

2nd February 2015

Les Stephan
Les Stephan Planning Ltd
Longden rd
Shrewsbury
SY3 9EW

CHRIS
BURNETT
associates



RE PROPOSED RESIDENCE AT WILLINGTON GRANGE, HORSEMAN'S GREEN

Dear Les

I am writing to you at the request of Mr Evans and in response to the letter accompanying the refusal of planning permission for the proposed residence at Willington Grange from Wrexham Borough Council.

Specifically, I will address the 3 points in the letter which deal with landscape issues following a site visit made on 30 01 15.

- 1) *'Detrimental impact on the countryside and undesirable intrusion into the landscape.'*
The site of the proposed house is situated in a small field adjacent to the settlement of Horseman's Green. It is surrounded by mature, continuous hedges on two sides which have several large hedgerow oaks and a number of selected holly trees growing within them. Both hedgerows and hedgerow trees are in good condition. In addition there are a number of young specimen trees which have been planted by the owner all of which are growing vigorously and are in good condition. The house will sit in the centre of the field and is of a scale, relates well to the land in which it sits but more importantly will be significantly softened by the mature trees which surround it and also the young field trees. Only one of the young field trees will be compromised by the development footprint and this will be transplanted to another location within the property. In addition more trees will be planted to consolidate the softening effect in the hedgerows referred to above. The locations of these trees are marked on the photographs overleaf. The combination of existing mature, young and new trees and the small and proportionate scale of the proposed residence will ensure that the impact is far from detrimental especially when one takes into account that isolated dwellings, often associated with mature trees, are very much a feature of this location.

- 2) *'Conflict with the existing settlement pattern.'*
The existing settlement pattern in the area immediately surrounding this location is of a dispersed nature with a number of isolated dwellings in close proximity. These include Horseman's green farm, The Poplars and Willington Grange itself and the outskirts of Horseman's green itself which is a short distance away. As such an additional isolated residential dwelling would fit into this settlement pattern, provided it can be integrated into the landscape successfully, rather than conflict with it. Furthermore the proposed development fits within the boundaries of an existing field pattern which will remain unchanged.

Landscape Architects

White House Farm

Shocklach, Malpas

Cheshire SY14 7BN

Tel 01829 250646

Fax 01829 250527

Mob 07809 029810

Chris@chba-u-net.com

www.chris-burnett-associates.co.uk

3) *'Conflict with the character and appearance of surrounding landscape character.'*

For the reasons stated above the proposed residence does not, in my view, conflict overtly with the character of the surrounding landscape. It is consistent with a pattern of dispersed settlement in the area where isolated dwellings are indeed part of the landscape character. Also the dwelling, which is small scale and proportionate to the scale of the plot in which it sits, will not stand out as an intrusive element as it will be partially concealed behind mature, and establishing, trees and more trees will be planted to consolidate this effect.

Photographs overlaid show the location of proposed tree planting in the two southern and northern boundary hedges

If you have any further queries then please do not hesitate to contact me.

Yours sincerely



Chris Burnett

cc C. Evans

2. Location of new trees in southern boundary hedge



1. Location of new trees in northern boundary hedge

