



PLANNING STATEMENT

Variation of Condition 1 to Extend the Timeframe of Approved Application ref. P/2010/0054 for Erection of 4 no. Dwellings

ACADEMY GARAGE, CASTLE STREET, HOLT, WREXHAM, LL13 9YL

ON BEHALF OF MR & MRS ROBERTSON

Date: September 2020

Pegasus Reference: GS/AR/P20-2072/R001v2

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DESIGN **ENVIRONMENT** **PLANNING** **ECONOMICS** **HERITAGE**

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1. INTRODUCTION

- 1.1 Pegasus Group Ltd have been instructed by Mr & Mrs Robertson to prepare a variation of condition application to extend the timeframe of approved planning application ref. P/2010/0054, which granted full planning permission for the erection of 4 no. dwellings at Academy Garage, Castle Street, Holt, Wrexham.
- 1.2 This Planning Statement collates the key information from the reports submitted with the application and tests the proposals against the most up-to-date planning policies and material considerations.
- 1.3 The purpose of this statement is to:
- Identify and address the most up-to-date national and local planning policies in relation to the development proposals; and
 - Confirm that the proposal is compliant with updated policy and that the site represents a suitable location for the proposal.

The Application Submission

- 1.4 In addition to this statement, the following documents are submitted in support of the application:
- Proposed boundary treatment plan
 - Updated Ecological Appraisal & Preliminary Bat Roost Assessment
- 1.5 The remainder of this report includes the following sections:
- Section 2 introduces the site and surrounding area;
 - Section 3 provides an overview of the planning history of the site;
 - Section 4 describes the proposed development;
 - Section 5 details the relevant national and local policy;
 - Section 6 provides an assessment of the development proposal against the relevant local and national policy; and
 - Section 7 provides a summary and conclusions.

2. SITE DESCRIPTION AND SURROUNDINGS

- 2.1 The site is located to the east of Castle Street in the centre of Holt, on the site of the former Academy Garage. Holt is located on the Welsh/English border, across the River Dee from the English village of Farndon, approximately 4 miles northeast of Wrexham and 10 miles south of Chester. The site is within the settlement limit of Holt, which is defined as a Rural Village. The site location is shown in Figure 1 and the wider site context in Figure 2.

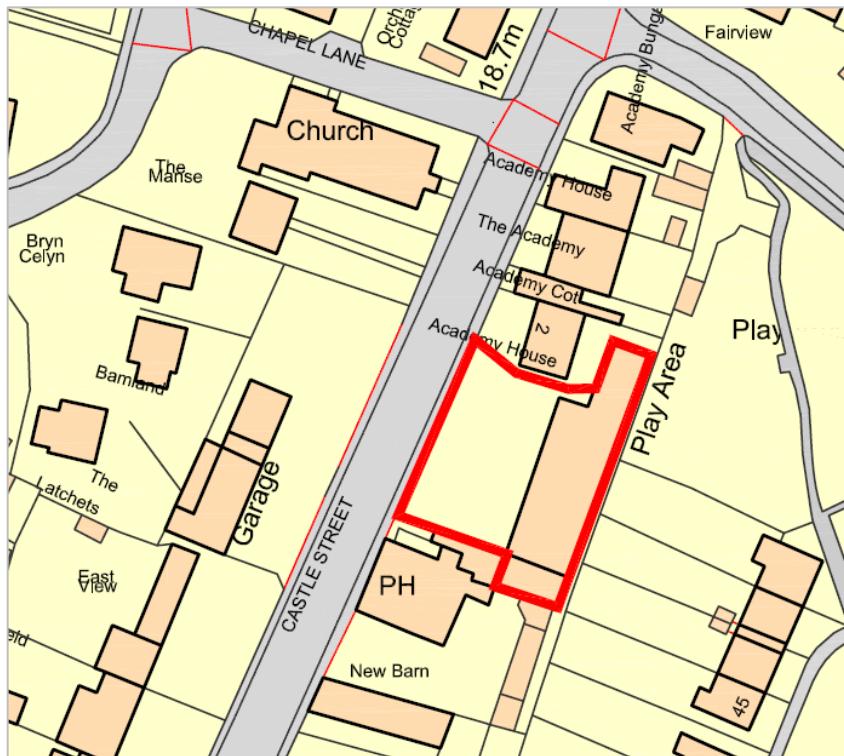


Figure 1 – Site location

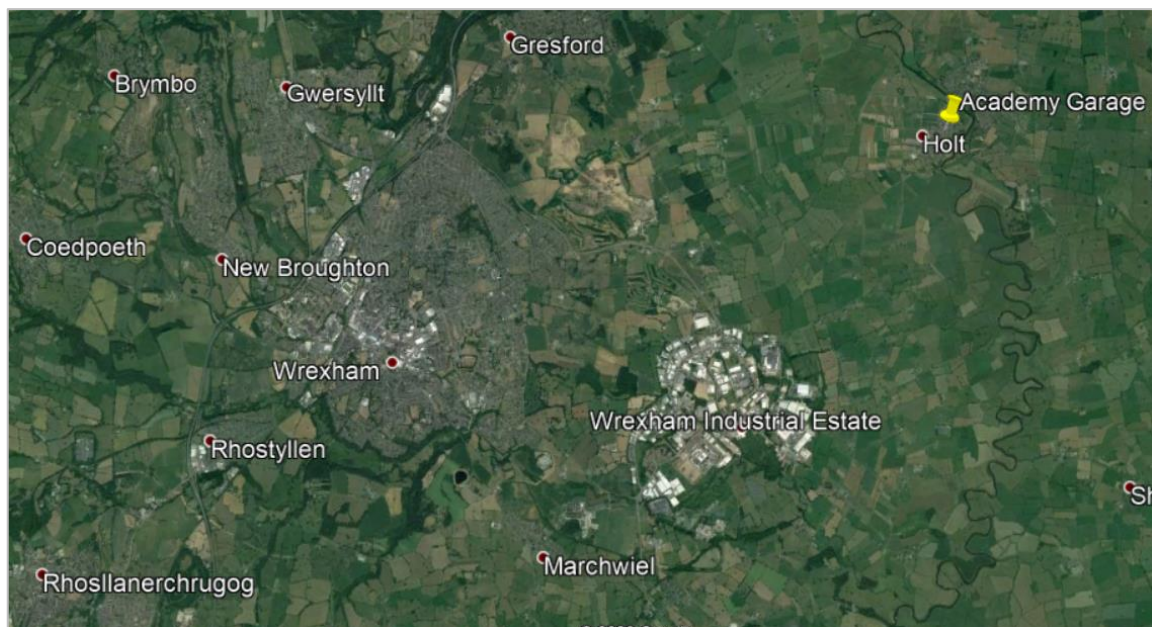


Figure 2 – Wider site context

- 2.2 The site measures approximately 0.1 hectares and previously comprised a petrol filling station, car showroom and workshops, which are now derelict. An image of the site in September 2020 is shown in Figure 3.



