

Blueprint Architectural Services Ltd

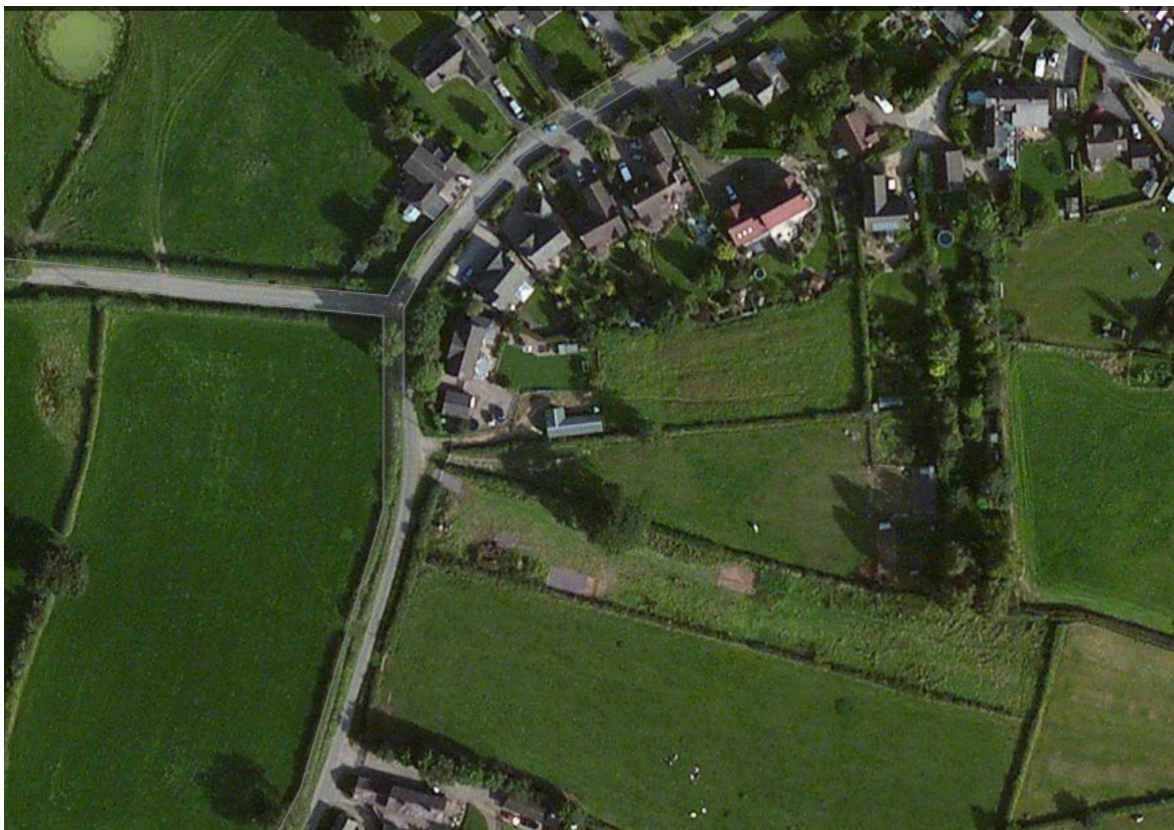
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Design and Access Statement



Statement prepared for:

