PLANNING STATEMENT
Highfield Hall, Wallington Lane

October 2025

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1.0 Introduction

This Planning Statement is submitted in support of a Outline Application for the development of up to eight dwellings at Highfield Hall (formerly Gorse Farm), Wallington Lane, Wrexham, LL13 0AL. The proposal comprises one replacement dwelling and seven new dwellings.

The purpose of this outline planning application is to establish whether the proposed residential development is acceptable in principle, in accordance with the Town and Country Planning Act 1990 (as amended), the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, and the relevant policies of the adopted Local Development Plan (LDP). The proposal has also been prepared with regard to Planning Policy Wales (Edition 12) and Future Wales: The National Plan 2040. Should the principle of development be supported, all detailed matters, including layout, scale, access, appearance, landscaping, and drainage, would be considered at the reserved matters stage.

The site comprises of Highfield Hall and its associated land, which includes an existing dwelling and several redundant agricultural buildings and barns. The property has ceased active agricultural use, and the existing buildings are no longer suitable or viable for modern farming operations. As such, the site represents a redundant and underutilised brownfield location, offering a clear opportunity for appropriate redevelopment and renewal.

The site benefits from an existing vehicular access from Wallington Lane and is well related to nearby residential properties and rural uses. Redevelopment of the site for housing would therefore constitute a logical and sensitive re-use of land, helping to enhance the visual appearance of the area through the removal of obsolete and deteriorating structures.

The location is sustainable, with easy access to nearby services and facilities in the surrounding settlements and public transport links to Wrexham and other nearby centres. The development would deliver a modest number of homes, supporting local housing supply and contributing positively to the rural economy.

The proposal includes the replacement of the existing dwelling with a modern, energy-efficient home, ensuring the continuation of residential use on-site. The addition of seven new dwellings would represent small-scale, carefully managed growth that can be accommodated without harm to the character, setting, or rural qualities of the surrounding area.

In summary, the proposed development represents a sustainable and well-integrated reuse of a redundant site, aligning with both national and local planning policy objectives. It would bring a disused property and redundant barns back into productive use, providing a modest, high-quality residential development in a sustainable rural location. This application therefore seeks to confirm that the principle of residential development is acceptable, with all technical and design matters to be considered at the Technical Details Consent stage.

2.0 The Application Site

The application site comprises a small parcel of privately owned land at Highfield Hall, accessed from Wallington Lane, near Worthenbury, within the administrative area of Wrexham County Borough Council. The site contains a redundant dwelling and several disused agricultural barns, which have been vacant and unused for several years.