Figure 3 – The site in September 2020

- 2.3 The site is located within the Holt Conservation Area, as shown in Figure 4.

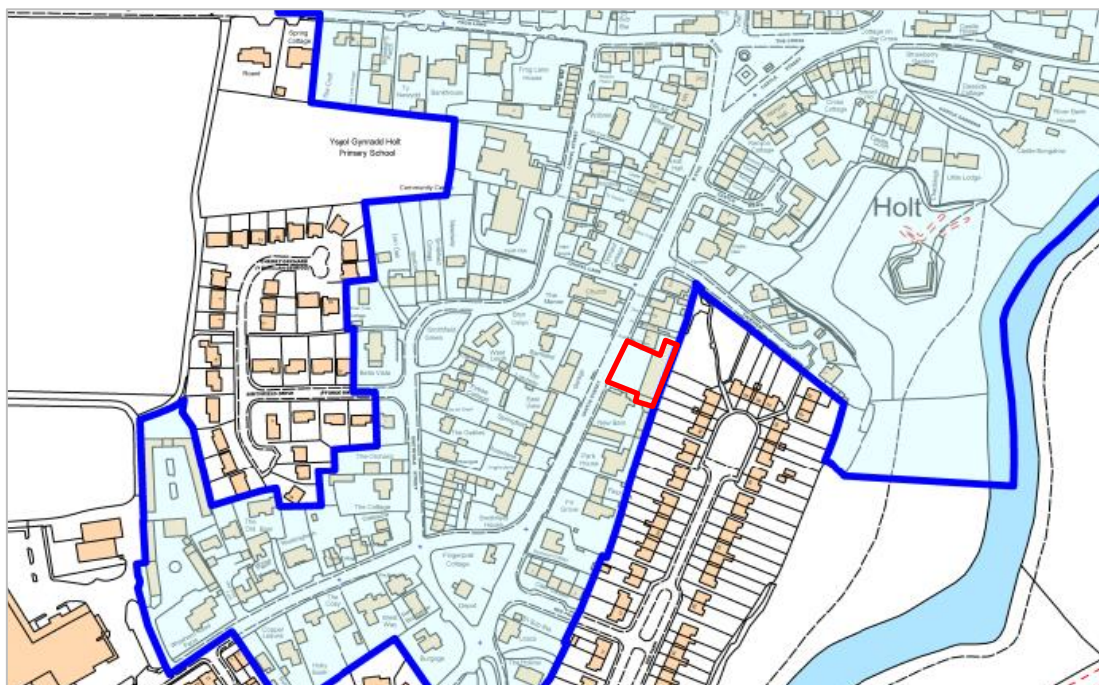


Figure 4 – Site located within Holt Conservation Area

- 2.4 The site falls within Flood Zone A, where there is considered to be little or no risk of fluvial or coastal/tidal flooding, confirmed by Natural Resources Wales' flood risk map (Figure 5).

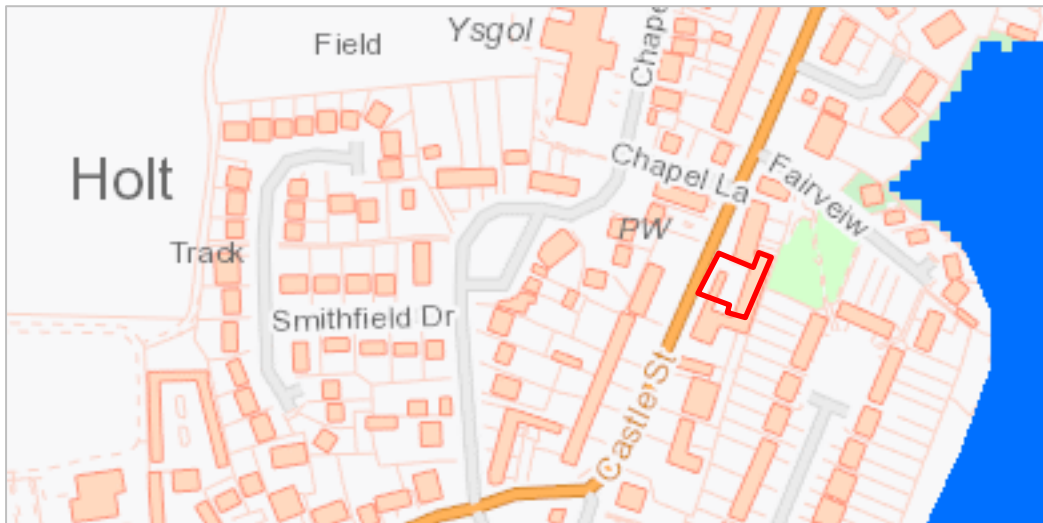


Figure 5 – Site located within Flood Zone A

3. PLANNING HISTORY

- 3.1 P/2015/0944 - Application For Approval Of Details Reserved By Condition No 16 Of Planning Permission P/2015/0417 - Submission Of Boundary Treatment Screening Along The Site Frontage Including Timescales For Its Retention/Removal – approved on 18th January 2016.
- 3.2 P/2015/0417 - Application To Vary Planning Condition 1 Of P/2010/0054 (Planning Permission For Erection Of 4 No Dwellings) To Extend The Time Period For Commencement Of Development – this permission granted an extension of 5 years within which time the development must commence – approved on 27th July 2015.
- 3.3 P/2010/0054 - Erection Of 4 No. Dwellings - Change In House Types Approved Under Code No. P/2004/0154 – the amended designs are slightly higher than the original permitted designs, however, they will feature Cheshire facing brick and Welsh slate roofs to complement the surrounding properties.
- 3.4 P/2009/0302 - Conservation Area Consent For Demolition Of Existing Garage/ Showroom Buildings – approved on 18th May 2009.
- 3.5 P/2004/0154 - Erection Of 4 No. Dwellings And Garages And Alteration To Existing Vehicular And Pedestrian Access – approved on 10th May 2004.

