

EN-PLAN

PLANNING & ARCHITECTURE

PLANNING STATEMENT

PREPARED BY

EN-PLAN: PLANNING & ARCHITECTURE

FOR & ON BEHALF OF

MR. MYLES CHADWICK

IN SUPPORT

OF AN OUTLINE APPLICATION FOR A NEW RESIDENTIAL
UNIT

Table of Contents

Introduction	3
The Existing Site & Immediate Surroundings.....	3
Relevant Planning History in the Locality.....	3
Planning Policy	3
The case for approval.....	7
Sustainability Appraisal.....	8
Conclusions	8

Introduction

- 1.1 The following Planning Statement has been prepared in to accompany a Planning Application for a detached single storey residential unit in the settlement of Cadney Bank, which is situated approximately 100 metres from the settlement of Bettisfield. The applicant has grown up in Bettisfield and his parents still reside in the village. The application seeks to allow for the creation of a family home so he can carry on his association with the area and raise his own family in the locality.
- 1.2 We believe that the information set out hereunder covers both National and Local Policy requirements, reinforced by information supplied by ourselves and the applicant as to former, current and future uses and plans for the site that mirror the aims and objectives of the Planning Policy covering the site, and demonstrate why the Application should be allowed.

The Existing Site & Immediate Surroundings

- 2.1 The site is located off Cadney Bank and is adjoined to the south by existing residential development and to the north by an existing access road to an adjoining residential unit. The site is therefore enclosed by existing development and is located within the confines of the settlement of Cadney Bank, and does not intrude into open countryside. The topography of the site and locality remains even.

Relevant Planning History in the Locality

- 3.1 No relevant planning history.

Planning Policy

Planning Policy Wales

- 5.1 PPW states the following:

A plan-led approach is the most effective way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.

Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications. It is led by the planning authority, working collaboratively with those proposing developments and other stakeholders including the local community. It must be undertaken in the spirit of partnership and inclusiveness (using the five ways of working) and supports the delivery of key priorities and outcomes (contributing to improving the social, economic,

Managing New Development

Growing our economy in a sustainable manner the planning system should enable development which contributes to long term economic well-being, making the best use of existing infrastructure and planning for new supporting infrastructure and services. Communities, national and local government, businesses, and the third sector must work together to take a long term view, integrating and aligning priorities through greater collaboration to achieve sustainable economic benefits for all in line with the well-being goals. Making best use of resources

The efficient use of resources, including land, underpins sustainable development. The planning system has a vital role to play in making development resilient to climate change, decarbonising society and developing a circular economy for the benefit of both the built and natural environments and to contribute to the achievement of the well-being goals. The proximity principle must be applied to ensure problems are solved locally rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term. Facilitating accessible and healthy environments

Our land use choices and the places we create should be accessible for all and support healthy lives. High quality places are barrier-free and inclusive to all members of society. They ensure everyone can live, work, travel and play in a way that supports good physical and mental health. Our built and natural environments should be planned to promote mental and physical well-being. The best way of achieving this is to involve and collaborate with others to ensure issues are understood and prevented at the earliest opportunity through effective engagement with those affected by or having an interest in the development concerned. Creating & sustaining communities

The planning system must work in an integrated way to maximise its contribution to well-being. It can achieve this by creating well-designed places and cohesive rural and urban communities which can be sustained by ensuring the appropriate balance of uses and density, making places where people want to be and interact with others. Our communities need the right mix of good quality/well designed homes, jobs, services, infrastructure and facilities so that people feel content with their everyday lives. Maximising environmental protection and limiting environmental impact

Natural, historic and cultural assets must be protected, promoted, conserved and enhanced. Negative environmental impacts should be avoided in the wider public interest. This means acting in the long term to respect environmental limits and operating in an integrated way so that resources and/ or assets are not irreversibly damaged or depleted. The polluter pays principle applies where pollution cannot be prevented and applying the precautionary principle ensures cost effective measures to prevent environmental damage.

Development in the Countryside

Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However, new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.

Future Wales

- 5.2 Policy 20 – National Growth Area – Wrexham and Deeside Wrexham and Deeside will be the main focus for growth and investment in the North region. Strategic and Local Development Plans across the region must recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure. The Welsh Government will work with regional bodies and local authorities in the region and in neighbouring regions of England to promote and enhance Wrexham and Deeside's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

WREXHAM UNITARY PLAN

- 5.3 Policy GDP1: All new development should:-

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality. **b)** Take account of personal and community safety and security in the design and layout of development and public / private spaces. **c)** Make the best use of design techniques, siting and orientation in order to conserve energy and water resources. **d)** Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality. **e)** Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible. **f)** Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

- 5.4 **Policy H5** Outside defined settlement limits new dwellings will only be permitted where:

proposals accord with Policies H3, H4, and H8; or

proposals comprise infilling subject to Policy GDP1; or

an essential need to house a full time agricultural or forestry key worker can be established and

- i) the long term financial viability and functional management of the enterprise is proven; and
 - ii) the person, due to the nature of the work, has to live on the site rather than in a nearby settlement; and
 - iii) there are no suitable buildings nearby which could be converted into a dwelling; and
 - iv) the new dwelling is sited adjacent to an existing building, can be landscaped, and is of a form, bulk, design and materials which reflect the locality's rural character.
- iV) Any permission will be conditioned to limit residential occupancy to essential workers.

