

APPCHEM, HUGMORE LANE, HOLT, WREXHAM, LL13 9YE

Retention of Existing Barn, Demolition of the Existing Extension and the Erection of New Buildings to Provide Mixed Business Use (B1 and B8 Use Classes) with Associated Car Parking at Hugmore Lane, Holt, Wrexham

ON BEHALF OF MR ANDREW DICKENS

Date: January 2020

Pegasus Reference: AD/GS/P19-1274/R001v4

Pegasus Group

No. 4 | St Pauls Square | Liverpool | L3 9SJ

T 0151 317 5220 | **W** www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

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

© Copyright Pegasus Planning Group Limited. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited.

CONTENTS

1. INTRODUCTION	2
2. SITE DESCRIPTION AND SURROUNDINGS	4
3. PLANNING HISTORY	6
4. PROPOSAL	8
5. RELEVANT PLANNING POLICY	11
6. PLANNING POLICY ASSESSMENT	17
7. CONCLUSION	24

1. INTRODUCTION

- 1.1 Pegasus Group Ltd have been instructed by Mr Andrew Dickens to prepare a detailed planning application seeking full planning permission and listed building consent for the following proposal:

Retention of the existing barn, demolition of the existing extension and the erection of new buildings to provide mixed business use (B1 and B8 Use Classes) with associated car parking, at Hugmore Lane, Holt, Wrexham.

- 1.2 This Planning Statement collates the key information from the reports submitted with the application and tests the proposals against the relevant planning policies and material considerations.

- 1.3 The purpose of this statement is to:

- Identify and address the most relevant planning policies to the development proposals within the local and national planning policy; and
- Confirm 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 in accordance with the local Validation Checklist:

- Location Plan;
- Existing Floor Plans (EX01);
- Existing Elevations (EX02);
- Existing Site Plan (EX03);
- Existing View 01;
- Existing View 02;
- Existing View 03;
- Proposed Site Plan;
- Proposed Contextual Elevations (EL01 Rev A);
- Proposed Floor Plans – Barn (PRB01);
- Proposed GA Blocks A & B (GA01 Rev A);
- Proposed GA Block C (GA02 Rev A);
- Proposed View 01;

- Proposed View 02;
- Proposed View 03; and
- Heritage Assessment by Garry Miller Historic Building Consultancy.

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 approximately 2.7 miles west of Holt, which is located on the border between England and Wales, and 3.7 miles east of Wrexham.
- 2.2 The site is relatively flat and currently comprises a red brick barn with attached warehousing. The last uses on the site were B1 office use and light industrial uses. The external area is completely covered by hardstanding.



Figure 1 – Site location

- 2.3 The site is located outside of the northern boundary of the Wrexham Industrial Estate settlement boundary. Although the site is within close proximity to the industrial estate, it is designated as open countryside.
- 2.4 Holt Lodge Farm lies on and forms the northern boundary of the site, and the eastern side of the site is further open countryside predominantly comprising agricultural fields. The site is bound to the south by Francis Lane and to the west by Hugmore Lane. Beyond Hugmore Lane is the main access road to Wrexham Industrial Estate.
- 2.5 The building associated with this proposal is attached to buildings within the curtilage of Holt Lodge Farm. The eastern side of the courtyard at Holt Lodge Farm is enclosed by a building which is attached to the barn on the proposal site. A further building sits on the western boundary of the courtyard and is separated from the proposal barn by the access on to Hugmore Lane.
- 2.6 These buildings are all curtilage buildings to the Grade II listed Holt Lodge Farm.

