



**PLANNING STATEMENT TO SUPPORT AN
OUTLINE PLANNING APPLICATION WITH
ACCESS MATTERS ONLY FOR THE ERECTION
OF TWO DETACHED DWELLINGS AND
GARAGES AND THE CREATION OF A SINGLE
ACCESS POINT**

AT

LAND SOUTH OF TREM Y GLOG

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1.0 INTRODUCTION

- 1.1 This supporting statement has been prepared and submitted by Halls Holdings Ltd on behalf of Robert and Liz Evans.
- 1.2 The application is seeking Outline consent for the erection of two detached dwellings independently accessed and to include the creation of a single access to serve Plot 1.
- 1.3 This statement is intended to assist in identifying the context of the proposed application, to include an assessment of how the proposed development accords with relevant national and local planning policies. It will also aim to set out any other material considerations that should be taken into consideration.

2.0 SITE CONTEXT AND DESCRIPTION

- 2.1 The application site is irregular in shape and measures approximately 0.29ha and is currently laid to grass and used for grazing purposes, having a lawful agricultural use.
- 2.2 The site lies to the west of the settlement core, within the settlement confines and well connected, within walking distance, to the services and facilities located within the settlement – a primary school, Pubs, church and public Bus stops.
- 2.3 The site is adjoined by existing residential properties to the north, west and east. Whilst to the east lies the remainder of the land parcel, of which is unbounded and open.



3.0 PLANNING HISTORY

- 3.1 In order to fully understand the development context of the site in the preparation of this planning application, a full planning history search of the site has been undertaken. Following which, there is no planning history available for public viewing on the council's planning register.

4.0 PROPOSED DEVELOPMENT

- 4.1 This application is seeking outline consent for the erection of two detached dwellings, with independent access point on current agricultural land in the settlement of Llanarmon DC. Other than access matters, all other matters are being reserved for subsequent approval.
- 4.2 The site is capable of providing two detached dwellings, one plot within the existing build line of those properties along Swch-Cae-Rhiw, with an additional plot to the rear of those properties. The site has existing access off the highway, that serves both the application site and a neighbouring dwelling, Yr-Onnen – as a result, the access apron onto the classified highway is already at acceptable residential standards.
- 4.3 A new access point off the highway is proposed and to serve Plot 1, which lies in between Trem y Glog and Minfford. This Plot is currently only accessed via a pedestrian gateway off the highway and is otherwise enclosed in post and rail fencing/hedging on all its boundaries.
- 4.4 The site has an area of 2925sqm, whereby the application site is able to comfortably accommodate the proposed number of residential properties, associated parking and private outdoor amenity space, as indicated on the accompanying Indicative Site plan, whilst maintaining the character of the area.

5.0 PLANNING POLICIES

5.1 Planning Policy Wales

- 5.2 The Planning Policy Wales (PPW) was originally published in 2002 and is currently on its 10th Edition, being last revised December 2018 and sets out the planning policies of the Welsh Government, under which Local Planning Authorities prepare their Local Development Plans (LDPs). It is the principal and authoritative source of national planning policy.
- 5.3 The 10th Edition of PPW differs significant to previous Editions in how it is structured, whereby the PPW has been revised to take account of the ‘Well-being of future Generations (Wales) Act 2015’.
- 5.4 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.
- 5.5 PPW is supplemented by:
 - Technical Advice Notes (TAN): detailed guidance in specific areas that supplement the policies set out in PPW. The relevant TANs to be referred to for the proposed development are as follows:

- TAN 2: Planning and Affordable Housing
- TAN 5: Nature Conservation and Planning
- TAN 6: Planning for Sustainable Rural Communities

- Circulars: procedural guidance that interpret and explain a particular piece of legislation.
- Policy Clarification Letters: provide urgent clarification of policy or procedure.

5.6 PPW identifies that local planning authorities should therefore exercise their planning functions with the objective of contributing to the achievement of sustainable development.

