

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT:

Land at Glebe Farm, Horseman's Green, Whitchurch, SY13 3DY

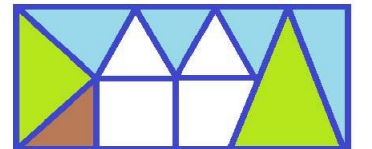


PLANNING / DESIGN & ACCESS STATEMENT

September 2020

Application submitted on behalf of Mr. S. Huxley

David Parker Planning Associates



Planning & Property Development

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Summary

This application is for outline planning permission for residential development on land at Glebe Farm, Horseman's Green, Whitchurch.

The application seeks to establish the principle of residential development and means of access. Other detailed matters of scale, layout, appearance and landscaping are all reserved for subsequent approval.

Indicative plans are provided to suggest a development of 3 or 4 dwellings.

The key considerations in determining planning applications for housing development are their compliance with the Development Plan and with relevant National Planning policies.

Paragraph 1.2 of Planning Policy Wales (Edition 10 December 2018) states that its primary objective 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.

The village of Horseman's Green is a sustainable location for new housing development, having regard to both the Development Plan and national planning policy.

Horseman's Green is identified in the Wrexham Unitary Development Plan as a rural village where small scale housing development can take place.

The UDP defines a development boundary around the settlement, within which appropriate new development will be allowed.

The application site lies within the development boundary. The site is therefore established as a potentially sustainable location for an appropriate small scale new housing development.

Within the emerging Wrexham LDP (currently at public examination stage) confirms that the application site remains within the Horseman's Green development boundary.

The site also contains 3 existing buildings, including the remnants of a previous dwelling, along with a Dutch barn and former livestock building. It is therefore partially previously-developed.

The scale of the proposed development is considered appropriate for the settlement, taking into account its role, function and location. The development would form a small-scale and contained addition to the built-up area, and would not represent a new direction for growth.

Due to the situation of the site having existing housing to the south, the development can be easily assimilated into the village without any adverse impact on its physical character or landscape setting.

Site investigations have revealed that there are no ecological or environmental constraints that preclude or limit its development.

The proposed development can also be shown to comply with other relevant policies in the UDP,

including Policy GDP1.

The proposed development, whilst modest, can help meet the housing needs of the local community and support the wider economy.

At the detailed design stage, the development will be able comply with sustainable development principles, to include measures for sustainable design and construction, water use, sustainable drainage and energy efficiency.

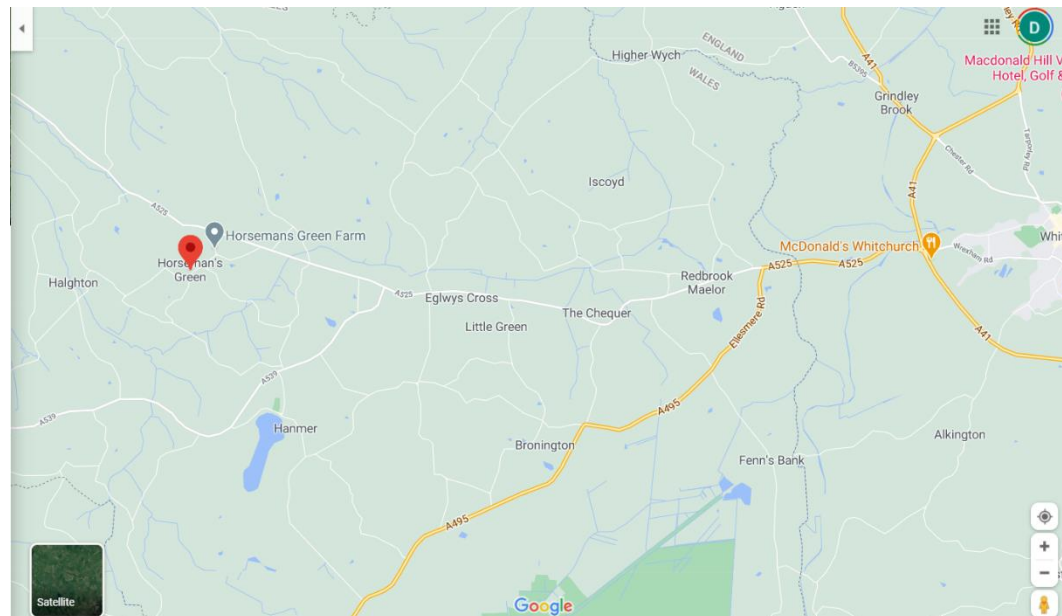
In weighing up the impacts/benefits and the sustainability of the proposed development in accordance with the development plan and relevant national planning policy, outline planning permission should be granted for the proposed development.