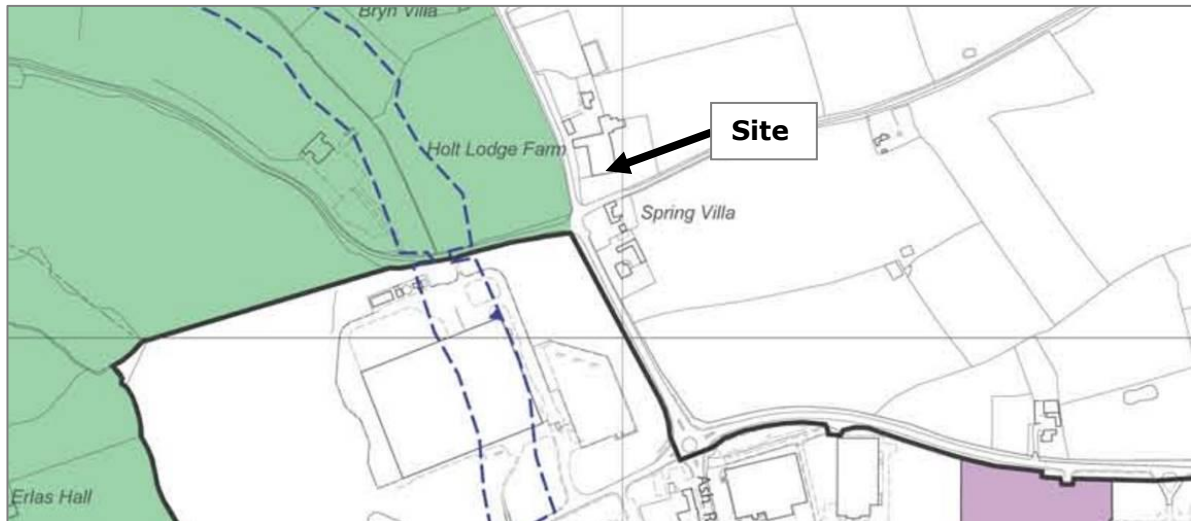


Figure 2 - Site Location in the Wrexham Policies Map

- 2.7 The site has agricultural origins; however, it has more recently been used for commercial purposes. The building associated with this application comprises two areas - the original barn building which is located on the northern boundary, and the ground floor extension connected to this which has been added along the full length of the southern elevation. This building has been adapted for commercial use and there is little evidence of its agricultural origins.
- 2.8 The remainder of the site is hardstanding with trees and hedgerows to the boundaries.

3. PLANNING HISTORY

- 3.1 The following planning applications were found by conducting research on the Local Planning Authority's online database.

Application	Description	Decision	Date
P/2016/1137	Retention of the original listed barns and demolition of later additions and redevelopment of the site to provide 16no. dwellings through the conversion of the barns (4no. dwellings) and new build (12no. dwellings) together with associated roads and sewers etc.	Refused	07/03/2017
Appeal Reference: APP/H6955/A/17/ 3178856		Appeal Dismissed	30/10/2017
P/2016/1136	Retention of the original listed barns and demolition of later additions and redevelopment of the site to provide 16no. dwellings through the conversion of the barns (4no. dwellings) and new build (12no. dwellings) together with associated roads and sewers etc.	Refused	07/03/2017
Appeal Reference: APP/H6955/E/17/ 3178860		Appeal Dismissed	30/10/2017
P/2014/0511	Conversion of agricultural buildings to form 2. No dwellings (C3) and associated landscape and parking provision	Granted	15/07/2014
P/2014/0510	Listed building consent for conversion of agricultural buildings to form 2.no Dwellings (C3) and associated landscape and parking provision.	Granted	15/07/2014
P/2014/0296	Alterations to existing access, provision of driveway and resurfacing of parking area.	Granted	29/04/2014
P/2014/0232	Change of use to single dwelling	Withdrawn	07/04/2014
P/2013/0502	Listed Building Consent to Retain Small Opening in South Elevation at First Floor Level	Granted	16/07/2013

and Replace Existing Plastic Frame with New
Timber Double Glazed Window

P/2013/0188	Certificate of Lawful Development for Existing Use as Tennis Court Incidental To The Residential Use Of Holt Lodge Farm	Granted	14/03/2013
-------------	---	---------	------------

4. PROPOSAL

4.1 This application seeks full planning permission and listed building consent for:

Retention of the existing barn, demolition of the existing extension and erection of new buildings to provide mixed business use (B1 and B8 Use Classes) with associated car parking at Hugmore Lane, Holt, Wrexham, LL13 9YE.

4.2 Detailed drawings have been prepared by Willacy Horsewood Architects and have been submitted as part of this planning application.

4.3 The proposal involves retaining the existing listed barn building, demolishing the industrial warehousing attached to the barn, and constructing new storage/distribution units, one of which will be attached to the barn via a glazed link.

4.4 This will provide 602m² of storage and 38m² of office space within the existing barn building. The new buildings will provide 1,800m² of storage and distribution space. The parking provision on site will be 47 standard spaces and 6 ambulant parking spaces.

4.5 The proposed site plan is shown in Figure 3.



Figure 3 - Proposed Site Plan

4.6 The total areas of the existing and proposed buildings are:

Barn (to remain as existing)	640 m ²
Existing Industrial Warehouse (to be demolished)	1,380 m ²
Proposed Warehouse Units	1,800 m ²

4.7 Therefore, as the total existing floorspace is 2,020 m² and the total proposed floorspace is 2,440m², the increase in floorspace is 420m².