5.7 Building Better Places (July 2020)

5.8 In July 2020, the Welsh Government issues the document Building Better Places: The Planning System Delivering Resilient and Brighter Futures.

5.9 This document emphasises the importance for the consideration of health and well-being throughout the planning system of Wales.

5.10 The document sets out ways for which future development and the planning system must move forward following the significant impact that COVID-19 has had on communities. It emphasises the importance of creating homes that are life-long, adaptable, secure and affordable. The document states that we need to “...ensure we are building homes and neighbourhoods that are great places to live, with easy access to services and appropriate infrastructure and greenspace.”

5.11 The guidance also notes that COVID-19 has demonstrated that planning decisions can be undertaken quickly and effectively and continues to encourage this.

5.12 The National Development Framework

5.13 The Planning (Wales) Act 2015 requires the Welsh Government to develop a National Development Framework (NDF). The Welsh Government is currently development the first NDF and the final version of the NDF is due to be published in September 2020.

5.14 The NDF will set out a 20 year land use framework and be reviewed at least every five years. Unlike its predecessor, the Wales Spatial Plan, the NDF will have development plan status, meaning it can be a material consideration in planning decision and that all Strategic Development Plans and LDPs must be in conformity with it

5.15 Local Development Plan Policies

5.16 Within the administrative area of Wrexham County Borough, the Local Development Plan (LDP) is made up of a single core document: The Wrexham Unitary Development Plan, adopted on the 14th February 2005.

5.17 The Council are currently in the preparation of a Local Development Plan, which will replace the current adopted UDP – a requirement introduced since 2004, with all UDPs being gradually phased out in support of the shorter and more concise LDP which will set out the local planning authority's (LPA) long-term land use and development strategy.

5.18 The UDP comprises two parts:

- Part 1 – 'The Strategy' which outlines the LPAs broad intention for development in the area and provides a framework for the more specific policies and proposals;

and,

- Part 2 – 'Specific Policies' which expand on the strategic vision for the county and provide detailed guidance for the development and other use of land.

5.19 The Unitary Development Plan

5.20 The broad location of development

5.21 PS1 – New development for housing, employment and community services will be directed to within defined settlement limits/employment areas.

5.22 PS2 – Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

5.23 PS3 – 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.

5.24 PS4 – Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

5.25 PS5 – Provision will be made for the development of 5775 dwellings between 1996 and 2011.

5.26 GDP1: Development Objectives

In addition to the specific land use or locational policies of the Plan, all development proposals must satisfy certain general requirements, the regulation of which is a key function of the planning system.

5.27 EC2: Agricultural Land

Development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of agricultural land.

5.28 H2: Residential Development (of Unannotated Land) within Settlements

5.29 Residential development on unannotated land within settlement limits will be permitted subject to compliance with GDP1.

5.30 Emerging Policy

5.31 The Council are working on their Local Development Plan 2 (LDP2) 2013 – 2028. When adopted LDP2 will replace the current UDP.

5.32 The LDP was submitted to the Welsh Government and PINS for examination in November 2018. Initial hearing sessions were carried out in Autumn 2019 and several further sessions were carried out in February and March 2020 following the receipt of the Inspectors post-hearing letter. Given delays relating to the current pandemic, it is not anticipated that the Inspectors report will be issued no later than 30th December 2020.