1 Introduction

- 1.1 This Planning and Design & Access Statement is submitted in support of an outline planning application for residential development on land at Glebe Farm, Horseman's Green, Whitchurch. David Parker Planning Associates have prepared the application, on behalf of the landowner, Mr. Stuart Huxley.
- 1.2 The application is for outline planning permission and seeks to establish the principle of development and means of access. Other detailed matters of scale, layout, appearance and landscaping are all reserved for subsequent approval. In support of the application, two indicative site layouts have been prepared, which show how the site could be developed to provide three or four dwellings.
- 1.3 This Planning and Design & Access Statement describes the application site and its location and the outline proposals for residential development. It serves to demonstrate that the site is both suitable and capable of being developed for housing. The site is considered and assessed against the policy context set by the Development Plan and National Planning Policy in Planning Policy Wales (PPW).
- 1.4 Finally, the Statement addresses the sustainability of the site as a location for residential development, and its compliance with the more detailed Development Plan policies and guidance controlling new housing development in the area.

2. Site Location, Description & Surroundings

- 2.1 Horseman's Green is situated approximately 9 kilometres due west of Whitchurch, as shown on the extract from Google Maps below.



- 2.2 The application site itself is located on the northern edge of the village. The site is immediately adjoining the existing built up area of the village, with existing residential properties to the south.

Application Site & Surroundings

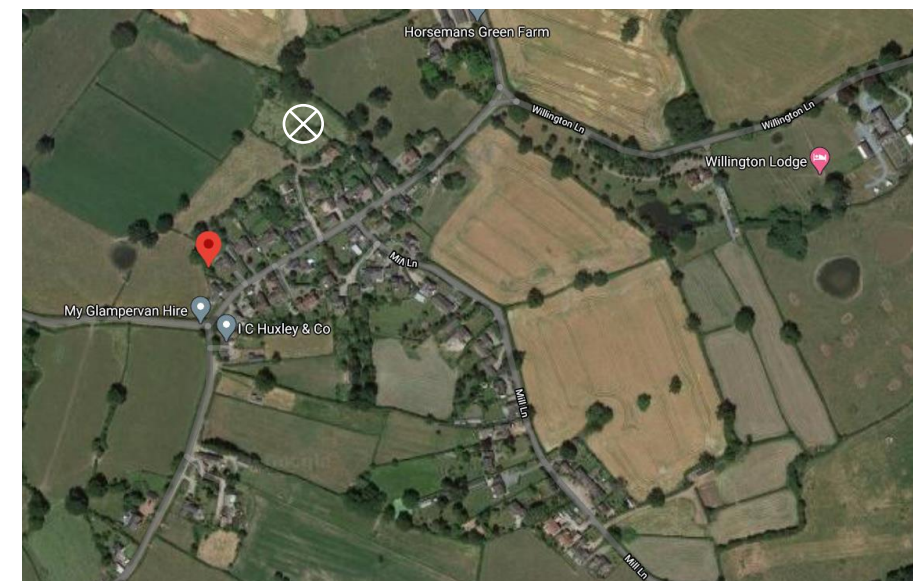


Site Plan shows area bounded by: 344503.91, 341199.61, 344703.91, 341399.61 (at a scale of 1:1250), OSGridRef: SJ44604129. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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- 2.3 The site is a former farmstead with an associated derelict farmhouse, a Dutch Barn (still in use), and a former livestock building. The site extends to 0.23 ha (0.57acres) in area. The main part of the village is quite tightly defined, but with additional farmsteads and clusters of development scattered along the roadways radiating out from the centre of the village.



2.4 The application site is approached along a private roadway serving 3 dwellings. The roadway narrows as you approach the site.



Glebe Cottage



Coniston



2.5 Immediately to the south-west of the site, to the left of the roadway, is a small traditional cottage (Glebe Cottage) and to the immediate south (to the right) is a more modern bungalow (Coniston), both shown below.



2.6 After Glebe Cottage, the access road narrows to a single lane stone track, serving the site.

Site Access



2.7 Entering the site, the derelict cottage is visible in the centre of the plot, with the first of the existing farm buildings to the right.



Former Livestock Building



Dutch Barn



Derelict Cottage

2.8 The site itself comprises semi-improved grassland with poor quality hedgerows and trees, many of which are covered in ivy.