4. PROPOSAL

- 4.1 This application seeks to vary Condition 1 to extend the timeframe of approved application ref. P/2010/0054, which granted permission for the erection of 4 no. semi-detached dwellings with altered pedestrian and vehicular access. The Decision Notice is enclosed at Appendix A. The proposed site layout is shown in Figure 6.



Figure 6 – Proposed site layout

- 4.2 Each new dwelling will be 2 storeys and have 3 bedrooms, plus a detached garage and parking to the rear. There will also be private front and rear garden space for each property. The proposed floor plans are provided in Figure 7.

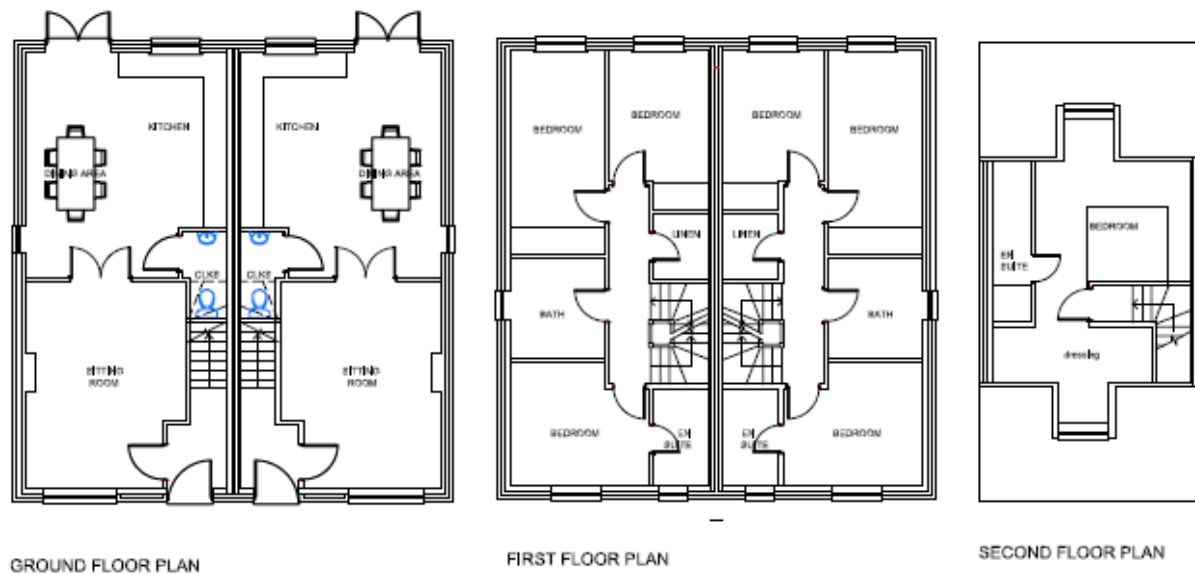


Figure 7 – Proposed floor plans

- 4.3 The new homes will utilise local materials, including Cheshire facing brick and Welsh slate roof tiles, to ensure they sit well in the Conservation Area setting. Traditional features will also be incorporated, including painted timber entrance doors and windows, art stone copings to the entrance canopy and boundary walls, art stone sills, black metal railings atop the boundary walls and finials to the dormers. The proposed elevations are shown in Figures 8 to 10.



Figure 8 – Proposed front elevation



Figure 9 – Proposed rear elevation

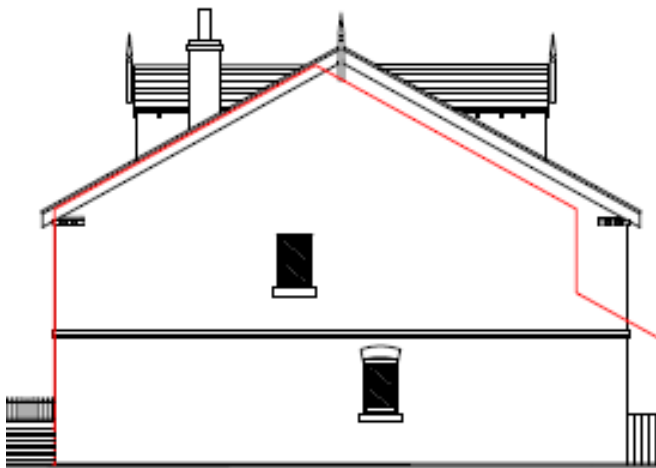


Figure 10 – Proposed side elevation

4.4 Figure 11 shows the final streetscene once the development is completed.



Figure 11 – Visualisation of streetscene along Castle Street

5. RELEVANT PLANNING POLICY

- 5.1 This section sets out the national and local planning policy which should be taken into consideration when assessing the proposal.
- 5.2 Planning Policy Wales (PPW) sets out the national land use policies of the Welsh Government. This is supplemented by a series of Technical Advice Notes (TANs). Both are material considerations of significant weight in the determination of planning applications.
- 5.3 The current Development Plan is the Wrexham Unitary Development Plan, which was adopted in February 2005. In the future this will be replaced by the Wrexham Local Development Plan 2 (LDP2) 2013 to 2028.
- 5.4 In the absence of an up-to-date development plan, more weight should be given to other material considerations, such as Welsh national planning policy, to ensure that decisions are based on policies which have been written with the objective of contributing to the achievement of sustainable development.
- 5.5 By law, it follows that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise, under Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Planning Policy Wales (Edition 10)

- 5.6 The most relevant planning policy to consider for this proposal is outlined in Planning Policy Wales (PPW) 10, which was adopted in December 2018. PPW outlines land use guidance for Wales and translates the commitment to sustainable development in the planning system so that it can play an appropriate role in moving towards sustainability, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation.
- 5.7 In the future PPW will be accompanied by the first National Development Framework (NDF), with these documents together setting out how places can be more sustainable and resilient. The scrutiny and publication of the NDF have however been delayed, with the draft document due to be passed to the Senedd for scrutiny in September 2020, and adoption intended for early 2021.
- 5.8 Paragraph 1.17 of PPW states that 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.