-
- 4.8 All existing doorways, windows and rooflights will be retained on the listed barn building, as well as the slate roof.
 - 4.9 The new buildings will be connected to the existing barn by an oak framed glazed link with a natural slate roof. The new buildings will be clad in larch boarding, with slate grey profiled sheet roofing and powder coated roller shutter doors.
 - 4.10 All the new buildings will be single storey to reflect the existing barn on the site making the development the same height.
 - 4.11 The existing boundary wall will be retained with native hedgerow planted behind.
 - 4.12 The existing access onto Hugmore Lane will be retained.

5. RELEVANT PLANNING POLICY

- 5.1 This section sets out all levels of 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 and this was expected to be examine in Spring 2019 (at time of writing).
- 5.4 Wrexham's most recent Housing Land Monitoring Statement (2017) has confirmed that they cannot provide a five-year housing supply:

In the absence of an up-to-date Unitary Development Plan (UDP) and adopted Local Development Plan (LDP), in accordance with latest Welsh Government Guidance on Joint Housing Land Availability Studies (JHLAS), TAN1, January 2015, there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to have a zero land supply.

- 5.5 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.
- 5.6 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)

- 5.7 The most relevant planning policy to consider for this proposal is outlined in Planning Policy Wales (PPW). PPW outlines the current land use for Wales and provides policy framework for local authorities' to effectively prepare a development plan. It translates commitment to sustainable development in the planning systems 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.
- 5.8 PPW and the National Development Framework (NDF) set out the planning system at a national, regional and local level. The NDF must cover a 20 year period accommodating Government

priorities into a single, coherent direction, indicating the land use implications of key goals and objectives. The NDF sets out Welsh Government land use priorities and provide a national land use framework for SDPs and LDPs.

- 5.9 Paragraph 1.17 of the 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.
- 5.10 Paragraph 3.34 states that in line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, rural areas must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources.
- 5.11 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. 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.
- 5.12 Paragraph 3.56 states that new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.
- 5.13 Paragraph 5.4.3 states that planning authorities should support the provision of sufficient land to meet the needs of the employment market at both a strategic and local level. Paragraph 5.4.4 states that wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.
- 5.14 Paragraph 5.6.1 states that a strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.
- 5.15 Paragraph 5.6.2 states many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects. Small-scale enterprises have a vital role to play in the rural economy and contribute to both local and national competitiveness and prosperity. While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas.
- 5.16 Paragraph 5.6.4 states new development sites are likely to be small and, with the exception of rural diversification and agricultural development to which separate criteria apply, should generally be

located within or adjacent to defined settlement boundaries, preferably where there is public transport provision. Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.

Technical Advisory Notes (TANs)

- 5.17 **TAN6 (Planning for Sustainable Rural Communities)** provides practical guidance on the planning system in supporting the delivery of sustainable rural communities. Paragraph 3.1.3 states that planning authorities should promote the expansion of established businesses by setting out in the development plan the criteria against which planning applications for employment uses will be assessed. This should include supporting the expansion of businesses that are currently located in the open countryside provided there are no unacceptable impacts on local amenity.
- 5.18 **TAN23 (Employment Development)** provides further guidance on meeting the demand for employment land and premises in each local authority area. It puts forward criteria by which an existing employment site may be judged unviable. Employment land may be released if there is little prospect of it being re-occupied by its previous use, if the market that particular site is part of is oversupplied, the existing use has unacceptable impacts on the amenity or environment and/or if other policy priorities (such as housing need) are judged more pressing than economic considerations. The proposed redevelopment should not provide a precedent that will compromise the retention of other (more viable) employment sites in the area.
- 5.19 **TAN24 (The Historic Environment)** gives advice on development procedures in relation to Listed Buildings. It states that the controls that apply to a listed building also apply to any objects or structures fixed to the building or that are within its curtilage. The exact definition of what constitutes a fixture and curtilage may have to be treated on a case-by-case basis and has been the subject of case law.

Wrexham Unitary Development Plan (UDP) February 2005

- 5.20 Given its primacy, 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 policies therein. However, this must be tempered by the fact that the plan has technically expired and in the light of TAN1 guidance (January 2015) the Authority can no longer demonstrate a 5-year housing land supply and moreover, there are National policies that have come on-stream since that must be afforded significant weight.
- 5.21 The Authority is now embarking upon a replacement for the UDP in the shape of a Local Development Plan (LDP) which will cover the plan period 2013 to 2028, but the plan has not been

through Examination and been adopted and until it has been then PPW must apply. At the time of writing the LDP has reached the Submission Plan stage with a full suite of evidence base and draft policies and allocations; so, we consider that some weight must apply despite it not having been subject of a binding Inspectors Report.