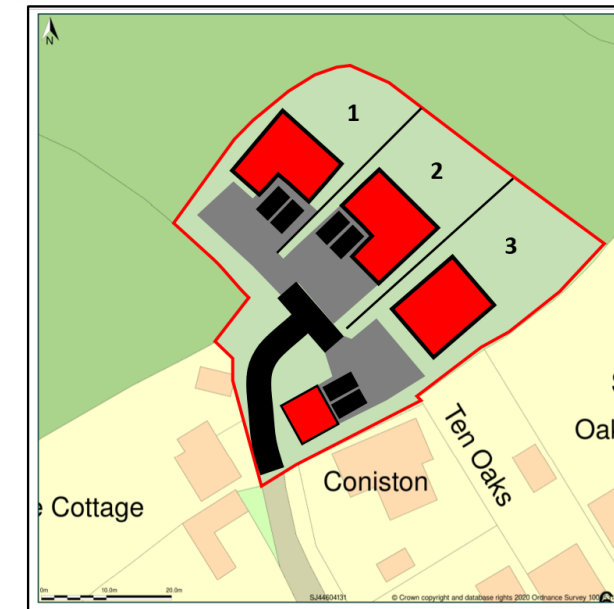


3. The Development Proposal

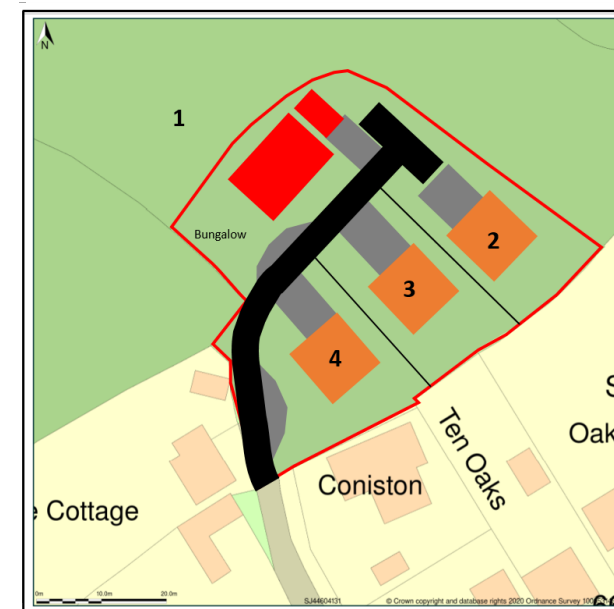
Accessibility

3.1 Although the application is in outline, with all matters apart from highway access reserved for subsequent approval, two indicative site layouts have been submitted in support of the outline application. This shows how the site could be developed for either three or four dwellings, as shown below.

Sketch 1 – 3 Dwellings



Sketch 2 – 4 Dwellings



3.2 The properties will be well spaced within the site, with a shared access onto the main road through the village. The type and position of the properties can be varied to include two-storey houses and or a bungalow.

3.3 The layouts show detached houses with ample gardens and parking, which are envisaged to be designed in a simple and traditional manner. The aim of the proposed development is to deliver houses with either 3 or 4 bedrooms and possibly a detached 3-bedroom bungalow.

Environmental Sustainability

3.4 The proposed layout and positioning of the dwellings will allow for the investigation of energy saving through the installation of solar roof panels. Water saving measures including water butts and low-flush toilets will be included as part of the development, and rainwater harvesting systems may also be achievable.

3.5 The proposed dwellings will be built in accordance with national planning policy requirements and TAN 12 – Design. The Code for Sustainable Homes will be used to assess the environmental impact of the proposed dwellings.

3.6 The submitted ecological report (see later) explains how the development will take account of and/or enhance the local natural habitats.

3.7 The proposed development is of a small scale and considered to be appropriate in scale for the village of Horseman’s Green, taking into account its role and function, and the more limited facilities available within the settlement.

Community Safety

3.8 The proposal can deliver a satisfactory layout in terms of urban design and residential amenity. The sketch layouts afford good natural surveillance within the site. Full consideration will be given to the design, layout and appearance of the development at the detailed planning stage, as part of any reserved matters submission, and the Applicant remains open to discussions over the design aspects of the proposal.

