

WARD:
Overton

LOCATION:
LAND AT WILLINGTON GRANGE
HORSEMANS GREEN
WHITCHURCH
SY13 3BZ

DESCRIPTION:
ERECTION OF DETACHED
DWELLING (3 BEDROOMS) AND
NEW VEHICULAR ACCESS

APPLICANT(S) NAME:
MR C EVANS

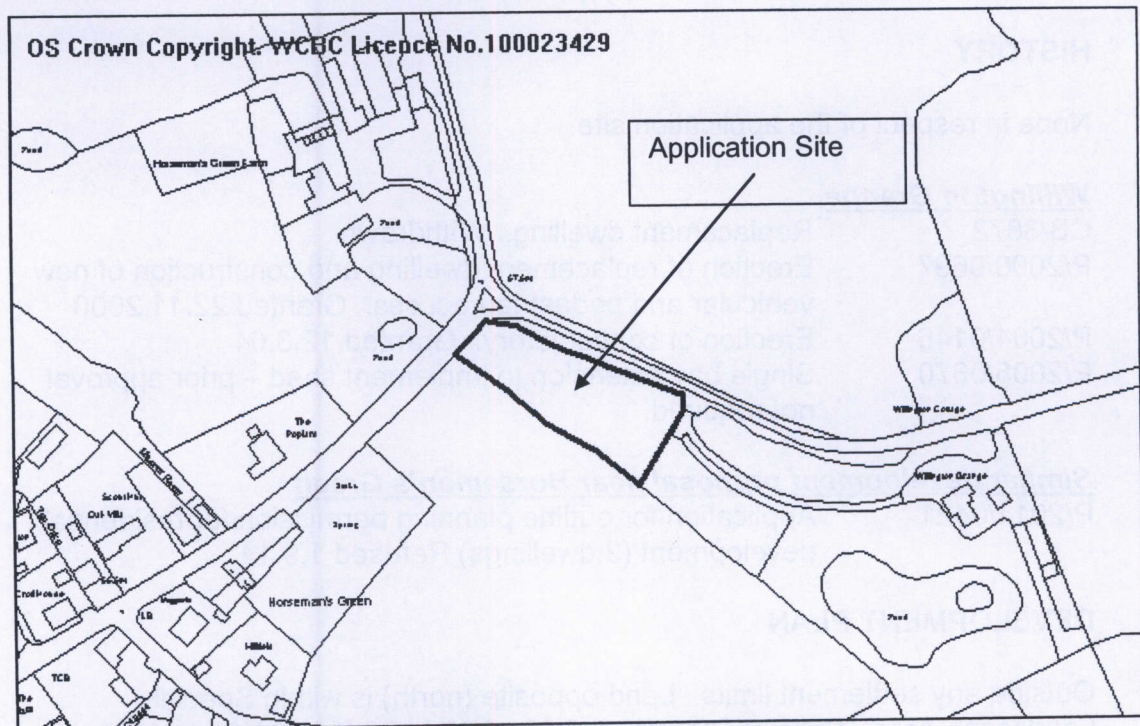
DATE RECEIVED:
09/09/2014

CASE OFFICER:
JS

AGENT NAME:
BASE ARCHITECTURE
& DESIGN
MR H REECE

THE SITE

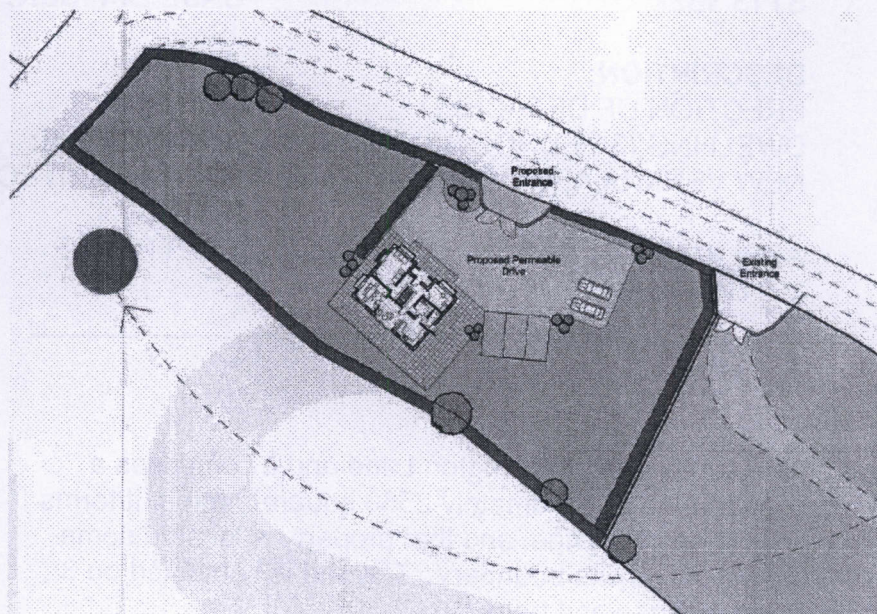
The site is located on the south side of Willington Lane and it comprises a rectangular field area, measuring approximately 2560 square metres. It forms part of land holding for Willington Grange, and that property is located some 110 m to the east of the proposed site boundary. The site is contained on 3 sides by existing boundary hedges and trees.



REPORT OF THE HEAD OF COMMUNITY WELLBEING AND DEVELOPMENT –
3 November 2014

PROPOSAL

As above. This is a detailed application for a 3 bedroom dwelling with a detached triple garage, and extensive hardstanding (permeable) areas – see plan below. No design details of the proposed triple garage have been submitted as part of the application.



HISTORY

None in respect of the application site.

Willington Grange

CB/3672	Replacement dwelling. Withdrawn
P/2000/0697	Erection of replacement dwelling and construction of new vehicular and pedestrian access. Granted 22.11.2000
P/2004/0146	Erection of conservatory. Granted 12.3.04
P/2005/0670	Single bay extension to implement shed – prior approval not required.

Similar development proposal near Horseman's Green

P/2014/0421	Application for outline planning permission for residential development (2 dwellings) Refused 1.9.14
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DEVELOPMENT PLAN

Outside any settlement limits. Land opposite (north) is within Special Landscape Area. Policies PS1, PS2, PS3, GDP1, EC4, and H5 of Wrexham UDP applies

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CONSULTATIONS

Community Council:	Consulted 17.9.14
Local Member(s):	Notified 17.9.14
Welsh Water:	Consulted 17.9.14
Natural Resources Wales:	Consulted 17.9.14
Public Protection:	No objections subject to conditions and advice notes regarding construction impacts.