- 5.22 Indeed, an amended Delivery Agreement was approved by Welsh Government (WG) on 11 October 2017, which set out a timetable which suggested the plan will be adopted during Spring 2019. This date has slipped and continues to do so.
- 5.23 The following policies of the UDP are relevant to the proposed development.
- 5.24 **Policy PS2** states that development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- 5.25 **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, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grade 1, 2 or 3a quality.
- 5.26 **Policy GDP1 (Development Objectives)** 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.
 - Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.
- 5.27 **Policy EC9 (Listed Buildings of Special Architectural or Historic Interest)** states that alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed, must respect the setting and character of the listed building or structures.
- 5.28 **Policy E5 (Employment in the Countryside)** states that small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:
- a) The proposal accords with Policy GDP1;
 - b) The building is structurally sound and capable of conversion;
 - c) Any inherent characteristics of merit in the building are retained;
 - d) The building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost.

Emerging LDP Deposit Plan

- 5.29 The published Deposit Plan Draft comprises a series of policies that the Authority are seeking to apply once the plan has been adopted. Some degree of weight can be afforded these (and their associated evidence base).
- 5.30 Within the emerging Deposit Plan Document, Land to the north of Bryn Lane, Wrexham Industrial Estate (**Emerging Policy SP11, Site Ref KSS3**) is allocated on the proposals map to deliver 28ha of employment land for B use class purposes including an ecological network and residential buffer zone along with enabling and necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents. This is located directly to the south east of the application site and would therefore mean that this proposal for B use class would be linked to this land allocation. It states in paragraph 5.66 that this allocation represents a logical extension to the employment area contained between Bryn Lane, Hugmore Lane, and Francis Lane.