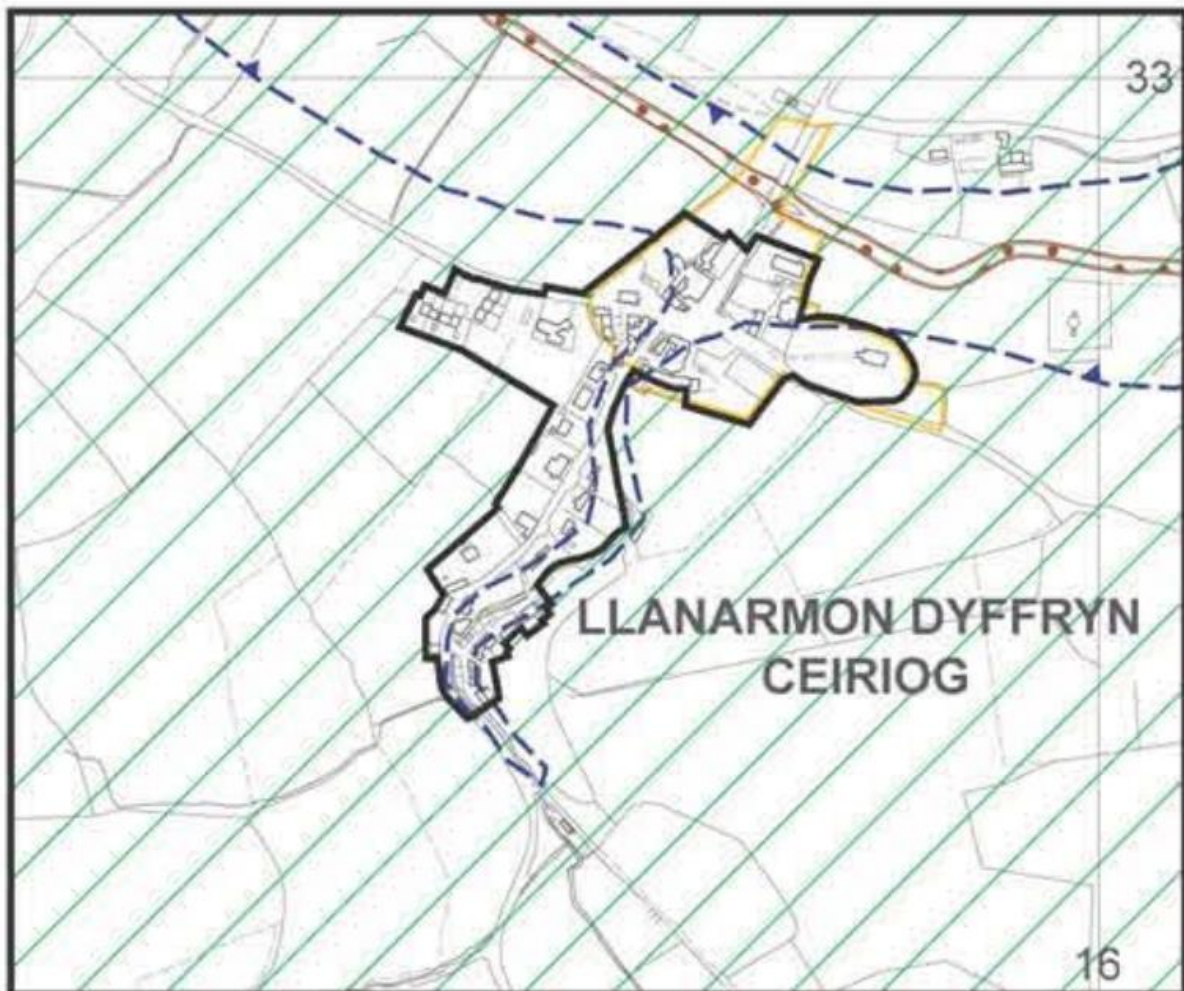
5.33 Whilst the emerging LDP is at an advanced stage it is not anticipated it will be adopted until 2021, therefore the proposed development will be assessed against the current UDP policies. The emerging LDP should be afforded little to no weight.

6.0 PLANNING ASSESSMENT

6.1 Site Location

6.2 The application site lies in a central position within the rural settlement of Llanarmon Dyffryn Ceriog (DC), an identified Rural village and able to accommodate a modest growth.