- 5.9 PPW sets out 5 key principles which aim to achieve the right development in the right place. These are summarised below:
- Growing the economy in a sustainable manner – development should contribute to long-term economic well-being, making the best use of existing infrastructure and planning for new supporting infrastructure and services.
 - Making best use of resources – this principle confirms that the efficient use of resources, including land, underpins sustainable development, and that planning plays a vital role in making development resilient to climate change, decarbonising society and developing a circular economy.
 - Facilitating accessible and healthy environments – built environments should be planned to promote mental and physical well-being.
 - Creating and sustaining communities – planning should create well-designed places with cohesive communities which can be sustained by ensuring an appropriate balance of uses and density. Communities need the right mix of good quality well-designed homes, jobs, services, infrastructure and facilities.
 - Maximising environmental potential and limiting environmental impact – natural, historic and cultural assets must be protected, promoted, conserved and enhanced. Negative environmental impacts must be avoided, which means acting in the long-term to respect environmental limits.
- 5.10 Paragraph 3.3 highlights the importance of good design. It states that good design is fundamental to creating sustainable places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental and cultural aspects of the development. The objectives of good design are: ensuring ease of access for all; promoting sustainable travel; sustaining or enhancing local character; ensuring safe spaces through natural surveillance; and achieving efficient use of natural resources and enhancing biodiversity.
- 5.11 Paragraph 3.7 goes on to say that developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution.
- 5.12 Paragraph 3.10 confirms the importance of promoting and reinforcing local distinctiveness in areas recognised for their historic character. In such areas, the impact of development on existing character, the scale and siting of new development, and the use of appropriate building materials (including where possible sustainably produced materials from local sources), will be particularly important.

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- 5.13 Paragraph 3.12 is supportive of development that minimises the need to travel and reliance on the car and encourages sustainable and active travel. Development sites should be easily accessible by sustainable transport and make use of existing infrastructure wherever possible.
- 5.14 Paragraph 3.21 confirms the importance of locating development close to community and health assets, such as community halls, libraries, doctor's surgeries and hospitals, to maximise health and well-being and safeguard amenity.
- 5.15 Paragraph 3.51 states that previously developed (also referred to as brownfield) land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. In settlements, such land should generally be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome. Paragraph 3.52 states that planning authorities should work with landowners to ensure that suitably located previously developed sites are brought forward for development and to secure a coherent approach to their development.
- 5.16 Paragraph 4.2.1 asserts that new housing development should incorporate a mix of market and affordable house types, sizes and tenures to meet identified housing need. Planning must:
- identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across all tenures
 - enable provision of a range of well-designed, energy efficient, good quality market and affordable housing; and
 - focus on the delivery of the identified housing requirement and the related land supply.
- 5.17 Paragraph 4.2.15 clearly states that planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five-year supply of housing land. It confirms that for land to be regarded as genuinely available it must be a site included in either a Joint Housing Land Availability Study (JHLAS) or, until a JHLAS is required to inform the first Annual Monitoring Report (AMR), in the housing trajectory agreed as part of an adopted development plan. The housing trajectory demonstrates how the planning authority will maintain a five-year supply of housing land over the plan period.
- 5.18 Paragraph 4.2.16 confirms that when identifying sustainable housing land, the re-use of previously developed land within settlements is the most preferable choice. This encourages regeneration whilst simultaneously relieving pressure for development on greenfield sites (paragraph 4.2.17).
- 5.19 In addition, planning authorities need to ensure that through the development management process they make the most efficient use of land and buildings. Higher densities must be encouraged on sites in town centres and other sites which have good walking, cycling and public transport links (paragraph 4.2.22).
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- 5.20 Paragraph 6.1.5 confirms the government's objective of protecting, conserving, promoting and enhancing the historic environment as a resource for general well-being. The aims relevant to this site are to: conserve archaeological remains; safeguard the character of historic buildings and manage change so that special architectural and historic interest is preserved; and preserve or enhance the character or appearance of conservation areas, whilst also helping them remain vibrant and prosperous.
- 5.21 There should be a general presumption in favour of the preservation or enhancement of the character or appearance of conservation areas or their settings (paragraph 6.1.14). Preservation or enhancement of a conservation area can be achieved by a development which makes a positive contribution to an area's character or appearance (paragraph 6.1.16).
- 5.22 The quality of the built environment should be enhanced by integrating green infrastructure into development through appropriate site selection and use of creative design. With careful planning and design, green infrastructure can embed the benefits of biodiversity and ecosystem services into new development and places, helping to overcome the potential for conflicting objectives, and contributing towards health and well-being outcomes (paragraph 6.2.5).
- 5.23 The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement (paragraph 6.4.3). All reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with wider economic and social needs (paragraph 6.4.4). In accordance with the Biodiversity and Resilience of Ecosystems Duty, as set out in paragraph 6.4.5, development should not cause any significant loss of habitats or populations of species, locally or nationally, and must provide a net benefit for biodiversity. Paragraph 6.4.21 confirms that, in order of preference, any adverse environmental effects should firstly be avoided, then minimised, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible.
- 5.24 Paragraph 6.9.1 confirms that unlocking the potential of sites to facilitate regeneration and sustainable development involves taking a 'de-risking approach' to deal with potential barriers such as contamination, dereliction and flood risk. The benefits of 'cleaning up' land through the planning process stretch beyond the uplift in land value and reduction of liabilities gained by landowners. There are wider societal and natural resource benefits, particularly on sites where past uses have left a legacy of surface and subsurface hazards. High value uses may be necessary to make investment viable (paragraph 6.9.4).