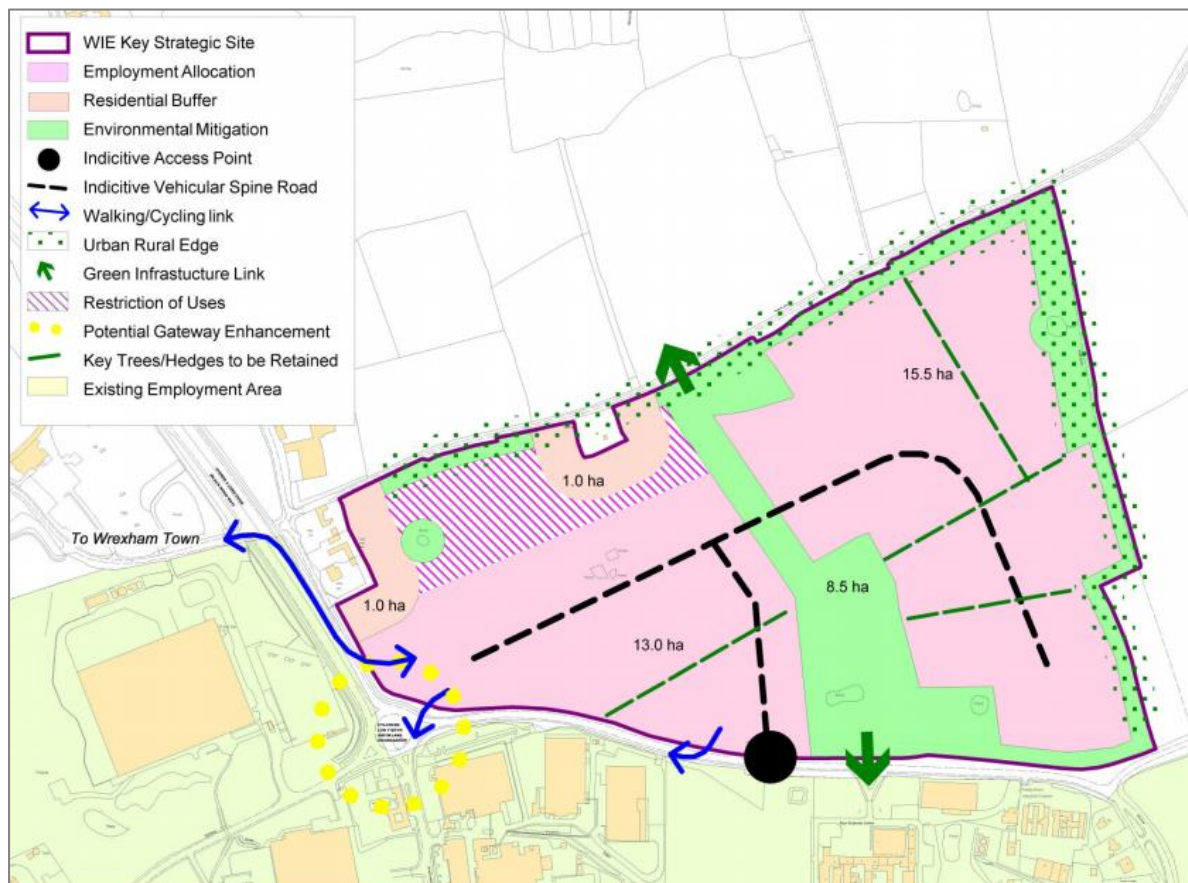


Figure 4 - Extract from Emerging LDP Deposit Plan

-
- 5.31 **Emerging Policy SP16 (Historic and Cultural Environment)** states that development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and their settings.
- 5.32 **Emerging Policy EM1 (Protection of Existing Employment Land)** states the County Borough's existing employment areas as shown on the Proposals Map will be protected for B Use Class employment generating uses (together with appropriate complementary uses and activities as referred to in Policy EM2 and waste management uses on sites/areas referred to in Policy MW6).
- 5.33 **Emerging Policy EM4 (Employment Development Outside of Settlement Limits)** states that (*inter alia*) new employment development outside of settlement limits will only be permitted through the conversion of an existing building where the proposed use(s) and the curtilage of the development, either individually or cumulatively with other similar developments, do not result in a harmful effect on the character of the site, infrastructure, the wider countryside and is appropriate in scale for its location in terms of traffic generation.

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;
 - Access;
 - Heritage; and
 - Sustainability.

Principle of Development

- 6.5 The site is designated as open countryside within the adopted UDP, however it comprises brownfield land with a business use (AppChem House).
- 6.6 Within the emerging LDP Deposit Plan, the land directly to the south east of the site is allocated as a primarily employment allocation with a residential buffer. It states in paragraph 5.66 of the emerging plan that this allocation represents a logical extension to the employment area contained between Bryn Lane, Hugmore Lane, and Francis Lane, which forms this application site.
- 6.7 The site is within the open countryside and therefore must comply with Policy E5 (Employment in the Countryside) of the adopted Wrexham Unitary Development plan which states that small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:
- a) The proposal accords with Policy GDP1;
 - b) The building is structurally sound and capable of conversion;
 - c) Any inherent characteristics of merit in the building are retained;

d) The building and resulting curtilage do not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost.

- 6.8 Although this development will not be reusing the extension that is AppChem house, the existing barn building will be retained. The proposal is to remove the existing extension building that is of poor quality and does not suit the curtilage of the listed building. The new buildings to be erected will be much more appropriate to the setting.
- 6.9 The site was originally developed as a working farm with outbuildings. Over time the outbuildings were adapted and AppChem developed a range of industrial sheds to supplement the conversion of the outbuildings on the side facing away from Holt Lodge Farm. The site therefore currently has a very large and unsightly industrial building juxtaposed next to the listed barn buildings.
- 6.10 The proposed development within the site responds to the site by siting comfortably alongside both the existing and retained buildings. Areas of the site have been carefully considered and respond to the extant buildings in a way that allows the space to be fully appreciated whilst enhancing the setting significantly when viewed in the context of the current form.
- 6.11 The materials to feature in the new buildings will include slate roofing and larch cladding that will help the proposed buildings sit more quietly in the surrounding context. The proposed buildings will also be more sympathetic to the adjacent listed buildings and to the open countryside, as the overall footprint of the development will be smaller than the existing.
- 6.12 Therefore, as the proposal will incorporate sympathetic materials more appropriate to the setting, Policy E5 will be satisfied as the built development will be appropriate in terms of scale, design and layout, and its use of materials and landscaping will accord with the character of the site and make a positive contribution to the appearance of the locality.
- 6.13 The development will also comprise reuse of a brownfield site within the open countryside. This complies with Policy PS3 which states that development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible. Therefore, as the proposal will be enhancing and bringing a vacant site back into use, this development complies with Policy PS3.

Design

- 6.14 The design of the proposal is a very important consideration due to the location within the curtilage of the listed building and also within the open countryside. The proposal will introduce a high-quality, well-designed space that will be integral to creating a pleasant working environment that will suit the context of the surrounding area.