Character

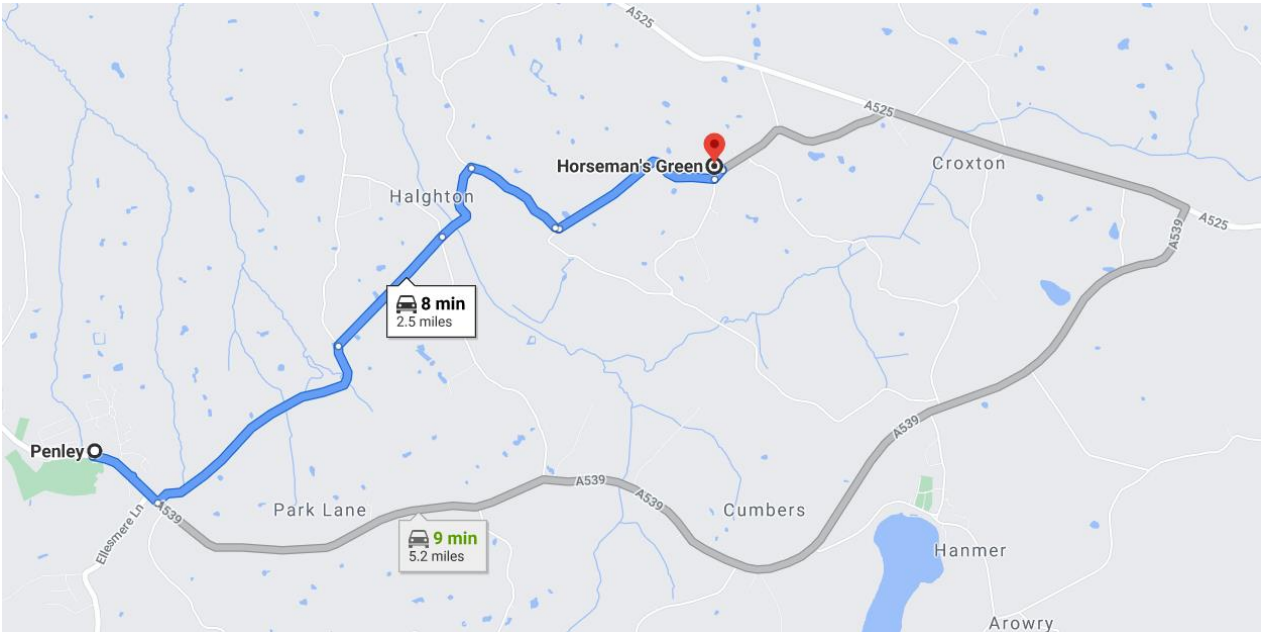
3.9 The scale, design, and materials of existing properties on this part of Horseman’s Green are generally mixed and reflect the period of their construction. There are no particularly strong design references to guide and influence the proposed development.

3.10 The neighbouring properties to the south are both either sufficient distance away (Glebe Cottage) or are screened by substantial hedges (Coniston). Although the proposals will result in additional traffic past these properties, the levels of vehicle movements will be intermittent. Their amenity and privacy will therefore not be adversely affected. The orientation and screening of the proposal is such that there will be no inter-visibility between existing and proposed properties.

Movement to, from and within the development

3.12 Although the village does not have a regular bus service, the village of Hanmer is just under 3 miles by car. The larger village of Penley - with its more extensive facilities, including primary and secondary schools, shop, and employment - is 2.5 miles (or 8 minutes) by car, as shown below.

Horseman’s Green to Penley



3.13 Parking requirements can be very well catered for within the site. All dwellings can have at sufficient parking spaces. The layout of the site allows for the safe access, turning and egress of vehicles.

Highway Access

3.14 The site will be served by the existing lane from the main road through the village. At the junction with the main road, it is around 7.6 metres wide, allowing two vehicles to pass easily.



3.15 At the junction, visibility is a little restricted on the traffic side by the frontage boundary hedges, as shown below.

Visibility to the Right (traffic Side)



3.16 To the left, on the non-traffic side, visibility is much better.

Visibility to the Left (non-traffic side)



3.17 However, the main road through the village is extremely lightly-trafficked, and it is possible for vehicles to gradually emerge from the junction on to the main road, without serious safety issues. It should also be noted that the application site could still operate as a farm, without the need for planning permission, involving the movement of much larger vehicles.

Code for Sustainable Homes

3.18 The dwellings proposed will be designed in accordance with national planning policy requirements and Technical Advice Note 12 (TAN 12) – Design. The environmental impact will be assessed using Code for Sustainable Homes which measures the sustainability of a home against nine design categories, rating the ‘whole home’ as a complete package.

3.17 The design categories are:

1. Energy and CO2 Emissions
2. Pollution
3. Water
4. Health and Wellbeing
5. Materials
6. Management
7. Surface Water Run-off
8. Ecology
9. Waste

3.18 All dwellings will meet Code for Sustainable Homes Level 3 and 5 credits under issue Ene1 Dwelling Emission Rate. The proposal will meet Part L of the current Building Regulations and be assessed by SAP calculation. The detailed design issues will be dealt by way of the reserved matters at a later stage by a registered code assessor.

