



Unit D, Lunesdale, Upton Magna Business Park, Upton Magna, Shrewsbury, SY4 4TT

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## **Planning Statement**

Planning application for the change of use of land to a caravan site at land adjacent to Chapel Farm, Whitewell, Whitewell Road, Nr Whitchurch, Wrexham, SY13 3AL

Revision A – Updated document

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**GPS Ref: 20\_1124**  
**Applicant: Mr Gerald Cartwright**

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## 1. INTRODUCTION

1.1 This Planning Statement is submitted by Green Planning Studio Ltd on behalf of Mr Gerald Cartwright to accompany a planning application for the change of use of land to a caravan site at land adjacent to Chapel Farm, Whitewell, Whitewell Road, Nr Whitchurch, Wrexham, SY13 3AL

1.2 This Planning Statement sets out:

- The site context and description;
- The proposals forming the application submitted;
- Identification of the relevant Unitary Development Plan (UDP) Policies of Wrexham County Borough Council;
- An assessment of the proposals in relation to the relevant UDP Policies of Wrexham County Borough Council; and
- Conclusions to justify why planning permission should be granted.

## 2. SITE CONTEXT AND DESCRIPTION

- 2.1 The application site (as identified on the Location Plan forming part of the submission) is located roughly 4.75 kilometres west of the market town of Whitchurch in Shropshire, although the site is located within the boundary of Wrexham County Borough Council. The site is located in close proximity to the A525 which links the towns of Whitchurch and Wrexham and therefore is an accessible location to many of the National Trust properties in the area, the world heritage site at Pontcysyllte Aqueduct as well as the wider Shropshire and Welsh countryside.
- 2.2 The application site is an informal rectangular shape. The site boundary to the east adjoins an existing dwelling with mature trees and hedge's marking the boundary. To the south is Whitewell Road with access to the site by two timber gates through high hedging which obscures the road from the site. To the west is Chapel Farm, farm buildings, mature trees and high hedging. The Farm belongs to the parents of the applicant. To the north there are existing fields also in the ownership of the applicant, which are also bounded by mature trees and hedging.
- 2.3 The majority of the site is improved grassland for the purpose of grazing animals. The site has an existing hard standing around its entrance with a with timber frame building and brick junction box which have existed on the site for some time.



Site photographs: 2020 looking south west



Site photographs: 2020 looking south



Site photographs: 2020 looking east



Site photographs: 2020 looking south east



Site photographs: 2020 looking south



Site photographs: 2020 looking West



Site photographs: 2020 looking North

## Planning History

- 2.4 We are not aware of any planning history for the site when undertaking an online search of the Council's records using the postcode of the site.

### 3. THE PROPOSAL

- 3.1 This planning application seeks full planning permission for the change of use of land to a caravan site at land adjacent to Chapel Farm, Whitewell Road, Nr Whitchurch, Wrexham, SY13 3AL.

#### Technical Documents

- 3.2 This application has been submitted with the following accompanying technical documents prepared by Green Planning Studio Ltd:
- i) Planning Statement (this document)
  - ii) Drawing 20\_1124\_001 Location Plan
  - iii) Drawing 20\_1124\_002 Existing site layout
  - iv) Drawing 20\_1124\_003 (Rev B) Proposed site layout
  - v) Preliminary Ecological Appraisal
  - vi) Arboricultural Appraisal
- 3.3 The site has an existing building, hard standing and structures on the land as shown on existing plan 20\_1124\_002.
- 3.4 The application proposes to change the use of the land to accommodate caravans and motor homes on the site. There is no provision for any caravan storage to take place. As the Proposed Site Plan illustrates, eight caravan/motor home pitches are proposed, each with its own parking space made of hardstanding. A one way gravel road will also be constructed to allow access to the caravan pitches once they enter site.

## 4 PLANNING POLICIES

### Development Plan

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990 requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 The current policy document for Wrexham County Borough Council is the Unitary Development Plan (UDP) 1996 – 2011, adopted in February 2005. Wrexham Local Development Plan 2 (LDP2) 2013 to 2028 is still under development and has yet to be adopted.
- 4.3 With regard to the proposals submitted in this application and their location, the following UDP Policies have been identified as being relevant to the determination of this application:

Policy PS2 – The Broad Location of Development

Policy GDL1 – Development objectives

Policy EC4 - Hedgerows, Trees and Woodlands

Policy EC6 – Biodiversity conservation

CLF10 - Touring caravan and camping sites

## 5 PLANNING ASSESSMENT

5.1 The main considerations that relate to the proposals are as follows:

- a. The principle of the development in this location;
- b. Design and layout;
- c. Highway Safety; and
- d. Hedgerows, trees and ecological interest

This statement will address each of these in turn:

### **a. The principle of the development in this location**

5.2 Wrexham UDP Policy CF10 allows new touring caravan and camping sites where these meet the following criteria:

- a) the site is unobtrusive and well screened without the need for additional strategic landscaping; and
- b) the site is not located within a green barrier or Special Landscape Area; and
- c) the site is used for touring purposes only and is not used for the storage of caravans which are not in use.

The application site is a small field located in the countryside and is well screened with existing vegetation on all sides. Whilst some further landscaping is proposed this would constitute a supplementation of the existing vegetation and landscaping and thus would not entail a new, high level of strategic landscaping.

The application site is not located within a green barrier or Special Landscape Area.

The Proposed Site Plan shows eight pitches for caravans and/or motor homes on the site. There is no provision for any caravan storage to take place.