- 6.15 The strategy of the design was to create a space that promotes the local character by ensuring appropriate reference to the historical buildings and the open countryside, whilst incorporating innovative technologies and contemporary design features. The design of the buildings intends to respect and reflect the character of the existing surrounding buildings, following the use of traditional and modern materials in a contemporary manner.
- 6.16 The existing barn, which will remain with some minor internal changes, will be connected to the new buildings by an oak framed link with a natural slate roof. The new buildings will be covered in a larch boarding also with a natural slate roof. Block C of the new buildings will feature larch boarding with powder coated roller shutter doors on the eastern elevation.
- 6.17 The palette of materials to be used will complement each other in a contemporary manner that is still in keeping with the surroundings.
- 6.18 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 locality.
- 6.19 The proposal will be of a scale, density and massing that will relate well to its surroundings. The development will, overall, have a gross floorspace that is smaller than at present. The development also includes characteristics of local distinctiveness in terms of design, layout and materials. The new buildings have been designed to respect and reflect the character of the surrounding buildings, with the use of complementary traditional and new materials.
- 6.20 There will be no loss to amenity or privacy resulting from the proposal; also, the site will remain within the B Use Classes. The proposal is also policy compliant in that it reuses brownfield land. 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, wherever possible.
- 6.21 Therefore, this proposal accords with Policy GDP1 and PS3 of the Wrexham Unitary Development Plan.

Heritage

- 6.22 New Holt Lodge Farm enjoys statutory protection as a Building of Special Architectural or Historic Interest (listed building) Grade II. It is listed under Section1 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended. It was first included on the list in June 1952 and amended in July 1996. The listing ensures that the building cannot be altered in any way which affects its character, internally or externally, without Listed Building consent.

6.23 The CADW Listing describes the history of the building as early 19th Century brick house with earlier origins. New Holt Lodge Farm was originally called Croes Iorcyn and it charged for 7 hearths in the Hearth Tax of 1670. At that time, it was occupied by Howell Lloyd Gent. Remains of an earlier house survive but the building was extensively remodelled in the early nineteenth century in a Neo-classical style. The house has been recently restored.

6.24 The Listing states:

The building is two stories tall, constructed of brick and is 3 bays wide. The central bay projects slightly and is finished in a pediment. There is renewed slate in the roof and 3 full height arched recesses. There is a centrally place stone porch with 2 supporting Tuscan columns. The door has side windows with margin lights. There are 2no 3-light windows to the ground floor with a similar margin light with 3 more to the first floor. There is a lunette widow to the pediment. On the rear of the building there are various additions and extensions with 20th Century windows. The left hand return elevation shows evidence of early 19th century refronting with a straight joint marking the divide between it and earlier fabric. There are remains of the red sandstone projecting chimney stack.



Figure 5 - Google Maps view of Listed Building

6.25 The outbuildings are not mentioned in the non-statutory listing description. However, Section 1 of the 1990 Act referred to in 3.1.1 above (5) b states that, 'Any object or structure within the curtilage of the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building.' That is, they enjoy the same statutory protection as the listed building.

6.26 TAN24 (The Historic Environment) gives advice on development procedures in relation to Listed Buildings. It states that the controls that apply to a listed building also apply to any objects or structures fixed to the building or that are within its curtilage. This concedes that the exact definition of what constitutes a fixture and curtilage may have to be treated on a case-by-case basis and has been the subject of case law.

- 6.27 By any reasonable assessment, the outbuildings within the former AppChem site and which form part of this application, are curtilage buildings within the meaning of the Act and therefore should be treated as listed buildings.
- 6.28 In terms of the guidance offered by CADW, New Holt Lodge Farm offers a strong contribution to the Heritage Asset through all of the four categories of Evidential Value, Historical Value, Communal Value and Aesthetic Value. Of these, the Evidential and Historical elements are particularly strong. However, it has to be recorded that with regards to the outbuilding, the heritage asset has been severely degraded. Although the elevation facing New Holt Lodge Farm is essentially intact, the elevation within the AppChem is very much changed to the detriment of the heritage asset.
- 6.29 In heritage policy terms, the proposed development is considered to comply with Policy EC9, which states that alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed, must respect the setting and character of the listed building or structures.
- 6.30 Through the careful design of the scheme, the listed building will be preserved and will be secured for continued use by providing a complementary business model that would encourage a business use on the site while also enhancing the historic asset. The proposals will resume a beneficial use for the outbuilding which will secure its future. Clearly, without a beneficial use the future of the building would be under threat.
- 6.31 By the removal of the later lean-to extension, the restoration of existing features and addition of new detail compatible with the character of the existing, the proposals complement and enhance the special character of the listed outbuilding. In their totality, the proposals represent an appropriate re-use of the site compatible with and complementing the listed structures.
- 6.32 The existing extension building is currently very unattractive in the setting of the listed building, as can be seen in Figure 6. The removal of this extension will improve the setting and value of the listed building, as it is clear the existing building is not complementary.