Ecology

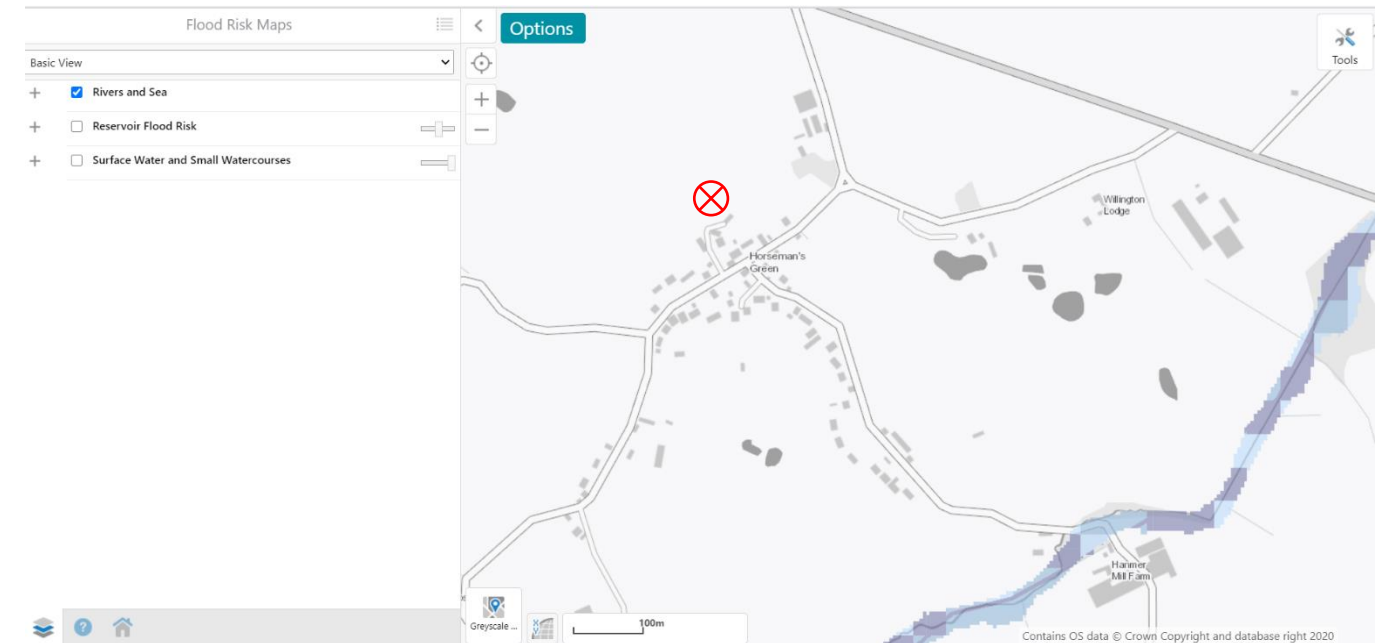
3.19 Greenscape Environmental were commissioned to carry out an ecological assessment of the site. Their report is included in the application documents. The appraisal of the site included a desktop study of the area and a phase 1 ecological appraisal undertaken at the site, carried out on 12th March 2020 by C Sheil. The findings of the report are summarized below :-

- A precautionary phase 2 bat activity survey were conducted on the 28th May 2020 by C Sheil with the assistance of B Jones, L Maggs and M Hoggs.
- A desktop data search including a search for nearby designated sites, EPS licenses and previously recorded protected species was conducted. Of significant for this site is bats, nesting birds, and great crested newts.
- The site extends to 0.2ha and is comprised of three buildings, a field of semi-improved grassland, hedges, trees and an access track. The buildings on site have low to negligible roost potential for bats.
- A precautionary activity survey was conducted on buildings 1 and 3. No bats were seen roosting in any of the buildings, and so no further surveys are necessary. These buildings will be demolished under a method statement.
- Potential habitat for nesting birds was found in the buildings, trees and hedgerows and

evidence was found in building 1. The removal of these is to be done outside the bird nesting season (February to August inclusive) or an ecologist will conduct a check within the 24 hours prior to work commencement to ensure no nesting birds will be affected.

- There are seven ponds within 250m of the site. The nearest is pond 3 which is 50m away and scored 0.57 – Below average on the HSI assessment. However, this pond is separated from the site by poor terrestrial habitat.
- The site comprises mostly negligible value habitat to newts in their terrestrial phase. The works are to be done under a method statement and an ecologist is to be employed as the Ecological Clerk of Works.
- Conclusion - It is recommended that the biodiversity value of the site will be enhanced post-construction with the inclusion of bat and bird boxes. The landscaping will also be improved by planting new native species hedgerows and trees in the new gardens. Method statements outlined in this report are to be followed during works. There are no other ecological constraints to the development as currently proposed.