5.5 Policy T8 Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:

- i) the availability of public transport nearby,
- ii) proximity to public car parking,
- iii) proximity to local services and facilities,
- iv) Road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.

Where implementation difficulties arise in making parking provision on-site or nearby, the Council will require a developer to make financial contributions for measures to assist public transport, or walking and cycling as appropriate.

The Emerging Wrexham Plan

5.6 **Policy H7: Housing in the Countryside**

Proposals for housing development outside defined settlement limits will only be permitted where:

- i. It is for the purposes of agriculture, forestry or other rural enterprise as defined in TAN6, or
- ii. it involves the replacement of an existing dwelling (see policy H8), or
- iii. it involves the subdivision of an existing dwelling, provided the dwelling is capable of subdivision without major extensions tantamount to the erection of an additional dwelling or dwellings, or
- iv. it involves the conversion of an existing non-residential building (see policy H9), or
- v. it comprises sensitive infill development of no more than two dwellings in a small gap within a well-developed built frontage, or
- vi. the proposal is for affordable housing rural exception sites on land adjoining the settlement limits (see policy H3), or
- vii. One Planet development as defined in TAN6.

The case for approval

Point 1: Location

- 6.3 The application for a single storey unit adjacent to existing built form seems a logical choice and it will appear as merely an extension of the built form of Cadney Bank on an enclosed paddock. The site is located within close proximity to Bettisfield, and it should be seen as part of this community cluster.

Point 2: The Lack of an up to date development plan

- 6.6 With the lack of an up to date development plan the matters outlined in this statement concerning housing gather more and more weight when one considers the chronic and historic under provision of housing in Wrexham. The applicant notes the emerging plan and its reference to development being located in a gap in a built up frontage when located outside of development boundaries but we would contend the development is merely infilling between an existing access road and existing housing. But as stated, the whole notion of development boundaries is a major issue standing in the way of Wrexham ever hoping to achieve its housing provision targets.

Point 3: Zero impact on Residential or Visual Amenity

- 6.7 There will be no impact on visual amenity as the use of a single storey unit will ensure at the rural urban interface there is limited visual impact. With the use of a sympathetic landscaping scheme the proposal will have zero impact.
- 6.8 There will be no impact on residential amenity as the addition of a single storey unit adjacent to existing built form will not lead to any overbearing or loss of amenity on the part of neighbours.

Point 4: Lack of New Housing in Wrexham

- 6.9 Planning Policy Wales (paragraph 4.2.15) requires that Planning Authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing.
- 6.11 The following quote sums up the existing situation in Wrexham where the adopted development plan has lapsed and the emerging plans has been returned with issues identified. This has left Wrexham with a lack of new housing and on ongoing situation where it is unable to meet a housing supply targets as stated in MRH06 Housing Monitoring Statement April 2019.
- 6.12 *In the absence of an up-to-date Unitary Development Plan (UDP) and adopted Local Development Plan (LDP), in accordance with latest Welsh Government Guidance on [Joint Housing Land Availability Studies \(JHLAS\)](#), [TAN1, January 2015](#), there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to have a **zero land supply**. (Source: **Housing Monitoring Land Statement April 2019**)*
- 6.13 The ability of the site to provide a new home carries significant weight given the lack of housing supply or an up to date local plan.

Sustainability Appraisal

- 7.1 **an economic objective**– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

The proposal will ensure the delivery of commercial growth in Wrexham both in the supply chain for materials and in the labour market by the work required for the proposed dwelling. The proposal accords with the sentiment of “Planning Policy Wales” and “Future Wales” in this respect.

- 7.2 **a social objective**– to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.

In this respect the proposal has a high positive impact upon social welfare by delivering the housing Wrexham Council are unable to deliver (in terms of meeting their five year housing land supply figure), and assists in the provision of a family home for an applicant with strong ties to the area.

- 7.3 **an environmental objective**– to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The creation of one unit within the built confines of an existing settlement offer a development opportunity that will not lead to any intrusion into the open countryside, thereby preserving the character of the locality.

Conclusions

- 8.1 The suitability of the proposal is reflected in its ability to deliver a residential unit within the built confines of an existing settlement whilst at the same time having no impact upon visual or residential amenity. The creation of this unit will support an existing rural community and allow someone who has grown up in the area to remain and follow their chosen path which is to settle in the area and be close to family and friends. This is congruent with the aims of “Future Wales” as it will help support a rural community in terms of economic growth, and ensure its vitality and viability in the future.
- 8.2 Due to the lack of an Adopted Local Plan coupled with a lack of new housing to approve the application would be practical and pragmatic response to this situation. An approval will follow the thrust of National Planning Policy which

looks to support rural communities whilst at the same time respecting the environment and landscape character. The sustainability appraisal conducted above fully supports approval of this application, and the current situation, with Covid and its impact upon the rural economy can only add weight to the case for approval.

- 8.3 The development has shown itself to be wholly “sustainable” in terms of its economic, social, and environmental impact and as such outweighs any passed or emerging guidance as to the provision of housing outside of development limits, given that Wrexham Council have accepted that these outdated boundaries are a major barrier to delivering the housing it needs.

