



DESIGN AND ACCESS STATEMENT

On behalf of Mr Sam Sheady
Provision of Dwelling in support
Of Riverside Stud
Riverside Lane
Newbridge Road
Newbridge
Wrexham. LL14 3JE

Location

Riverside Stud, Newbridge, Wrexham. LL14 3JE

Description

The proposed site is on land at Riverside Stud next to Pen-y-Bont Farm, Waterside and Hayside a cluster of four properties on the fringe of Newbridge and Pentre with an existing common access off the B5605 road.

Existing Use

The existing use is a horse breeding stud with 16 stables occupying 3 acres o.t.a. of pasture land.

History

The land and stables at Riverside Stud have been within the family ownership for some 15 years. The buildings were originally a disused piggery and agricultural building which were subsequently converted into stables and the land became horse paddocks

The site has primarily been used for breeding and training thoroughbred trotting horses under the name Riverside Stud and has now become a fast-growing business within the trotting horse racing industry primarily throughout Wales.

The owner and trainer, Samuel Sheady with his family are well known and highly respected throughout the industry and he has found a desperate need to be on site with an office and accommodation for his family as he needs to be on site 24/7.

Mr Sheady is currently living with his family at Cefn Mawr, approximately 1 mile from the site.

Newbridge quickly became a popular base of successful equine breeding for the Trotting Industry and over the years has built up a roster of stallions to include '*See the Stars*' and '*Lighting Fire*' giving the opportunity to breed commercially attractive foals and yearlings. The stallions offer, very good value options and with the excellent prospects for professionalism and high standards of care, which is now being jeopardised by not being on site 24/7 following the growth of the business

The stud is currently run by Mr and Mrs Sheady, three teenage children and 2 no. grooms and some part time staff who assist in running the stud. Mrs Sheady-Jones who assists with the business is a dedicated night nurse throughout the foaling season and observes all expecting mares in the foaling sheds throughout the night and is at hand to assist during foaling. Grooms are also on call should a difficult foaling present itself.

The Lower House Equine Clinic are on 24 hour call out service.

The stud currently has 16 stables and 3 acres of pasture paddock land where initial breeding and rearing of foals takes place. Around Newbridge, Mr Sheady has land consisting of 17, 10, 3 and 50 acre sites, in total 80 acres all close by and used for equine grazing and training. To supplement the trotting racing business, Mr Sheady also breeds Miniture Cobs which are sold on for showing.

The business is generally managed within a 'makeshift' office within one of the stable blocks and a port-a-cabin. There is a caravan on site used by grooms as a rest room area.

The stud business operates over 80 acres in Pen-y-Bont, Newbridge and surrounding areas giving plenty of capacity to rotate horse stock regularly and always provide fresh pasture for both grazing and a supplementary pre-training area.

The Site

The site consists of 3 acres, of pasture land with 2 no. blocks of stables. The first block, the old piggery contains 8 stables and foaling boxes and is located off and close to the communal driveway.

The driveway is also the access to the cluster of residential buildings to include properties Pen-y-Bont Farm, Waterside and Hayside. Adjacent to the stable is a concrete parking and turning area. A gravel track meanders up the site through paddocks to a modern steel frame agricultural building forming a further 8 stables. There is a gradual slope across the site from West to East. From the track to the B5605 the land falls quite steeply southwards. The site is generally well screened by high dense natural hedging and bounded by post and rail fencing. Intermittent paddocks are also fenced off.

The Business

Riverside Stud prepares stock for sale in England and Ireland. From foals and yearlings to Horses in Training. Riverside Stud ensures that they are prepared for sale in top condition before they are subjected to scrutiny from buyers. Mr Sheady also advises and represents clients at all major sales if they are seeking to acquire bloodstock.

Foals are walked in hand every day around the paddocks. They soon learn to walk to the hand rather than going around a walker, which “we feel teaches them little and puts excess strain on joints. They are then turned out and allowed natural interaction”.