Natural Resources Wales - Flood Risk Map for Horseman's Green – Rivers & Sea



Drainage and Flood Risk

Surface Water Drainage

- 3.20 It is anticipated that surface water drainage will be dealt with via soakaways (following completion of detailed porosity tests). Should outline planning permission be forthcoming, and soakaways prove to be unsuitable, an appropriate sustainable drainage scheme will be designed.

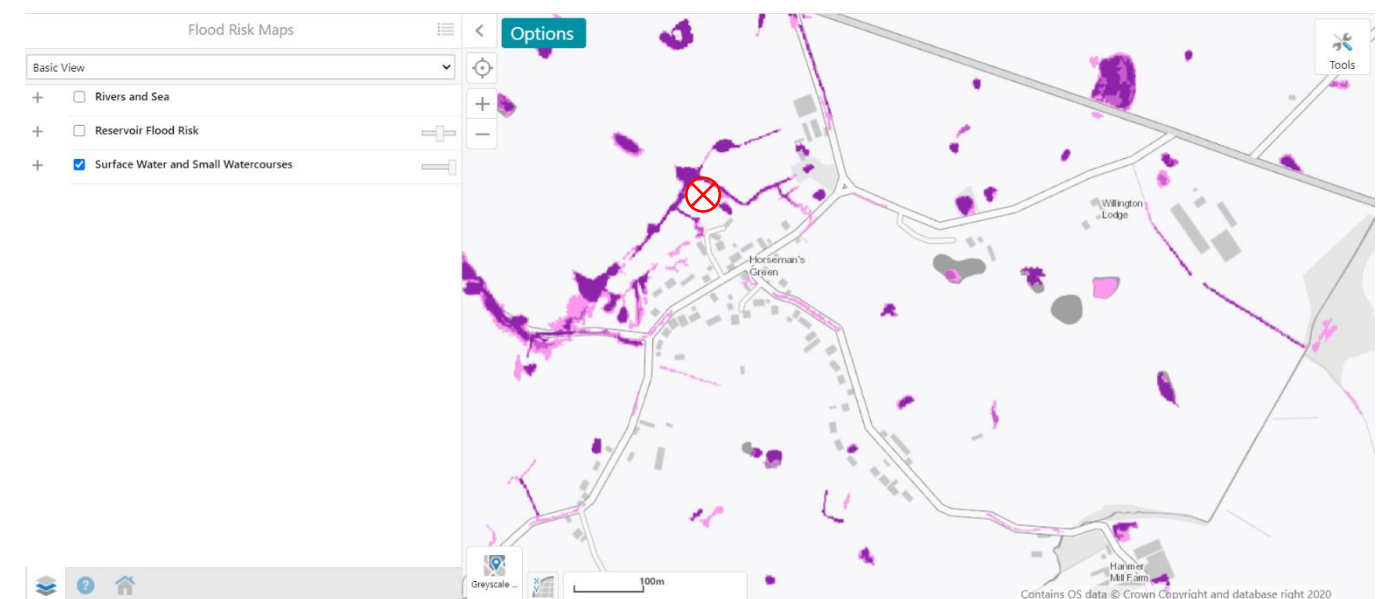
Foul Drainage

- 3.21 Foul drainage will be dealt with via septic tank to soakaway or by means of a package treatment plan discharging to a pond or suitable watercourse. The Applicant owns all of the surrounding land.

Flood Risk

- 3.24 The site is not at risk of flooding from rivers or the sea. A very small area of the site is vulnerable to surface water flooding. The flood risk maps are reproduced opposite.

Natural Resources Wales - Flood Risk Map for Horseman's Green – Surface Water



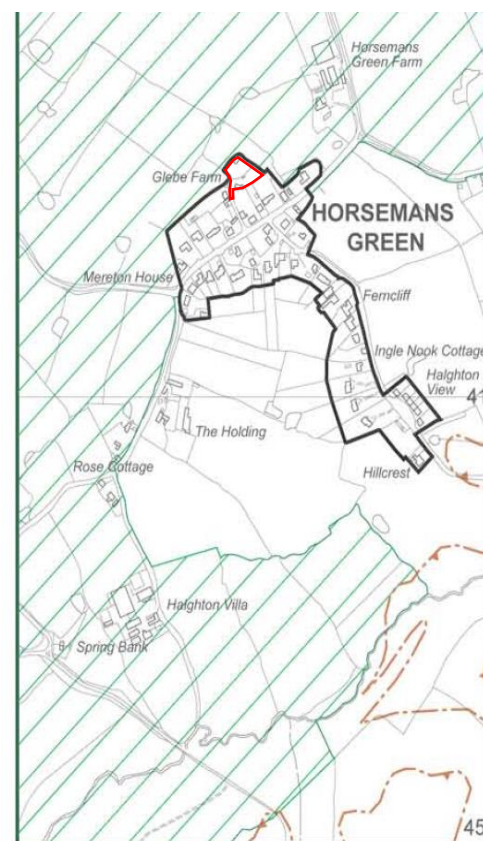
Deliverability

- 3.25 Preliminary work undertaken in preparing the planning application has established that there are no known constraints to preclude the development of the site.