Technical Advisory Notes (TANs)

TAN 12 (Design)

5.25 This document sets out five key principles of good design, with related objectives, as follows:

- Access – ensuring ease of access for all.
- Character – sustaining or enhancing local character; promoting legible development; promoting a successful relationship between public and private space; promoting quality, choice and variety; and promoting innovative design.
- Community safety – ensuring attractive, safe public spaces; and security through natural surveillance.
- Environmental sustainability – achieving efficient use and protection of natural resources; enhancing biodiversity; and designing for change.
- Movement – promoting sustainable means of travel.

TAN 18 (Transport)

5.26 This document confirms that new residential development should be accessible to jobs, shops and services by modes other than the car and where adequate public transport facilities are available. Local authorities should seek to achieve a broad balance between housing and employment opportunities to minimise the potential need for long distance commuting.

5.27 Housing should be located with good access by walking and cycling to primary and secondary schools and public transport stops, and by all modes to employment, further and higher education, services, shopping and leisure.

5.28 Although development should be located so as to minimise car use, the document acknowledges that development should incorporate some parking as the private car is often the most practical option for those with disabilities, to ensure equal access for all.

TAN 24 (The Historic Environment)

5.29 This document confirms that development proposals will be judged against their effect on the character or appearance of a conservation area as identified in the appraisal and management document.

5.30 Proposals for one or more dwellinghouses within a conservation area will be required to submit a Design and Access Statement.

- 5.31 It also states that because many conservation areas include the commercial centres of towns and villages, generally there will be an emphasis on controlled and positive management of change that encourages economic vibrancy and social and cultural vitality, and accords with the area's special architectural and historic qualities. Many conservation areas include sites or buildings that make no positive contribution to, or indeed detract from the character or appearance of the area; their replacement should be a stimulus to imaginative, high-quality design and an opportunity to enhance the area.

Wrexham Unitary Development Plan (UDP) February 2005

- 5.32 The Wrexham Unitary Development Plan covered the period 1996-2011 and is now time expired. Given its adopted status and the fact most of its policies are considered to be generally up to date, a degree of weight can still be attached to the relevant UDP policies. However, there are updated national policies that have been adopted more recently that must be afforded significant weight.
- 5.33 The Authority is currently producing a replacement Local Development Plan (LDP) which will cover the period 2013 to 2028, but the plan has not yet been adopted and until then PPW must prevail. The Deposit LDP was approved on 28th March 2018. The latest (amended) Delivery Agreement was approved by Welsh Government on 11th October 2017, which set out a timetable suggesting the plan would be adopted during Spring 2019. This date has however slipped and continues to do so.
- 5.34 The following policies of the UDP are relevant to the proposed development.
- 5.35 **Policy PS1** confirms that new housing development will be directed to within defined settlement limits.
- 5.36 **Policy PS2** asserts that development must not materially detrimentally impact townscape character or the quality of the natural environment.
- 5.37 **Policy PS3** states that development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land.
- 5.38 **Policy PS4** confirms that development should maintain the existing settlement pattern and character and be integrated with existing transport networks to encourage non-car travel.
- 5.39 **Policy PS11** states that proposals which improve the biodiversity value of sites will be supported.
- 5.40 **Policy GDP1** is a general development policy which, among other things, states that all new development should:
- Ensure that built development in its scale, design and layout and 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.

- Ensure safe and convenient pedestrian and vehicular access to and from sites.
- Be located with convenient access to public transport facilities and be well related to pedestrian and cycle routes wherever possible.
- Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air.
- Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

- 5.41 **Policy EC4** requires that development should conserve hedgerows, trees, wildlife and other landscape features and include new planting to enhance the character of the landscape and townscape.
- 5.42 **Policy EC6** confirms that measures to improve the biodiversity value of sites and enhance their nature conservation interest and landscape quality will be supported.
- 5.43 **Policy EC7** states that within conservation areas, the priority will be to preserve and enhance buildings, structures, streets, trees, open spaces, archaeological remains, views and other elements which contribute to the unique character of the area. New buildings must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.
- 5.44 **Policy EC15** states that action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites, and through the improvement of untidy sites, dilapidated buildings, and other eyesores, particularly those in sensitive locations.
- 5.45 **Policy H1** designates Holt as a Rural Village. These settlements generally offer a range of services to meet local needs, are surrounded by attractive countryside, not always accessible by public transport, with development consequently restricted to small sites.
- 5.46 **Policy H2** asserts that residential development on unannotated land within settlement limits will be permitted subject to compliance with policy GDP1.
- 5.47 **Policy T8** explains that new development is required to provide on-site parking wherever possible, in accordance with council parking standards.
- 5.48 Wrexham Council's **Local Planning Guidance note 16** defines the parking standards for the borough. This states that per new 3-bedroom dwelling, a maximum of 3 parking spaces is required.

Emerging LDP Deposit Plan

- 5.49 The published Deposit Plan Draft, which at the time of writing is being examined by the Inspector, comprises a series of policies that the Authority are seeking to apply once the plan has been adopted. The draft states that over the plan period (2013-2028), the housing requirement of the borough will be 7,750 dwellings. It also allocates Holt as a Local Service Centre, which is included in the settlement hierarchy as a sustainable location for new development.

6. PLANNING POLICY ASSESSMENT

- 6.1 Section 39(6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area, unless material considerations indicate otherwise.
- 6.2 In this instance, the current Development Plan is the Wrexham Unitary Development Plan, which was adopted in February 2005. In the future this will be replaced by the Wrexham Local Development Plan.
- 6.3 This section assesses the main issues associated with the proposed development against the adopted planning policy and material considerations.
- 6.4 The main issues to be addressed are:
- Principle of development;
 - Design; and Heritage;
 - Access;
 - Ecology;
 - Sustainability; and
 - Other material considerations – housing land supply.

Principle of development

- 6.5 The principle of residential development on this site has already been established through the granting of planning permission for the erection of 4 no. dwellings in 2004, which was subsequently amended in 2010 and renewed in 2015.
- 6.6 Development is also strongly supported on this site by policy, as the site is previously developed and located within the settlement limit of Holt. The re-use of previously developed land is advocated by PPW paragraphs 3.7, 3.51, 4.2.16 and UDP policy PS3, as it ensures the efficient use of land and reduced pressure for greenfield development in line with the efficient use of resources and sustainable development principles. The site is located within the settlement limit, which is the most preferable location for new housing according to policy PS1, due to the proximity to amenities and services meaning people can meet their day-to-day needs without needing to travel far, in accordance with sustainable development objectives.
- 6.7 The proposed development will also bring an unsightly, disused plot back into use, which is currently a blight on the Conservation Area setting. The current untidy appearance detracts from the special historic setting, and its redevelopment for a small, attractive housing scheme in keeping with the

surroundings will be in accordance with policy EC15 which states that “action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites, and through the improvement of untidy sites, dilapidated buildings, and other eyesores, particularly those in sensitive locations”.