Mr R Forrester & Mrs S Griffiths

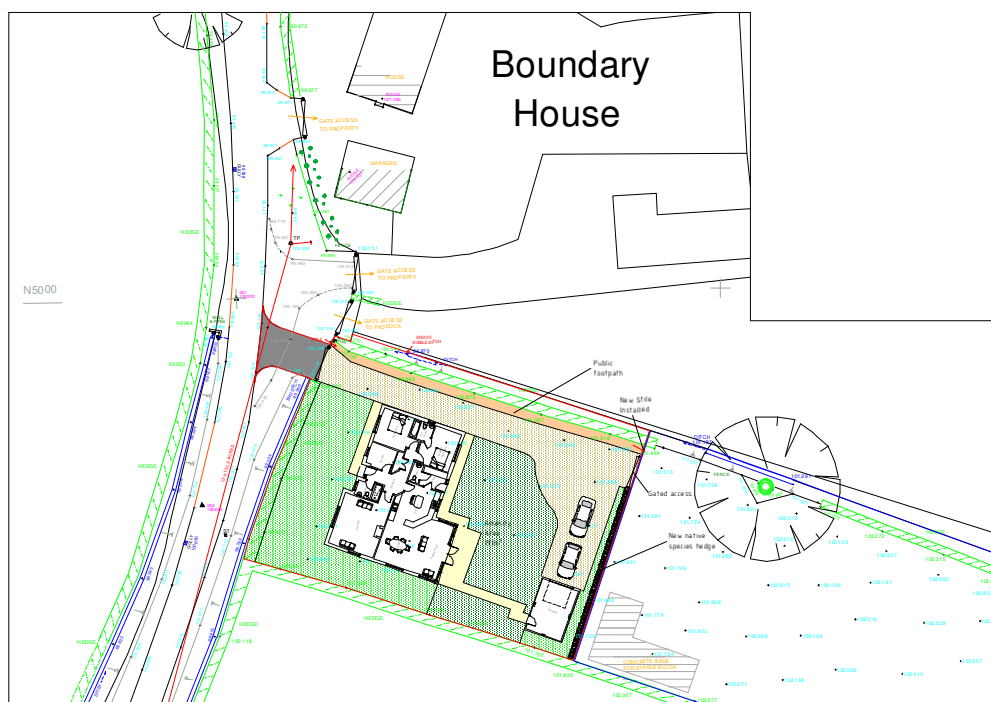
5 Berwynfa
Windsor Road
New Broughton
Wrexham
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Statement required for:

Proposed construction of detached dwelling with associated garage and parking on land south of Boundary house, Horseman's Green, Whitchurch. SY13 3DY.

1. Brief:

- 1.1 We have been approached by our client to seek the planning permission required for the construction of a detached dwelling with associated garage and parking on land south of Boundary House, Horseman's Green, Whitchurch.
- 1.2 This proposal differs from the previous refused submission, we have designed a single dwelling for the application site which is to be an affordable dwelling. Our client is prepared to enter into a section 106 agreement to secure the affordable status in perpetuity.
- 1.3 This level parcel of land has some planning history. A previous application on the site was refused for 2no dwellings under planning application no: P/2014/0421.
- 1.4 The planning refusal was then appealed with the appeal dismissed on the 9th March 2015. The main issue was the impact of the development on the character and appearance of the area.
- 1.5 Following receipt of a topographical survey it was determined the site is fairly level and could easily accommodate a residential property.