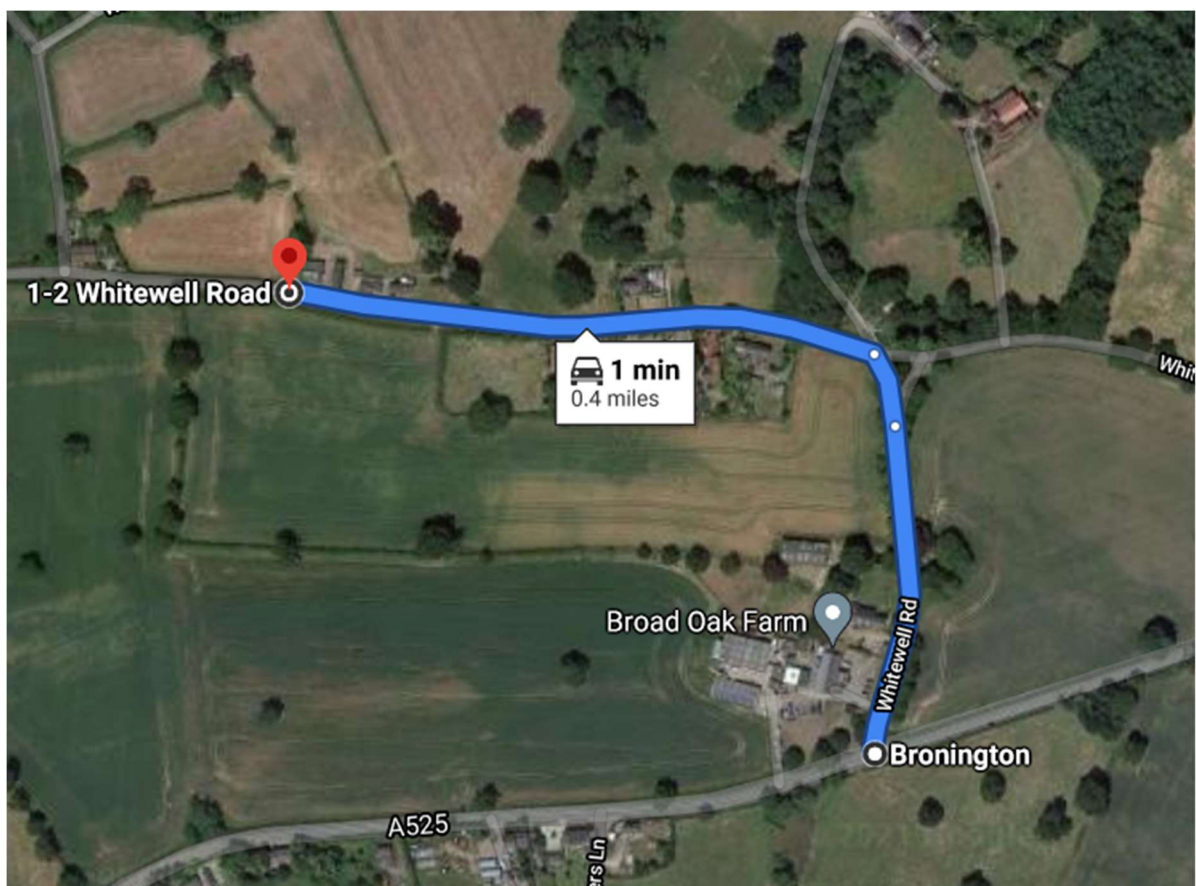
Overall, the site is considered to be unobtrusive and is already well screened without the need for further landscaping. In this respect, the proposal is considered to comply with both UDP Policies CLF10 and PS2 and therefore the principle of development is considered to be acceptable.

### **b. Design and layout**

- 5.3 The design and layout of the site as shown on the Proposed Site Plan reflects the form of the land and the number of pitches is of a scale that accords with the character of the site. The internal access road within the site would be gravelled, which is considered to be an appropriate finish, having a less hard and impermanent finish than the use of tarmac and does not require positive drainage. On this basis it is considered that the proposals are compliant with UDP Policy GDL1.

#### **c. Highway Safety**

- 5.4 The site benefits from an existing access onto Whitewell Road with good visibility in both directions. Whilst Whitewell Road is a local road it is only 0.4 miles away from the A525 to the south east, which provides access to Whitchurch to the east and Wrexham to the west, as well as other parts of the wider road network. Consequently, it is considered that this small caravan site would not prejudice highway safety.



#### **d. Hedgerows, trees and ecological interest**

- 5.5 An Arboricultural Assessment in line with British Standards has been prepared to consider and inform the proposals. This Assessment concludes that Provided that the tree protection measures and working methodologies detailed in the accompanying Arboricultural Method Statement are adhered to, no adverse effects upon trees proposed for retention or conflict with construction activities are envisaged.
- 5.6 A Preliminary Ecological Appraisal has been undertake to consider the proposals and this notes that the application area comprises exclusively of improved grassland which is considered to be of little ecological merit. The Appraisal notes no evidence of other protected species were identified during the course of the study, therefore the proposal is not considered to be limited by any other ecological constraints. In fact, the proposal has the potential to provide significant enhancements to the site as an ecological asset through the incorporation of both bird and bat boxes into the built form and new tree and hedgerow planting. As such, there will be no harm to biodiversity interests and the proposals are therefore in accordance with UDP Policy EC6.

## 6. CONCLUSIONS

- 6.1 As outlined in the Section above, it is clear that the proposed change of use of the site for caravans in this location is a form of development that is supported within Policies CLF10 and PS2 of the Unitary Development Plan (UDP).
- 6.2 Site specific considerations relating to the design and layout of the proposals, highways safety, together with hedgerows, trees and ecological interest have been assessed and are shown to be in accordance with relevant UDP Policies (GDL1,EC4 and EC6).
- 6.3 Consequently, Green Planning Studio Ltd asserts that as there is no departure from the adopted development plan and the identified policies within it; that together with the circumstances presented for the new use, planning permission should be granted by Wrexham County Borough Council.