- 6.8 It is in the interest of the local community for the site to be redeveloped and improved, with a previous comment made about the site by a local resident stating “the site has been an eyesore on Castle Street for a long time now. It is overgrown with weeds and the buildings look derelict which is affecting the character of the conservation area”. Although the buildings have since been removed, the site is currently enclosed by solid metal security fencing (see Figure 12) which is a visual blight on the Conservation Area and does not create the feeling of a pleasant and safe environment.



Figure 12 – Site is currently enclosed with metal fencing to the detriment of the conservation area

- 6.9 The location is also confirmed as suitable for new housing development by the allocation of Holt as a Rural Village in UDP policy H1. The policy confirms that Rural Villages offer amenities to meet every day local needs and that development can be acceptable on small sites. Furthermore, the deposit LDP designates Holt as a Local Service Centre, which is the third tier in the settlement hierarchy, with amenities and services available to support some new development. It is also noteworthy that the draft plan makes a housing allocation at a site in the south of Holt for 35 houses, confirming that the Council acknowledge the village’s suitability for small-scale new housing development.
- 6.10 Moreover, as Wrexham Council does not have an up to date UDP, it is effectively considered not to have a 5-year housing land supply. This is confirmed in the Council’s Housing Land Monitoring Report (April 2019). Therefore, increasing the supply of housing across the borough is a priority, and the proposed development will contribute towards meeting housing need. The scheme will deliver four high-quality family homes in a sustainable location, in accordance with PPW paragraph

4.2.1 which requires development to provide “a mix of market and affordable house types, sizes and tenures to meet identified housing need”.

Design and Heritage

- 6.11 The importance of good design in achieving sustainability is highlighted in paragraph 3.3 of PPW. The objectives of good design are ensuring ease of access for all, promoting sustainable travel, sustaining or enhancing local character, ensuring safe spaces through natural surveillance, and achieving efficient use of natural resources and enhancing biodiversity.
- 6.12 The site can be easily accessed by pedestrians, cyclists and vehicles, as discussed in the Access section below. The site is located within walking and cycling distance of many local amenities and public transport links. Locating new dwellings on the site, fronting the road, will provide opportunities for natural surveillance over the street and the rest of the site, which will improve the safety of the area and reduce fear of crime in line with policy GDP1 and TAN 12. The scheme achieves the efficient use of resources as it is redevelopment of a brownfield site in a sustainable location, and the ecological value of the site will be enhanced through the provision of hedges, trees, lawns and other landscaping. The proposal can therefore be considered to be of good design as per the criteria in PPW paragraph 3.3.
- 6.13 The design of the new homes will also enhance local character, which is important given the Conservation Area setting. The houses will have traditional features, such as painted timber entrance doors and windows, art stone copings to the entrance canopy and boundary walls, art stone sills, chimneys, black metal railings atop the boundary walls and finials to the dormers, in keeping with historic character properties along Castle Street. The houses will be two storey like the neighbouring properties, and finished in Cheshire facing brick with Welsh slate roof tiles to complement the local vernacular. The dwellings will also be located further forward than the existing garage building on the site, which will continue the building line along Castle Street and be more in keeping with the properties to either side of the site. The proposed scheme therefore will be sympathetic to the form, scale, detailing and materials of existing buildings, thus complying with policy EC7 and PPW paragraph 3.10.
- 6.14 Redevelopment of the site will significantly enhance the visual amenity of the area, as currently the site is secured with high metal fencing which harms the character and appearance of the Conservation Area. The proposed site layout comprising two pairs of semi-detached houses with front and rear gardens, their traditional design and use of sympathetic materials ensures the development will be appropriate to the area and will make a positive contribution to the appearance of the locality in line with policies PS2 and GDP1.

- 6.15 Locating the garages and parking spaces to the rear of the properties, away from the road and out of sight will reduce the changes of crime, avoid on-street parking and improve the street scene. The road frontage will comprise the front gardens of the dwellings, similar to other properties along the road. The provision of two parking spaces per dwelling is within the maximum of three spaces per 3-bedroom dwelling set out in the Council's Local Planning Guidance note on parking standards, in accordance with policy T8. The inclusion of detached garages for each property as well as a parking space will improve safety and reduce the fear of crime as vehicles can be securely parked.

Access

- 6.16 The proposed access to the development and the proposed number of units remains unchanged from the previously approved scheme, therefore the proposed access arrangements are still considered to be acceptable. The site benefits from main road frontage and is relatively flat, making access for pedestrians, cyclists and vehicles straightforward. The access road will run between the two pairs of houses and provide access to the garages and parking spaces at the rear. A footpath will run either side of the access road to provide safe pedestrian access to the rear of the properties.
- 6.17 When consulted in relation to the 2015 application at the site (ref. P/2015/0417), the Highways department commented:

"No objections subject to conditions to reinstate the footway to its full height, introduction of dropped kerbs and no private surface water to be permitted to flow from the development site onto the adjoining highway, as on the previous application".

Ecology

- 6.18 An Ecological Appraisal and Preliminary Bat Roost Assessment were undertaken at the site in September 2020. The key findings and recommendations are set out in this section and the full report accompanies this submission.
- 6.19 The report confirms that there are no protected sites within or in close proximity to the proposed development site. The nearest protected site is the River Dee and Bala Lake SAC/SSSI located 200m to the east. The site is previously developed and is characterised by derelict buildings and hardstanding. No notable semi-natural habitat occurs within, or in close proximity to, the site.
- 6.20 The buildings proposed for demolition are not considered to currently support bat roosts due to the lack of suitable features and damage to the buildings allowing exposure to the elements, and are therefore considered to be of 'negligible value' for roosting bats in the local context. There is no anticipated impact upon bats and their roosts as a result of the development. As such, no significant mitigation, compensation or licencing is required.