Figure 6 - Image of existing buildings on site

Sustainability

- 6.33 Wrexham UDP Policy GDP1 states that a key objective is to secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area. It is therefore worthwhile analysing these three aspects of the proposed development.

Economic

- 6.34 The proposal will provide significant economic benefits through the provision of jobs for local construction workers, and for employees once the scheme is completed, and through increased spending in the local economy, whilst also generating increased tax receipts for the Council.
- 6.35 In addition, the proposed development will deliver regeneration of a presently disused brownfield site which has significant potential to encourage investment and regeneration in the open countryside and on the edge of the existing Wrexham Industrial Estate.
- 6.36 Wrexham Industrial Estate is home to over 300 businesses, such as JCB and Kellogg's, with approximately 12,000 people employed on the site. The proposal will provide high quality office and light industrial facilities that will benefit both local business but potentially national businesses wishing to be located in a high-quality facility located in an excellent position on the border between England and Wales.
- 6.37 This is especially clear with the further expansion plans for Wrexham Industrial Estate in the emerging LDP; this area is a prime location for economic and business development and this proposal would be perfectly suited to complement this.
- 6.38 These economic benefits are individually and cumulatively substantial and in accordance with the Wrexham UDP must be afforded significant weight.

Social

- 6.39 The aim of this proposal is to provide a well-designed scheme that respects the character of the open countryside by ensuring appropriate reference to the historical buildings and the heritage of the site, whilst also incorporating innovative technologies and contemporary design features.
- 6.40 The site is sustainably located for business use close to Wrexham Industrial Estate. The nearest bus stop is located 0.6 miles north of the site on Wrexham Road. This provides the 5 Gold service which frequently operates between Chester and Plas Coch (Wrexham).
- 6.41 The site is also well positioned for private vehicular road travel, which is expected to be the more common form of movement on the site due to the proposed use of the development. The site is 0.6 miles south of the A534 which offers a direct route to Wrexham and Crewe. This will provide an ease of access for both employees and potential customers / couriers.

Environmental

- 6.42 As the application is re-using brownfield land, it will be repurposing a vacant plot of land to bring investment in to the area.
- 6.43 A key objective of the Wrexham UDP is to secure the development of sustainable communities through the promotion of environmental well-being. This development will protect and enhance the built and historic environment and will make effective use of the land by allowing a currently vacant site to become a sustainable business for the future.
- 6.44 The amenity of nearby residents will not be affected by this development as the proposal will be continuing the existing business use. Additionally, the residential dwellings are at an acceptable distance from the site and are separated from the development by a tree-lined boundary that will be retained. The businesses will also not be operational during the evening and at night which would be the times when local residents would be affected.
- 6.45 Overall, it is concluded that the principle of development is acceptable and there are wide reaching benefits covering the economic, social and environmental objectives contained in the Wrexham UDP.

7. DESIGN & ACCESS

7.1 The following section discusses the key aspects of the design and access of the proposal. As identified in the Design and Access Statement guidance published by the Welsh Government, these are:

- Character;
- Access;
- Movement;
- Environmental sustainability;
- Community safety; and
- Response to planning policy.

Character

7.2 The key influences on the character of the site are its location in open countryside and within the curtilage of the Grade II listed Holt Lodge Farm.

7.3 It is proposed to retain the brick barn in the north of the site, as this can be considered to be listed alongside Holt Lodge Farm. Its external appearance will be maintained to ensure the historical and architectural qualities for which it is listed are preserved. Features to be retained (and restored where required) include slate roofs, existing window openings with frames to match existing, existing rooflights, existing door openings with frames to match existing and exterior brickwork detailing.

7.4 Preservation of this heritage asset will ensure that a barn building reminiscent of the site's agricultural past remains, helping to tie the development into its agricultural surroundings.

7.5 The agricultural nature of the surrounding land is also respected through the choice of proposed materials for the new elements of the scheme. The new buildings will feature larch cladding, as well as rooflights and several large openings with roller shutter doors. These design elements can be likened to agricultural buildings found throughout the countryside, with a contemporary twist.

7.6 Furthermore, the larch cladding will ensure the development sits well in its surroundings, as the eastern, southern and part of the western boundaries of the site are all tree-lined. There will also be elements of landscaping introduced to the site, to ensure it is more harmonious with the surrounding countryside than the current hardstanding.