Highways:	The site is located on narrow, rural, classified road subject to 60 mph speed limit. It is estimated that vehicle speeds are typically around 25 mph given the geometry of the road. Access to the site would require visibility splays of 2.4m x 33m in both directions as measured to the centre line of the adjoining carriageway in order to accord with Manual for Streets. Vehicle movements along the lane are minimal, and the traffic generated from the use would be acceptable if some form of carriageway widening / passing place to facilitate the passing of vehicles along the narrow section is included, and this can be accommodated within the existing highway verge. The proposed access appears to be 16m wide and at least 2.4m deep, and this area would widen the highway to at least 5.2m in this location, and provides a passing place for this section of highway. The access needs to be surfaced with hard bound material to allow its use for that purpose. Therefore no objections are raised subject to conditions.
Site Notice:	Expired 17.10.14
Other Representations:	3 letters/comments from local residents received. Two object and the other raises no objections, and raise the following: • There is a problem with flooding in the area. The drainage system cannot cope, and the filling of drainage ditches leads to flooding of roadways. Concreting over the land, thus increasing the area of impermeable land would increase rapid surface water run-off. The land is often saturated and therefore foul and surface water cannot be reliant on septic tanks for sewerage disposal • No further building in Horseman's Green should be permitted until drainage problem has been properly addressed. • Horseman Green is a hamlet, and facilities are few. No shop, bus service, doctors, dentist, pub or church. The only regular service is refuse disposal, the post and water supply.

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The use will generate more car journeys. This is not sustainable development.

- The land has been used in the recent past to graze sheep. Brownfield sites and restoring derelict buildings should be considered before developing greenfield sites.
- Access to the site is dangerous as this is on a dangerous bend. The area is not suitable for more cars, and extra traffic noise would be undesirable. There are no pavements for pedestrians.
- Should a waste treatment package be deployed as part of the use, the proposal will have minimal impact upon drainage ditches.
- There is already low cost housing within the area and recent sales have not attracted local purchasers.
- Visual impact on appearance and character of area will be affected.
- Not within development area.
- The proposal will be in keeping with other properties in the area, and it would not 'over-dominate'
- Access will not be problematic.