Yearlings are long reigned, lunged and given a more varied routine. They are assessed individually yet still allowed daily turn out with like-minded companions and allowed to interact as nature intended.

It is considered that due to the expanding business 24/7 care is needed. It is necessary for staff to be on call and near to operations.

Riverside Stud board mares and young stock, before being put out to graze in paddocks on site producing strong, well developed individuals. When ready, they are then prepared for the sales or to start their education, bringing them on for the trotting racing industry.

Over 50 mares board at Riverside Stud, and its paddocks nearby. We advise owners and breeders on fertility, choice of mating and we will also arrange all necessary paperwork and transport.

Riverside Stud are fortunate to be able to call on the expertise of their fertility vet, who visits them several times each week and who is, able to determine the optimum time for a mare to be covered.

They also have a dedicated Night Nurse, Mrs Sheady-Jones who observes all the expecting mares in the foaling shed throughout the night and is on hand to assist during foaling. The grooms are always on call, should a difficult foaling present itself.

Equine vets from Lower House Veterinary Group also provide a 24 hr call out service, therefore the veterinary team is second to none. Veterinary staff visit the stud daily during the stud season and check all new-borns bloods, and that the mares have cleansed thoroughly. The Groom's and Mr Sheady's family assist, at all times with veterinary duties.

Location

The stud farm is located on the edge of Newbridge off the B5605, a country road serving the local village. The proposed site for the dwelling is within the stud farm adjacent to the stables and current porta cabin office close to existing buildings

The site is not within Green Barrier or conservation area. It is also near to Pen-y-Bont Farm, and equestrian buildings on the site. Residential properties are near-by and the site is not isolated.

Accommodation

The proposed dwelling is to accommodate by Mr Sheady, his wife and three teenage children all who assist in running the stables and its commercial equestrian activity.

It is intended that the family who are also working on the stud farm will occupy the property.

The existing caravan, which has 'established use' will be replaced by the essential workers dwelling. The family are specialist in the equestrian field of breeding and rearing young foals within the trotting racing (thoroughbred) business.

With reference to the site hours these have operated 24/7 at regular un-predicted times since the business commenced and are difficult to police relative to the sensitivity of the business. There is a desperate need for the family to be living on site to manage the business.

Ecology

It is not considered an ecological survey is necessary as the risk of Great Crested Newts or any other protected species, is very low within the adjacent horse paddock. Bat and bird boxes will be provided on the existing buildings as a precautionary measure.

Drainage

Foul drainage will discharge to a new bio-disc with herringbone soakaway drainage. A percolation test in accordance with BS365 will be carried out to determine the size of the drainage field.

Surface water drainage will discharge to a SUDS system with a surface water harvesting tank and final overflow discharge to a soakaway.

Should the Officer be minded to approve the application, this can be conditioned.

Highway

The B5605, although a trunk road, in reality, is a low trafficked road. Existing access has more than adequate visibility. With reference to parking, visitor parking for 4 vehicles is available and additional parking is available at the top paddock. Consequently, there will be no change to vehicle movement. However, there is ample on-site staff parking and manoeuvrability is sufficient for the scale of the activity taking place (see attached plan 71207:1003)

Tree's

The existing hedges and trees on site are outside the proposed location of the dwelling. However additional landscaping and tree planting will help screen and enhance the proposal.

Design

The immediate built environment surrounding the site comprises of a mix of dwellings, styles and ages. This includes Pen-y-bont Farm, barn conversions and some modern dwellings. The design is considered in principal, in keeping with house types found locally. The design

incorporates countryside style windows, dark brown colour brickwork and render finish with plain tiles to the roof. Some additional detailing is provided to the eaves brickwork.

Landscaping

The site will generally be kept open with simple landscaping to include lawns and natural hedging to the boundary to blend in with general character of the area and provide some screening.

Access

The site is located on the B5605 truck road linking the key villages of Newbridge and Pentre. The B5605 has footpaths on both sides of the highway and streetlighting along its length to Newbridge. All amenities are nearby and are accessible by cycle or walking. The site is on a regular bus route and a bus stop is located near to the proposed site.