7.7 The layout of the proposed scheme with buildings arranged around a central area is also reflective of the countryside location, being reminiscent of farmyards surrounded by the farmhouse and agricultural buildings. The floorspace of the proposed scheme is smaller than what is on site at present and spread across more, smaller buildings. This is more reflective of the surrounding low-

density residential built form. The scale of the development, being only two storeys, is also in keeping with the surrounding built form. Illustrative drawings of the proposed scheme are provided in Figure 7.



Figure 7 – Illustrative drawings of proposed scheme

7.8 Overall, the design of the scheme has carefully considered the surroundings to ensure a high-quality design that sits well in its context, which is more appropriate for the site than the existing development.

Access

- 7.9 Vehicles will access the site via the existing access point on Hugmore Lane. This access has been used for many years while the site has been in a commercial use, with both cars and larger freight vehicles using it. It will therefore also provide an adequate access for the proposed development which will continue the business use on the site.
- 7.10 The site is flat, and the external areas will be tarmacked, allowing for easy movement throughout the site. The proposal also incorporates plentiful parking spaces, including 6 ambulant spaces located close to entrances.

Movement

- 7.11 The site is located adjacent to Wrexham Industrial Estate, which has good access via road for the commercial vehicles that will be using the site. The A534 is located 0.6 miles to the north of the site which provides good access to the wider road network, making the site an ideal location for the proposed storage and distribution uses particularly.
- 7.12 For those commuting to the site for work, the nearest bus stop is only 0.6 miles to the north, on Wrexham Road. From here bus services run between Chester and Plas Coch (Wrexham). Train services can also be accessed from Wrexham Central station to Bidston (Wirral), and from Wrexham General station to Chester, Liverpool, Holyhead, Cardiff, Birmingham, and London Euston.

Environmental sustainability

- 7.13 The proposal will advocate environmental sustainability in several ways.
- 7.14 The development will comprise re-use of a disused brownfield site, and retention and re-use of an existing building. This is preferable to developing greenfield sites, which could have ecological or agricultural value.
- 7.15 Furthermore, it is proposed to plant native hedgerow behind the existing boundary wall along the southern and part of the western boundary. This will promote biodiversity on the site in line with environmental sustainability principles.
- 7.16 As previously mentioned, the site can also be accessed via bus and train, which encourages the use of sustainable public transport modes. There will also be bicycle storage facilities within the development to encourage active sustainable travel.

Community safety

- 7.17 As the site will be laid out with the buildings all facing onto the central parking area, this will enable passive surveillance from within the buildings of the parked vehicles.

-
- 7.18 The main entrance in the glazed link will also be visible from the site entrance to ensure it is not hidden from view.
- 7.19 The location of the site next to the main road to Wrexham Industrial Estate is advantageous as this ensures there will be frequent passing traffic at all times of day, which allows for a level of natural surveillance. The only access point to the site being from this main road will also deter crime as anyone suspiciously entering/exiting the site will be in plain view of the aforementioned frequent traffic. The surrounding residential use will also allow for natural surveillance and will ensure that people are close to the site during evenings and weekends when the businesses on site may be closed.
- 7.20 A suitable lighting scheme will also be implemented to ensure the site is appropriately lit to deter crime.

Response to planning policy

- 7.21 Please refer to Section 6 Planning Policy Assessment for a discussion of how the proposed development complies with the relevant national and local level policy.

8. CONCLUSION

- 8.1 This planning statement has been prepared to support a full planning and listed building consent application for the demolition of the existing AppChem House extension building, the retention of the existing listed barn building, and erection of new office and light industrial units at Hugmore Lane, Holt, Wrexham.
- 8.2 This statement should be read in conjunction with the supporting documents submitted, which clearly demonstrate that the proposed development represents a sustainable redevelopment of a brownfield site with an existing business use. The proposal will have a smaller overall footprint compared with the existing buildings, which will be well-designed and more sympathetic to the open countryside setting.
- 8.3 The application has considered the historic environment in detail and its impact on the surrounding setting and it is considered that the proposed development has a minimal impact on the landscape and the setting of the adjacent listed buildings.
- 8.4 The proposal will also generate economic benefits from a currently vacant site and will provide a high-quality business space in the area, which will both maintain the existing use of the site and complement Wrexham Industrial Estate and its proposed extension, which will bring business uses adjacent the application site.
- 8.5 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.
- 8.6 This application should therefore be approved without delay.