6.3 The application site is within a sustainable location for development, which whilst currently an agricultural field, is wholly within the development boundary for the Llanarmon DC and is not subject to any site-specific designations. As such, residential development of this greenfield site is acceptable in principle, as it accords with UDP policy PS1 which seeks to direct development to defined settlements.



10. Llanarmon Dyffryn Ceiriog

6.4 Proposed Amount and Scale

6.5 The submission of this Outline proposal is for two detached dwellings with detached garaging and private parking and amenity provisions. Owing to the size of the application and the individual Plot shapes, which have been drawn to reflect the existing built pattern and character of residential properties along the street scene, Plot 1 will provide for a modest two storey dwelling, whereas Plot 2 is able to provide a larger dwelling, again of two storeys.

6.6 Highways and access matters

6.7 The application site lies relatively central within the settlement core of Llanarmon DC, set behind two rows of highway-fronting residential properties, to the north and east. The application site is to gain access off the northern classified highway, through two independent access points – one existing to the west and one proposed to the east.

At both points of access, the highway is subject to a 30mph local speed limit and is typically rural in condition (single width, soft verges).

- 6.8 There are a number of existing properties which gain access off this stretch of highway, thereby confirming that residential access is considered safe and accessible, subject to any access point being commensurate with the local highway conditions.

- 6.9 The application site, specifically the area where Plot 2 lies, is currently served by an existing access point off the northern highway, with a laid apron and part-laid driveway leading to a field gate which is set well-back off the highway edge. This existing access point also shares its access with an existing neighbouring residential property, Yr Onnen which lies to the east of the private laid driveway. As a result of this access point currently serving a residential property, no further access works are proposed to Plot 2 as its access is already at adequate residential standards, with commensurate visibility, geometry and construction.

- 6.10 It is proposed to create a new access point that will serve Plot 1, independently. This will be created through opening up the northern boundary, in replace of the existing pedestrian gateway and gaining direct access onto the northern highway. The plots highway frontage, is narrow, 8.24m in width, but the accompanying plans are able to demonstrate that the new access point is able to provide a new junction of adequate widths, radii and geometry.

- 6.11 It is accepted that the visibility, in both directions, from the proposed access to serve Plot 1 is not at the prescribed distances; however, the local highway conditions allow for significantly reduced visibility, owing to a generally straight alignment, local speed limit and single widths. Furthermore, the existing properties along this northern stretch of highway are afforded no greater degree of visibility than the proposed is able to achieved. On this basis, the proposed access point is considered commensurate to the local highway conditions and will not pose any adverse highway safety concerns or place undue pressures on the local highway network.

- 6.12 Ecology and biodiversity matters**

- 6.13 The application site is currently laid to grass and is generally open, in current lawful agricultural use and used for grazing purposes. The land is generally open, save a large tree in the south-western corner. With the land in active use, it is therefore considered that the application site has low ecological potential.

- 6.14 Furthermore, there are no designated ecology or biodiversity sites within the immediate setting, or within a proximity that could be affected by the proposed development. Equally, there are no ecological assets within the site or adjacent the site that could be affected by the proposed development.

- 6.15 The development of this site does not trigger the need to be accompanied by any Ecological Impact Assessment, whereby through appropriate landscaping (of which can be satisfactorily secured through condition) the development of this can provide

an enhancement and betterment to the local natural environment, through protection, enhancement, restoration and improved connection.

7.0 CONCLUSION

- 7.1 The application site lies in a sustainable location for new residential development that is in complete accordance with the adopted UDP. The site lies wholly within the development boundary for the identified settlement of Llanarmon DC, where new housing growth is considered acceptable in-line with the wider strategic growth approach. The site is in an accessible location, in accessible proximity to all services and facilities, by sustainable modes of transport.
- 7.2 The proposed development for two Plots, with independent access points off the highway, will not result in any adverse highway safety impacts, whereby the reduced visibility is commensurate, and follows, local highway conditions, in alignment and features.
- 7.3 The proposed development is in full compliance and complete accordance with the adopted policies.