- 6.21 However, the report recommends that any proposed lighting scheme should ensure sensitivity to the presence of bats foraging and commuting through the site. It is also recommended that bat bricks are incorporated into the design of each of the main buildings (1 bat brick per main building) to enhance the site for bats in the long-term.
- 6.22 The buildings on site will potentially support nesting birds during the breeding season (March-August inclusive). It is not anticipated that any notable species will utilise the site. It is recommended that demolition is undertaken outside the breeding bird season. Where demolition is planned to take place within the nesting bird season, a check for nests prior to works commencing must be undertaken.
- 6.23 Overall, the report concludes that the biodiversity value of the site will not be adversely affected by the proposed development. The biodiversity value will be enhanced through provision of soft landscaping and bat bricks or bat boxes. The proposal is therefore compliant with policies PS2, PS11, GDP1, EC4 and EC6, and paragraphs 6.4.3, 6.4.4 and 6.4.21 of PPW which require preservation and enhancement of the natural environment and net gains for biodiversity.

Sustainability

- 6.24 In line with the sustainable development principles outlined in PPW, the proposed development will bring economic, social and environmental benefits.

Economic

- 6.25 The development will provide several economic benefits. During the construction phase it will boost the economy through job creation on site and the purchasing of materials and services, which supports local businesses and indirectly supports further jobs. The occupants of the new dwellings will also contribute to the local economy through their employment and spending, and the Council will benefit from increased Council Tax revenues. Facilitating sustainable economic growth is one of the five Key Principles set out in PPW 10.

Social

- 6.26 The scheme will also bring numerous social benefits to the community, through regeneration of a dilapidated site which will bring new residents to the area to support local amenities and the community. It will also improve the visual amenity and perception of the area, which will benefit the mental wellbeing of residents and visitors alike, as the site in its current state is unsightly and could be a target for crime and anti-social behaviour. Remedying this is in accordance with UDP policy GDP1, which requires development to “ensure the safety and amenity of the public” and TAN12 which states development should create attractive, safe public spaces and encourage security through natural surveillance.

- 6.27 The proposal is also compliant with one of the key principles of sustainable development, as it will provide housing in close proximity to amenities and services and public transport links. This is in accordance with PPW paragraphs 3.12 and 3.21 which are supportive of development that minimises the need to travel and highlights the importance of locating development close to community and health assets. UDP policy GDP1 also states that new development should “secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area”.
- 6.28 Table 1 demonstrates the range of amenities and services that are located within Holt and the neighbouring village of Farndon, which is easily and safely accessible by foot/cycle, highlighting that the site is a sustainable location for new housing.

Table 1 – Amenities and services in the area

Service/Amenity	Distance (miles)	Walk (mins)	Cycle (mins)	Drive (mins)
Nisa Local (convenience store & Post Office)	0.05	1	-	-
Holt CP Primary School	0.08	2	-	-
The White Lion pub	0.1	2	-	-
Bus stop (Holt Cross)	0.1	2	1	-
St Chad’s Church	0.3	6	1	1
2 Doves coffee shop	0.05	1	-	-
Tava Indian restaurant	Adjacent site	1	-	-
Peking Garden Chinese takeaway	0.05	1	-	-
Cleopatra’s coffee shop & bistro	0.1	3	1	1
Bellis Brothers garden centre, farm shop & restaurant	0.2	5	1	1
C & Co Hairdressers	0.4	8	3	2
Farndon Post Office	0.6	13	4	3

The Hare at Farndon pub	0.6	12	3	2
Farndon Parish Church	0.7	12	4	3
Chadwick E Newsagents (Farndon)	0.7	14	4	3
Rock Chapel URC (Farndon)	0.6	14	5	3
The Village Surgeries Group (Farndon)	0.7	15	5	4
Farndon Primary School	0.7	15	5	3
Farndon Memorial Hall (community events venue)	0.7	14	5	4
1 st Farndon Scout Hut	0.9	19	6	4
Farndon Community Club	1.1	22	7	3
Cherry Hill children's day nursery (Borras, Wrexham)	4.3	-	-	7
Ysgol Rhosnesni High School	4.5	-	27	8
ASDA Wrexham Superstore	5.7	-	-	11
Wrexham Maelor Hospital	6.7	-	-	15

Environmental

- 6.29 The site is currently predominantly covered by hardstanding, with no notable semi-natural habitat present. The site also offers negligible potential for roosting bats and some potential for nesting birds, however none were present at the time of the Ecological Appraisal. The redevelopment of the site will enhance its biodiversity value through provision of soft landscaping, such as hedgerow, trees and lawn, and the incorporation of bat bricks or boxes onto new buildings. This is in accordance with environmental sustainability principles set out in national and local planning policy.
- 6.30 Furthermore, the proposal is for redevelopment of a derelict brownfield site, which is preferable to developing greenfield land and ensures the efficient use of resources (land) in line with environmental sustainability principles.

- 6.31 The sustainable location close to amenities and public transport links minimises the need for residents to travel by private vehicle, and encourages the use of active travel modes, which reduces air pollution, encourages more efficient use of natural resources and facilitates healthier lifestyles.