4. The Development Plan

- 4.1 The Planning and Compulsory Purchase Act (2004) requires that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 The current Development Plan for Wrexham therefore comprises the Council's adopted Unitary Development Plan (UDP), adopted in February 2005, and covering the period 1996 to 2011.
- 4.3 The UDP Planning Strategy for housing development is to allocate most new development within or adjoining Wrexham and the urban villages to the west of the Borough. In the 'Rural Villages', the range of services available is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.
- 4.4 With the exception of the smallest hamlets, development boundaries have been defined for all settlements. These boundaries establish a clear limit beyond which new development will not be allowed. Inside settlement boundaries, development will normally be acceptable provided it accords with the built environment policies in Part 2 of the Plan and complies with the Council's supplementary planning guidance and adopted standards.
- 4.5 Horseman's Green is classified as a rural village, and has a development boundary. The UDP inset map is shown below, with the application site identified (red boundary).

UDP Inset Map – Horseman's Green



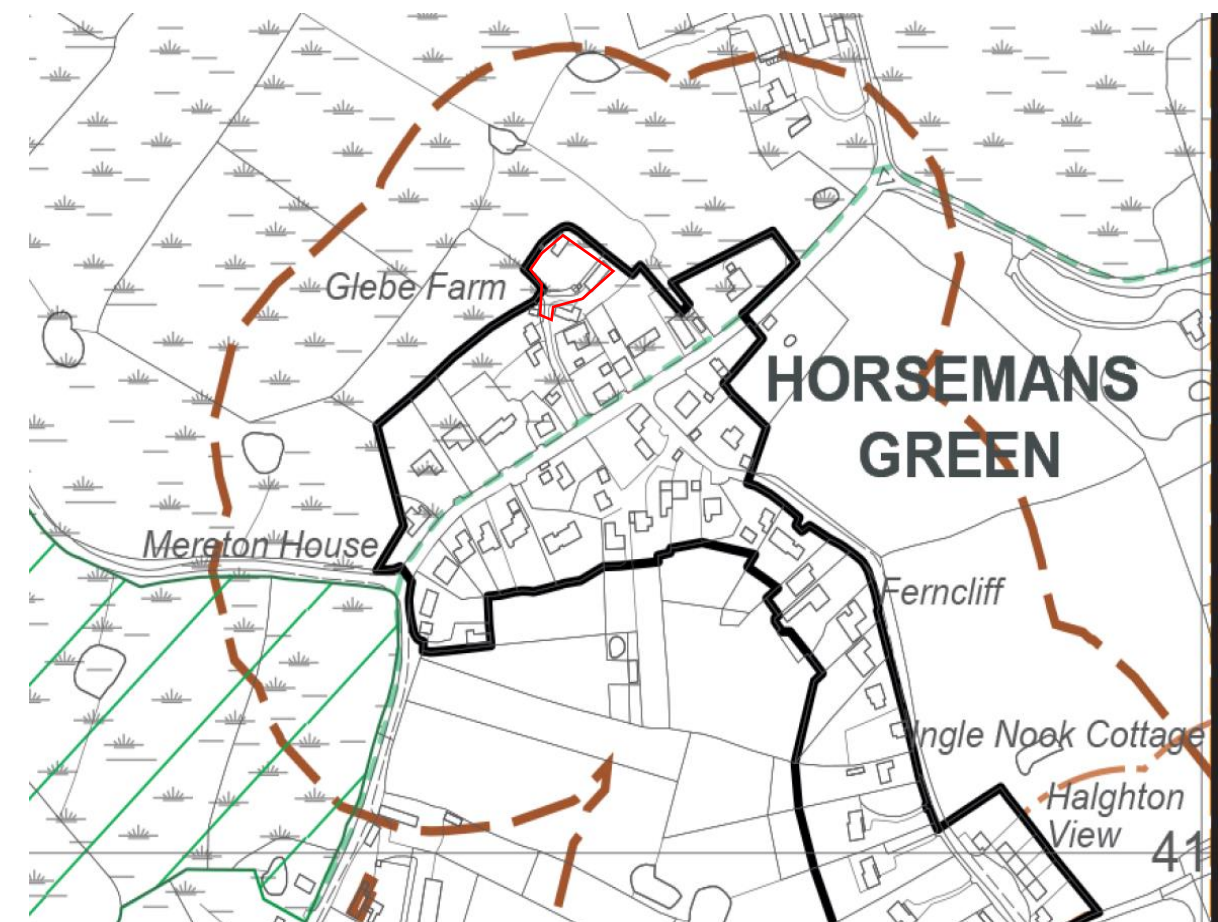
27. Horseman's Green

UDP Inset Map – Horseman's Green (zoomed in showing application site)



- 4.6 The adoption of the Council's new Local Development Plan (LDP) has been the subject of long delays, but the plan is now progressing following examination in public. The LDP proposes no change to the status of Horseman's Green, or to the development boundary, as shown below.