The site is not isolated being within a cluster of 4 no. dwellings with adequate access for cars, vans and emergency vehicles. There is ample existing parking and turning area on site permitting vehicles to leave in a forward direction. There is adequate visibility onto the B5605. The stud business has been operating from the site for some 15 years and is easily accessible from all parts of Wales and England being on an established and recognised access route off the A5 London to North Wales commuter route.

Policy

It is well documented that the Wrexham Councils Unitary Development Plan is outside the plan period and the Local Development Plan is far out of date. Also, the Council cannot demonstrate that the Council have a 5-year housing land supply. However, in July 2018 (2 years) TAN1 (Technical Advice Note) recommended councils dis-applied para 6.1 of TAN1 following the lack of provision of up to date LDP and UDP policies together with a lack of numbers to supplement the Councils housing shortage. It is considered that considerable weight should therefore be afforded to my client's application.

Policy HS5

Policy HS5 is out of date and therefore it is considered a practical approach needs to be made relative to the circumstances of my client's application.

Sam Sheady and his family operate a successful business in turn supporting the Horse Trotting Racing Industry which is a popular Welsh Tourism attraction from North to South. The business cannot operate within an urban area and is therefore outside the development boundary and it is self-evident the business has grown to where there is a need for the family operations need to be on site 24/7. Breeding of thoroughbred horses is a demanding round the clock enterprise. The application is therefore a special needs case within the countryside to enable the continuation of rural business supporting tourism in accordance with Planning Policy Wales.

Eco Friendly

Should the Council be minded to approve my clients planning application the dwelling will be further designed and constructed to a high specification, eco and environmentally friendly with maximum consideration to carbon emissions both from the building, vehicles and its occupants.

The proposed family dwelling will support PPW in the Welsh Assembly aim to obtain zero emissions by 2050.

Conclusion

The proposed essential worker's dwelling is considered, to be acceptable development in the countryside as it will contribute to the sustainability of the existing business. The new dwelling will support the essential need and reduce the need to travel by car or van in accordance with policies. The new build will also replace the need of existing caravan and porta-cabin office and provide an improved standard of living on site. There will be no loss to habitat flora and fauna and the application will not encourage rural sprawl and is an essential need for Riverside Stud business.

Furthermore, the site is classified as brownfield as the change of use to an equestrian use is development in planning terms and therefore equestrian buildings constitute brownfield sites.

Ref: Appeal DCS reference 400-025-977.

Equine paddocks in previous appeals have been defined as previously developed land (Annex 2 of the NPPF).

The site in question is contained by a driveway and a trunk road on two sides and is set against a backdrop of buildings and houses. Neither does it form linear development and therefore does not conflict with the Councils policies, (although out of date), which aim to protect the appearance and character of the area.

The proposed dwelling will enhance or maintain the vitality of the rural community. The dwelling would provide social benefit as they would by supporting services within the village and there would be an economic benefit through the construction and subsequent maintenance of the dwelling.

There is a proven essential need for the working family to be on site and the financial long term viability and functional management of the enterprise can only continue successfully with 24/7 attendance on the now quantity of stock.

There are no alternative buildings immediately close to the site and no buildings on site which could be converted into a dwelling. By constructing a new dwelling in the application location is well screened and can be further landscaped to avoid any loss of visual impact and quality.

The proposal is for an exceptional need as previously evaluated. The change in increased scale of the original enterprise has determined the need to be on site by the family on a full time basis at their place of work. There is also proven essential need to be on site 24/7 in connection with the management of the enterprise to maintain its economic viability and added security.

The site is close to Newbridge village within easy walking distance to the bus stop and general day to day services and shops and is therefore sustainable and is not isolated. The proposal will also contribute to the rural vitality of the area. Mr Sheady and his family area local to the community and his children were schooled and brought up locally.

In all there is an essential need for the family to be living on site and the exceptional circumstances in accordance with UDP Policy 6.14 and the PPW.