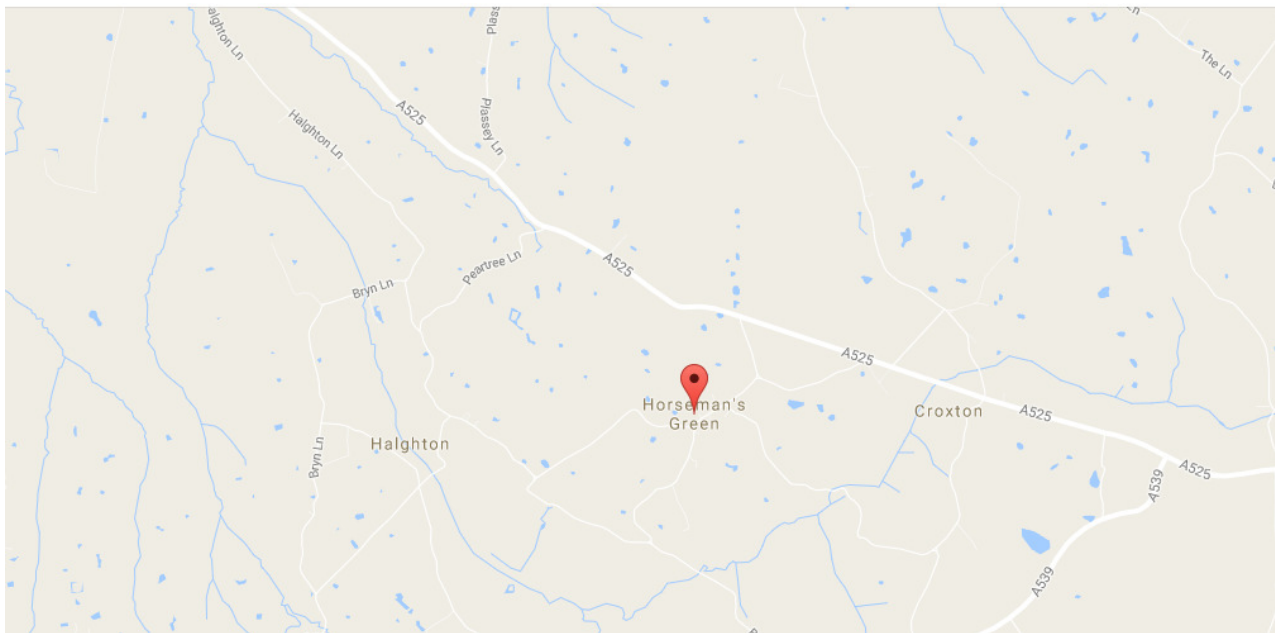


1. Proposed Site Plan

2. Access, including movement to and from the site:

- 2.1 Access to the property will be served off an existing access gate provided to the land. The access arrangement provides adequate vehicle visibility splays, providing a safe access for vehicles accessing and vacating the application site.

- 2.2** Parking is to be provided on site along with an area allowing vehicles to manoeuvre within the sites boundary's ensuring cars can enter and vacate in a forward motion.
- 2.3** The site is located on Horseman's Green, Whitchurch a village of dwellings within the county borough of Wrexham. Located off the A525 the town of Whitchurch approximately a 15min drive from the application site with the larger town of Wrexham approximately 25min drive in the opposite direction along the A525.



2. Road maps of area.

- 2.4** The vicinity is made up of several hamlets and villages, popular locations for commuters working within the busy towns of Wrexham and Whitchurch. The village of Horseman's Green is also within a short drive of the picturesque town of Shrewsbury. Accessed via the A49 the town is approximately 45min from the application site. The roman city of Chester is within a 40min drive of the site, via the A483 Wrexham/Chester Bypass.
- 2.5** Public transport to Horseman's Green is provided by a Monday only service. The 45F service provides residents of the village access to the town of Wrexham and nearby villages and hamlets. The 146 local bus service runs from Wrexham to Whitchurch and return, several times a day, the nearest stop being close by within easy walking or cycling distance and is in Hanmer (approx 1.5 miles / 2.4 Km).

3. Character:

- 3.1** The application site is classed currently as a paddock and is adjacent to the small access gate to the narrow triangular paddock and the residential dwelling named Boundary House. The proposal is seen as a natural progression to the village with one detached affordable dwelling being proposed on this occasion as opposed to the previous application of 2 detached properties on the parcel of land.
- 3.2** Looking up the highway the village has clearly been enlarged in the past with modern detached dwellings extending the size of the residential curtilage. As can be seen on the photograph 3 below the large detached dwellings have had a positive impact to the community and surroundings, adding to the characteristics of the area.

- 3.3** Although it is difficult to date the construction of many of the dwellings, those nearest the application site on the same side of the road were constructed in the 1990's, in construction terms modern development being only 20 – 25 years old.



3. Modern detached dwellings.

- 3.4** The modern properties are a mixture of materials, brickwork and rendering with timber panelling. Again, a mixture of roofing materials, some slated but most a variety of different tiling. The use of similar materials ensures the characteristics of the area are retained.

4. Appearance

- 4.1** The proposed appearance took shape from the surrounding properties and is also sited fairly close to the front boundary maintaining the current building line and ensuring the proposal is in-keeping.
- 4.2** There is a mixture of 2 storey and single storey dwellings in close proximity to the application site. It was determined the proposal would incorporate a single storey dwelling to add to the characteristics of the area, and reduce the impact of the proposal to the vicinity. Careful consideration has been given to the proposed siting and appearance of the dwelling to ensure the proposal provides a positive contribution to the street scene.
- 4.3** The detached bungalow is to also include a detached garage as part of its design for storage of vehicles or garden maintenance tools. The location of the garage has been determined to ensure the amount of visible hard standing to onlookers is kept to a minimum. This again will help reduce the impact of the proposed development.
- 4.4** A public footpath runs alongside the application site and continues into the paddock beyond. The existing recorded route of the footpath (Halghton 3) will be unchanged and remain alongside the boundary hedge, it will also remain as a grassed verge. A new gate is to be installed across the new hedgerow and fence in the rear boundary of the site where the proposed residential curtilage is to end.



Front Elevation 1:100



Side Elevation 1:100



Rear Elevation 1:100



Side Elevation 1:100

4. Proposed Elevations

5. Community Safety

- 5.1** According to information available to the general public there has been 3 crimes reported in the vicinity for the month of February 2017. This information has been obtained from the Police website (www.Police.uk)
- 5.2** There is very little reason to suggest the proposal would see an increase in the crime figures stated above.
- 5.3** Providing an additional property to the vicinity will allow the natural surveillance for the area to be improved.

