penley
	Supermarket	4.1 miles	Ellesmere
	Post Office	3.6 miles	Overton
	Post Box	100 m	Penley
	Public Telephone	575 m	Penley
	Public House	675 m	Penley
		2.9 miles	Hanmer
	Restaurant	2.9 miles	Hanmer
	Place of Worship	0.9 miles	Penley
	Local Meeting Place	0.54 miles	Penley
	Sports Centre	9.5 miles	Whitchurch
	Sports Club	2.1 miles	Hanmer Tennis Club
	Library	3.5 miles	Overton
	Mobile Library Service	0.54 miles	Penley

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 2036.

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

According to the Wrexham Borough Council Planning Department online database there have been no planning applications at this site.

9.0 AFFORDABLE HOUSING

The Wrexham Unitary Development Plan (UDP) sets the local planning policy context for the delivery of affordable housing in the County Borough

Policy H7 requires an element of affordable housing to be provided on developments of 25 or more dwellings.

The Council normally expects that 25% of the total site capacity to be provided as affordable housing.

The proposed scheme meets this requirement delivering 16 on-site affordable homes which reflects local need.

The affordable housing provision is visually integrated into the development in terms of design and site layout and is distributed throughout.

It is anticipated that a legal agreement made under Section 106 of the Town and Country Planning Act 1990 will be required to ensure affordability in perpetuity.

The applicant is willing to enter into such an agreement.

10. CONCLUSION

The application is brought forward now to meet the current crisis in providing affordable homes. An element of market value housing will enable the provision of sixteen affordable homes provided by a Registered Provider under a Legal Agreement.

The application is put forward by a local resident on land that he owns. The land is not part of a viable agricultural unit. The proposal is for a small-scale development that is available, deliverable and sustainable.

The application seeks to build sustainable homes in close proximity to the amenities of Penley village. The proposed dwellings would be able to provide a high quality of life as they back onto open countryside. It will also allow easy pedestrian links to the facilities in the village. It is within easy reach of schools and recreational facilities.

Each property will have ample private amenity space that will allow for bicycle storage and with the adjacent pedestrian footpaths the dwellings in this location will provide an alternative and healthy lifestyle.

The modest scale of the proposed housing makes a telling contribution to the pressing local housing need and would boost the local economy.

Occupiers of the dwellings will have easy pedestrian links to shops and recreational facilities that will benefit from the additional spending money generated by the dwellings.

APPENDIX 1

SITE PHOTOGRAPHS & KEY PLAN



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PROJECT

LAND OFF ELLESMERE LANE, PENILEY

FILE

PHOTOGRAPHIC KEY PLAN

SCALE 1:12500: A4
DATE FEB 2014
PROJECT 6509-SE01

CHARITY MUT
TABLE
2013-2014

LEGEND

(X) PHOTOGRAPH No., POSITION, DIRECTION

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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



PHOTOGRAPH 18



PHOTOGRAPH 19