Emerging LDP Inset Map – Horseman's Green



4.7 The principle of development has been established within the development boundary, and the application site is therefore regarded by the development plan as an acceptable location for housing development.

5. Other Material Considerations

5.1 Consideration must be given to the “presumption in favour of sustainable development”, set out in Planning Policy Wales, and discussed further in the following section.

5.2 Paragraph 1.2 of Planning Policy Wales (Edition 10 December 2018) states that its primary objective 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. The sustainability of the application proposals is discussed further below.

5.3 Section 2 above (site description & surroundings) has demonstrated that, in physical terms, the application site lies immediately adjacent to the existing built up area of the village. Although the application site is largely greenfield, it is well enclosed and not prominent in the wider landscape. It also contains 3 significant buildings (one of which is derelict) and therefore it is partially ‘previously developed’.

5.4 The site will therefore assimilate easily within the physical confines of the village, rather than extending it into the larger tracts of open and undeveloped countryside, which form an important part of the rural landscape and the village setting.

5.5 The level of services available in the village is very limited, but as stated earlier, the site is within a reasonably short drive of the larger villages of Hanmer and Penley, which together have a very good range of services, facilities and employment.

6. Compliance with other Development Plan Policies & Guidance

6.1 The only issues remaining to be considered are whether the application proposals comply with the aims and requirements of the relevant policies within the adopted UDP, and with the Council’s adopted supplementary policies in its Local Planning Guidance Notes.

6.2 The key policy here is UDP Policy GDP 1. This is reproduced below, along with a commentary on how the application proposals comply with its requirements.

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 – *this statement has demonstrated already that the proposed development accords with this criterion, as far as is possible with an outline application.*

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces – *this is a more detailed matter which can be adequately dealt with at reserved matters stage.*

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources – *at the reserved matters stage, more detailed proposals will be presented to demonstrate compliance with this criterion.*

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality – *the statement has demonstrated that highway access into and out of the site can be achieved safely. Whilst the surrounding road network is typically ‘rural’, the UDP acknowledges that Horseman’s Green is an appropriate location for new development.*

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 – *It is acknowledged that the village has no bus service. However, it is a short drive from other villages with facilities, and with bus services to the larger towns of Wrexham and Whitchurch.*

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 – *this criterion does not apply to the application proposals.*

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost – *water and electricity services are available close by.*

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest – *the submitted Environmental Appraisal demonstrates there will be no adverse effect on habitat, or on protected species, and that further environmental enhancements can be designed in to the proposed development.*

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site – *the site does not lie within an area vulnerable to flooding. It is a greenfield site with no contamination issues.*

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this Identity – *the proposed development would have no adverse impact on Welsh cultural or linguistic identity.*

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area – *the statement has demonstrated that the proposals are socially and environmentally sustainable.*

6.3 UDP Policy H7 requires that an element of affordable housing is included within developments of 25 dwellings or more, which clearly does not apply to the application site.

6.4 Wrexham Council also has a number of adopted Local Planning Guidance Notes (LPGN) which are relevant to the application, as discussed below :-

- **LGP 10 – Public Open Space** – *this applies only to developments of 10 or more dwellings. The properties will have adequate private rear garden space, and very good access to surrounding countryside, via the established footpath network.*
- **LPGN 16 – Parking** – *at least 2 parking spaces per dwelling are shown on the sketch plan.*
- **LPGN 17 – Trees** – *No significant trees on the application site are adversely affected.*
- **LGPN 21 – Space around Dwellings** – *No windows to habitable rooms will overlook each other, and sufficient space is provided around and between the proposed dwellings.*

7. Conclusions

- 7.1 This statement has demonstrated that the application proposals are appropriate and sustainable, and are compliant with the relevant policies and guidance in the Development Plan, National planning policy, and relevant local supplementary planning guidance.
- 7.2 It is respectfully requested that planning permission is granted for the proposed development.

David Parker Planning Associates on behalf of Mr. Stuart Huxley

September 2020