6. Environmental Sustainability, Economic and Social Sustainability

- 6.1** The proposed dwelling will be compliant with current building regulations, achieving excellent thermal values providing a comfortable home.
- 6.2** As part of the development contractors must ensure 100% of light fittings are efficient fittings. Boilers that are to be installed to heat the dwelling must have a Sedbuk rating of at least 89%. By installing such a boiler it will help reduce our carbon footprint.
- 6.3** As part of the development it may become a necessity to install renewables such as PV panels to ensure the proposed dwelling will comply with current building regulation requirements by means of a SAP report.
- 6.4** Services and facilities such as shops (3) and pub can be found in Hanmer 1½ miles distance (2.4 Km), as can the regular 146 bus service. The doctor's surgery and primary school is also located in Hanmer and Hanmer is considered within easy walking or cycling distance of Horseman's Green. National planning policy acknowledges that in rural areas opportunities for reducing car use by either walking or cycling or by using public transport are more limited than in urban areas and that the majority of new development should be located in those settlements which have relatively good accessibility by non car modes. (PPW para 4.7.7) The

facilities and services available a short distance away in nearby Hanmer, the public transport provision of the 45F bus servicing Horseman's Green and the 146 bus service through Hanmer, are significant grounds to conclude that Horseman's Green is a sustainable location particularly so in the context of affordable housing provision.

- 6.5** The economic and social role of the village shops and pub should be recognised. Cycling and walking should be encouraged, both of which contribute to the aim of improving levels of health of the population. These factors significantly contribute to the wellbeing of individuals and communities. A balance has to be struck between all aspects of sustainability, it is not solely about the use of the private car but considerable weight should also be attached to the economic and social implications of providing new housing in smaller rural settlements such as Horseman's Green, particularly affordable housing. This proposal will not be harmful to the environment in any form and would be positively beneficial in terms of economic and social sustainability.

- 6.6** The decline in terms of community sustainability, is clearly demonstrated by comparing the most recent census results:-

Hanmer Parish which includes Horseman's Green

	<u>2001</u>	<u>2011</u>
Households	272	278
Population	726	665

Source – Office for National Statistics

Whereas the number of households has increased by just 6 in the ten-year period the population has decreased by 61, approximately 8.5%. Against the backdrop of an ever-increasing population generally this is a worrying statistic and is surely reflected in the trade of the local shops, pub and local bus service.

7. Ecology

- 7.1** Wildbanks Conservation was commissioned to conduct a survey to determine the presence or absence of protected species and potential for damage or destruction of habitats of ecological value, prior to seeking planning permission for the proposed development. (Survey report enclosed) A further survey was carried out on 14th July 2017 with regard to Great Crested Newts and this supplementary survey report is also enclosed.

- 7.2** No designated sites notifiable under Section 28 of the Wildlife and Countryside Act 1981 were found within the vicinity of the site, thus there would be no impact expected from this development.

- 7.3** The Wildbanks Conservation survey identified that in ponds within 250 metres of the site Great Crested Newts are present. However, the survey concludes that the proposed development is not considered to inversely impact the local population in the long term.

- 7.4** Survey recommendations which will be adopted: -

1. Within the construction phase, especially during initial clearance and ground works, there is a chance great crested newts may be harmed. However, the risk to great crested newts

within this phase of works is considered to be low. An EPS licence is not considered necessary, instead work during initial clearance and groundwork will be undertaken under a strict method statement provided by and supervised by Wildbanks Conservation.

2. To mitigate against any possible effects the development may have on Great Crested Newts a new native species hedgerow will be planted to the rear of the site (between the new residential building and the stable area). This is also considered to enhance the site for wildlife by creating further connectivity for faunal species and nesting opportunities for birds.

3. It is recommended that 1 bat box and 2 bird boxes are installed on the proposed building to contribute to wildlife enhancement. The following will be provided -

One x Schweglar Bat Access Panel 1FE installed within the wall of the southern gable end.
Two x Schweglar bird boxes 1B. – with 26mm and 32mm diameter entrance holes installed within the site.

4. With regard to the single mature oak tree which exists on the boundary of the site, to protect this tree erection of protective fencing will be undertaken before any site works commence, and remain in place and be maintained in good condition for the duration of the site works.