SPECIAL CONSIDERATIONS

Policy: The site lies outside any settlement limit, and it is separated from the nearby settlement area of Horseman's Green by some intervening agricultural land. Therefore principle of development without any specific agricultural or rural need is contrary to Policies PS1 and H5 of the Wrexham Unitary Development Plan. The proposal can only be justified at this location if there are any other exceptions to those well-established policies.

Housing Land Supply: In relation to the current UDP, Welsh Government Advice (e.g. TAN 1: Joint Housing Land Availability Studies), this advice confirms that Housing Land Availability Studies can be regarded as material consideration for determining housing applications for new housing. In cases where the land supply is below the 5 year requirement, para 5.1 of the TAN confirms that the need to increase housing supply should be **given considerable weight** when dealing with planning applications, provided that the development would otherwise comply with national planning policies.

The latest Joint Housing Land Availability Study (JHLAS) (2013) confirms that there is a housing supply of only 3.4 years, and therefore consideration regarding the supply of houses within the Wrexham area must be considered, and Planning Policy Wales (PPW) also includes requirement that new development must be on the basis of a **presumption in favour of sustainable development**.

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The same policy context was recently examined in relation to new housing on the other side of Horseman's Green (see planning history for P/2014/0421) and it was concluded that this area is not considered to be a sustainable location. It was noted that there are no shops, churches, public houses, medical facilities or areas of public open space near to the site, and there are no regular bus services to access facilities of this nature. The same issues apply to this site, and the residential occupiers would need to access basic services elsewhere. Hanmer is 2.3 km away and Penley is 4 km away. The lack of suitable public transport will encourage the use of transport by private cars for essential services and facilities – as clearly required by the proposal because there is a triple garage, and room for a large number of cars to park on the proposed permeable drive. This development cannot be regarded as a sustainable development

As a result the proposal would not comply with the objectives for sustainable development as set out in para 4.4.3 of PPW – and in particular it does not minimise the demand for travel, especially by private motor car, and it uses a green field site. Para 4.7.8 states that development in the countryside should be located within and adjoining settlements where it can be best accommodated in terms of infrastructure, access, and habitat and landscape conservation. The development is not adjoining the settlement limit as it is separated by a separate parcel of agricultural land.

It is also noted that this proposal for one dwelling will make a negligible contribution to housing land supply requirements within Wrexham, and given the unsustainable location and the impact upon the rural character of the area, there is no justification for the development.

Other matters: A resident has raised concern regarding the possibility of increased flooding within the area. At the time of writing this report, there are no comments from Welsh Water or Natural Resources Wales to confirm this concern, but it is known that the site is within an area of 'superficial deposits flooding' and there is > 75% susceptibility to groundwater flooding. Therefore a SuDS is likely to be required as part of any integrated design for the development, and this would require careful consideration as part of a planning condition if all other matters regarding the scheme are acceptable.

The Design and Access Statement has indicated that the proposal has been designed to create a logical infill. It is unclear how this proposal can be considered to be logical infilling. The proposed buildings will be separated 110m from the next nearest property (within Horseman's Green), and the distance to the next property (ie Willington Grange) is even further away. Therefore this does not provide any justification under policy H5 of the UDP.

No design details of the triple garage has been submitted, and those details would need to be conditionally required if all other matters were acceptable.

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CONCLUSION

Even though the Wrexham area does not have a 5 year housing supply, the proposal is not justified on sustainable development grounds.

RECOMMENDATION: That permission be REFUSED

REASON(S)

1. The proposed development would be unsatisfactory and undesirable because the development involves a greenfield site and it is located outside any settlement limits as defined in the Wrexham Unitary Development Plan. To allow the development would be materially detrimental to the countryside and it would represent an undesirable visual intrusion into the landscape. The development does not maintain existing settlement patterns and it would not accord with the character of the site or make a positive contribution to the appearance of the locality. The development therefore conflicts with Policies PS1, PS2, PS4, GDP1a) and H5 of the Wrexham Unitary Development Plan.