Other material considerations – housing land supply

- 6.32 PPW advocates the operation of a plan-led system, therefore given that the UDP is time expired by such a long margin (9 years) and that adoption of the emerging LDP is still some time away, the policies in the more recent PPW must prevail. This means that despite the revocation of TAN 1, and with it the removal of the requirement for local planning authorities to produce a Joint Housing Land Availability Study (JHLAS), authorities are still required to maintain a five-year supply of housing land in accordance with PPW requirements set out in paragraph 4.2.15. This is the case until these requirements are superseded in an updated PPW by the requirement to monitor housing delivery against a housing trajectory in an adopted development plan, which Wrexham also does not have.
- 6.33 PPW paragraph 4.2.15 clearly states that local planning authorities must be able to provide a five-year supply of available housing land, with land considered 'available' if it is included in the JHLAS or in the housing trajectory agreed as part of an adopted development plan. As Wrexham do not have an up to date adopted development plan, they do not have a housing trajectory to monitor against and they effectively cannot demonstrate a five-year housing land supply.
- 6.34 As confirmed in Wrexham Council's latest Housing Land Monitoring Report (April 2019), the authority cannot demonstrate a 5-year housing land supply, therefore the requirements of paragraph 4.2.15 have not been met. Housing need has continuously failed to be met since the start of the emerging LDP process in 2013, and it must therefore be afforded significant weight the fact that this development will contribute towards overcoming the considerable housing delivery pressures across the borough. The revocation of TAN 1 and future alterations to PPW do not act as an 'easing up' on the need to deliver new housing.
- 6.35 The Deposit LDP proposes a housing target of 517 dwellings per annum, totalling 7,755 dwellings over the plan period. In the first six years of the plan period, from 2013-2019, only 1,503 dwellings have been completed at an annual average of 250 dwellings per annum. Consequently, the annual requirement for the remainder of the emerging LDP period has been adjusted upwards to 694 dwellings per annum - this is considerably higher than the 385 dwelling per annum figure set out in the UDP, as well as the current target of 517 in the emerging LDP. This represents a further, significant challenge to the Council in respect of housing delivery.

-
- 6.36 The Council have accepted in their emerging LDP evidence base documents that greenfield land will need to be allocated for housing development to meet housing targets. It is therefore imperative that suitable and available brownfield sites such as the site at Academy Garage are utilised to provide much-needed housing, to minimise the amount of greenfield land required to be released in accordance with sustainable development principles.

7. CONCLUSION

- 7.1 This planning statement has been prepared to support a variation of condition application to extend the timeframe of approved permission ref. P/2010/0054, which grants full planning permission for the erection of 4 no. dwellings at Academy Garage, Castle Street, Holt, Wrexham.
- 7.2 It has been demonstrated that the site represents a suitable and sustainable location for new housing development, close to amenities, services and public transport links. The development will bring a derelict, brownfield site back into use which is currently a blight and will improve the character and visual amenity of the Conservation Area and the safety of the area.
- 7.3 The new dwellings will have traditional features in keeping with surrounding historic properties and will enhance the Conservation Area setting. Their scale, massing, form and materials will be sympathetic to nearby buildings to ensure they sit well in the context and enhance the street scene.
- 7.4 Wrexham Council cannot demonstrate a five-year housing land supply and have failed to deliver sufficient homes over recent years. This development will provide four much needed family homes in a sustainable and desirable location to help meet Wrexham's housing need, whilst also reducing the amount of greenfield land required to be developed for housing.
- 7.5 At present, the site is of very low ecological value, comprising mostly hardstanding with derelict buildings of no benefit to wildlife. The scheme will enable the enhancement of the biodiversity value of the site through provision of soft landscaping and bat bricks/boxes, in accordance with national and local policy requirements.
- 7.6 Overall, the development accords with the key planning policy objective of sustainable development by delivering economic, social and environmental benefits, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. We therefore request that this application is approved without delay.

8. APPENDIX A – DECISION NOTICE FOR APPLICATION REF. P/2010/0054

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

7
Expiry Date: 21/03/2010
Decision Notice Sent:
08/06/2010
Grid Reference:
E 340980.43
N 353714.29



Applicant	MR A ROBERTSON	Code No	HOL P/2010/0054
Agent	WILLACY HORSEWOOD PARTNERSHIP MOLLINGTON GRANGE PARKGATE ROAD MOLLINGTON CHESTER CH1 6NP	Date Received	25/01/2010
		Decision Date	07/06/2010

Town and Country Planning Act, 1990

Location of application

ACADEMY GARAGE, CASTLE STREET, HOLT, WREXHAM, LL13 9YL

Description of application

ERECTION OF 4 NO. DWELLINGS - CHANGE IN HOUSE TYPES
APPROVED UNDER CODE NO. P/2004/0154

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

EC7	Conservation Areas
EC8	Demolition of buildings in conservation areas

**Particulars of decision that permission be GRANTED
Subject to the following:-**

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.
2. No part of the development shall be commenced until samples of all external facing and roofing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
3. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.

Applicant MR A ROBERTSON

Code No HOL P/2010/0054

Agent WILLACY HORSEWOOD
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**Date
Received** 25/01/2010

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Date** 07/06/2010



4. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.
5. The means of enclosure as may be approved shall be erected prior to the first occupation of the building in which plot they are located and shall thereafter be retained.
6. The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.
7. The developer shall afford access at all reasonable times to an archaeological organisation acceptable to the Local Planning Authority and shall allow them to observe the excavations and record items of interests and finds. Notification of the commencement date, information as to whom the archaeologist should contact on site and the name of the archaeological organisation retained by the developer shall be given to the Local Planning Authority, in writing, not less than 10 days before any development commences.
8. The development shall only be carried out in strict conformity with the details shown on the amended plans and in the application documentation.
9. Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved, in writing, by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/ used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved, in writing, by the Local Planning Authority.
10. No construction works shall commence on site until the six underground petroleum storage tanks are removed from the site in accordance with The Guidance for the Design, Construction, Modification and Maintenance of Petrol Filling Stations, published by the APEA/ Institute of Petroleum.
11. Before development commences details for a 2.0m high wall along the boundary with Dee Park shall be submitted to and approved in writing by the Local Planning Authority. The wall shall be erected before the houses are first occupied, and shall thereafter be retained in perpetuity

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Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to protect the amenities of the occupiers of nearby properties.
6. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
7. The site is considered to be of considerable archaeological interest and it is important that the opportunity created by the development to expose the history of the land is not lost.
8. To ensure that the development fully complies with the appropriate policies and standards
9. To deal with potential contamination on the site.
10. To ensure the petroleum tanks are removed in an appropriate manner.
11. To protect the amenities of occupiers of nearby residential properties

Note(s) to applicant

Further advice on compliance with Condition No. 9 may be obtained by contacting the Council's Environmental Protection Section on Wrexham 297041.

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as "conditions precedent". You should be aware that it is important that you comply with any "conditions precedent". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

Applicant MR A ROBERTSON

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**Date
Received** 25/01/2010

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Date** 07/06/2010



A handwritten signature in black ink, appearing to read 'L. Jones'.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, Wrexham, LL11 1AR