8. Conclusion:

- 8.1** As can be seen from the satellite image provided on the front sheet of this document the application site is adjacent to a paddock being part of a residential property which is in turn adjacent to the residential curtilage of Boundary House which falls within the settlement area of Horseman's Green. The section of paddock adjacent to the application site narrows to just a gate width at road frontage, the area of land is small and insignificant and together with the application site is adjacent to the current settlement boundary of Horseman's Green.

Planning Policy Wales (November 2016) –

4.7.8 Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but 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 respect the character of the surrounding area and should be of appropriate scale and design.

The proposed development meets all aspects of this policy.

- 8.2** The Proposal for the construction of a new property is a natural progression to the village and introducing this affordable home will potentially aid the community in that it allows locals to continue to reside in the area which contributes to the delivery of a sustainable community. It should also be emphasised that property prices in this area tend to be very high and as a consequence there is an urgent need for some affordable housing. The lack of provision of affordable housing has contributed to the decline in the population of this community which clearly has implications in terms of both social and economic sustainability. The assessment of a community's sustainability does not entirely revolve around the use of the private car and this is particularly so in relation to rural areas. It is common sense that any travel by car between Horseman's Green, Hanmer or Penley, because of short distances involved, is insignificant. Furthermore, the significant advancement in motor car technology also

reduces the emphasis on the use of the private car which in this case is greatly outweighed by the benefits gained socially and economically. There is a presumption in favour of sustainable development which ensures that social economic and environmental issues are balanced and integrated (PPW 4.2.2). From evidence given in this report it is clear that Horseman's Green is a sustainable location and that any reasonable increase in housing for the area would help ensure this remains the case.

- 8.3** The need for housing of the type proposed is clearly outlined in Wrexham County Borough's Local Housing Needs Assessment (March 2015) and further supported by more recent reports showing requirements for housing in and around the local area including Horseman's Green. In the South East area of the County Borough there is lack of 1-2 bedroom bungalows. This is reflected in the number of 2 bedroom affordable properties currently sort where demand significantly outweighs supply.

Planning Policy Wales (November 2016) –

9.2.23 The special provision of affordable housing exception sites must be considered to help ensure the viability of the local community. To support policies, local planning authorities should refer to their up-to-date local housing market assessment or local survey. Policies should make clear that the release of small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision. Such policies must be fully justified, setting out the type of need and the kind of development which fall within their terms. The affordable housing provided on exception sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged. Affordable housing exception sites are not appropriate for market housing.

- 8.4** This planning application is made on the basis of unsubsidised affordable housing, provided by the intended occupier with the resale value capped at an affordable level. It is envisaged that this will be achieved by way of a discount off market value, the discount being set at 20%. The applicants will enter into a section 106 agreement to secure the affordable status in perpetuity.

TAN 6 Planning for Sustainable Rural Communities

4.2.4 To meet the need for affordable housing, as defined in TAN 2, in smaller rural communities planning authorities should adopt a flexible approach to delivery. Whilst some schemes will be delivered by Registered Social Landlords, a broader range of delivery options will be necessary to meet community and individual needs and preferences. Possible methods of delivery include community land trusts, private landlords and unsubsidised affordable housing where the affordable housing is provided by a developer, or directly by the intended occupier. In the case of unsubsidised affordable housing the initial and resale value of the affordable home is capped at an affordable level linked either to a fixed multiple of local incomes, or discount from market value. Whilst the price of the affordable home covers development costs, prices are well below market values. For this model to work planning authorities must ensure that properties constructed are affordable to the local community as a whole, not only the initial occupier, and requests to allow disposal on the open market (except where the mortgagee is in possession) resisted.

- 8.5** The proposed dwelling is more modest in size and design compared to most in the village and as such its value would be significantly lower should it be sold in the future. Together with the discount applied (as outlined in para 8.4 above), this property's resale value would be at an affordable price in comparison to the area as a whole. The adopted Wrexham Unitary Development Plan 1996-2011 is now significantly outdated and as such it has been given decreasing weight in favour of up to date national planning policy (PPW 2.14.4). The proposed single dwelling on this site represents a very minor extension to the settlement of Horesman's Green which accords with national planning policy (PPW 4.7.8). The type and design of the proposed dwelling has been carefully considered so as not to have a detrimental impact on the character and appearance of the area and although only one dwelling is proposed it does still contribute to the need for affordable houses of this type and to the 5 year housing land supply now deemed zero in Wrexham. By allowing this proposal an affordable property will be provided in the area where there is a proven shortage of affordable homes.

*Document prepared by:
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On behalf of Blueprint Architectural Services Ltd*

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