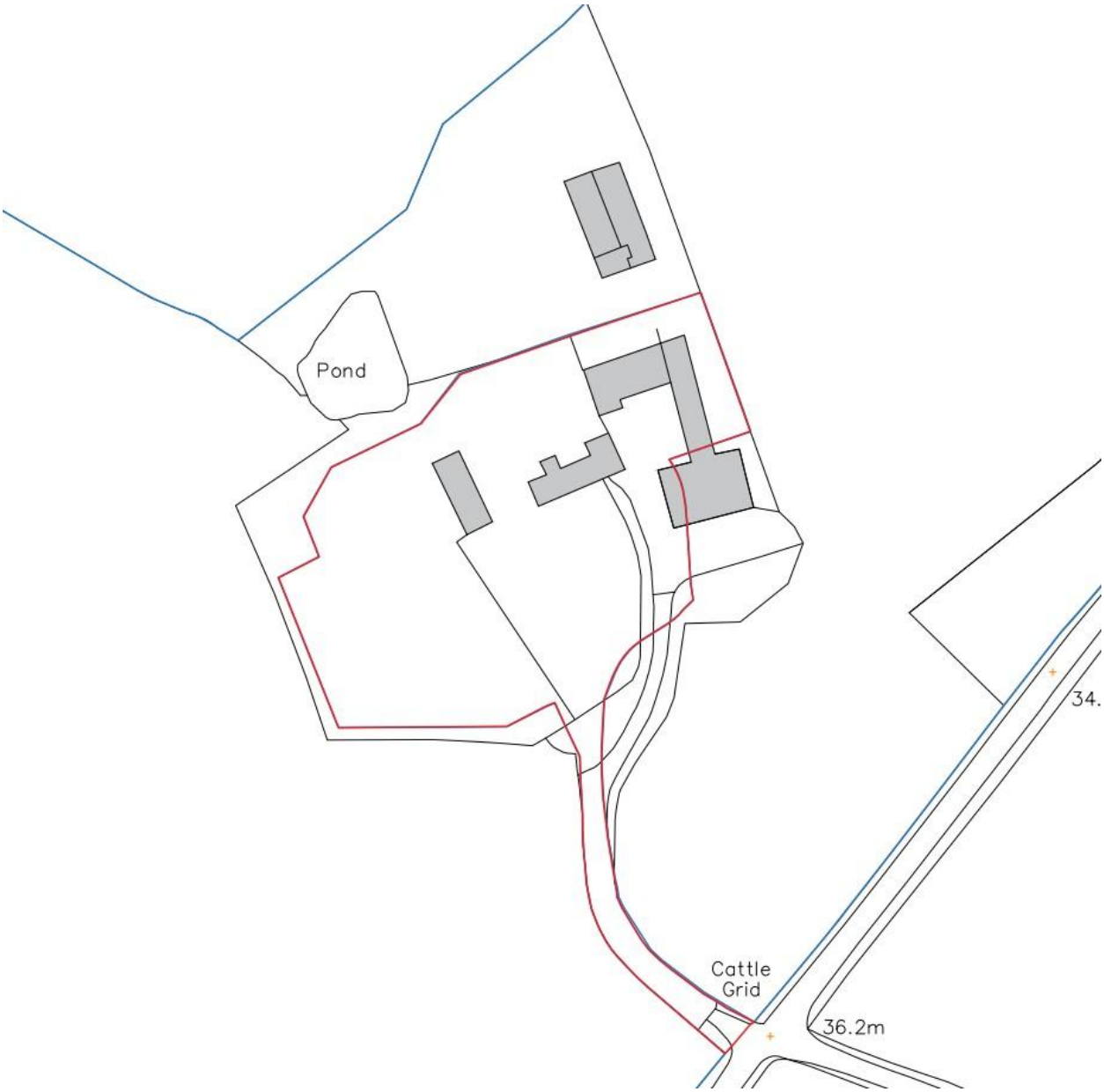


Figure 1 - Existing Site Plan

While the site lies within land identified as countryside in the Wrexham Unitary Development Plan (UDP), this remains the statutory development plan for the area. Although the UDP was adopted in 2005 and covers the period up to 2011, it continues to provide the primary local policy framework for assessing planning proposals under Section 38(6) of the Planning and Compulsory

Purchase Act 2004. The replacement Local Development Plan (LDP) 2013–2028 was not adopted following its examination and, as such, carries no statutory weight in decision-making. Until a new plan is formally adopted, applications must therefore be determined in accordance with the saved policies of the UDP, alongside Planning Policy Wales (Edition 12, 2021), Future Wales: The National Plan 2040, and other relevant national guidance.

Highfield Hall forms part of the established rural pattern of development along Wallington Lane and reads as a continuation of existing built form when viewed from nearby dwellings and the adjacent highway. The site's position within a small cluster of properties ensures it is well related to existing development and does not appear isolated within the landscape.

The land and buildings have been unmanaged and underused for a considerable period, with the former agricultural structures now in a deteriorating condition. The site is enclosed by mature hedgerows, trees, and post-and-wire fencing, which, together with surrounding residential and agricultural uses, limit public views and give it a contained, inward-looking character. There are no public rights of way or public access across the land, and it does not serve any recreational, community or active agricultural purpose.

Because of these characteristics, the site makes only a limited contribution to the openness of the wider countryside. The presence of redundant buildings and existing hardstanding means it does not act as a significant green gap or buffer, and visually it appears as a disused farmstead within a dispersed rural frontage, rather than part of the wider open countryside.

Its location provides an opportunity for a modest and carefully designed redevelopment of the existing built form. Bringing the site back into productive use would allow for a logical and sympathetic renewal of the land, replacing derelict structures with a small-scale, high-quality residential scheme that enhances the appearance of the site and complements the rural character of Wallington Lane. The detailed layout, design and landscaping of any future scheme would be addressed at the Technical Details Consent stage to ensure that new development integrates sensitively with its surroundings.

3.0 The Proposed Development

The land at Highfield Hall presents an opportunity to continue its established use for residential purposes by bringing the site forward for sensitive redevelopment. The site currently comprises a redundant dwelling and a number of disused agricultural barns, which have been vacant and underused for several years. Redevelopment would allow the continuation of residential use, making beneficial use of existing built form while contributing to local housing supply in a manner that is sympathetic to the rural character of the area.



Figure 2 - Proposed Site Plan

The site is in private ownership and is situated within a small cluster of properties along Wallington Lane. Although designated as countryside in the Wrexham Unitary Development Plan (UDP), the site is visually well-contained by mature hedgerows, trees, and surrounding development, and reads as a logical continuation of the existing built form. Its location ensures that it does not appear isolated within the landscape.

An Indicative Site Plan has been prepared to demonstrate how the land could be sensitively redeveloped. The plan shows that the site is capable of accommodating a modest number of dwellings in a low-density arrangement, continuing its residential function. Each dwelling would benefit from its own access, private driveway, and garden, with the layout designed to respect neighbouring properties and complement the rural character of Wallington Lane. The indicative plan illustrates that development of this scale can be achieved while maintaining generous spacing, landscaping, and an attractive, high-quality environment.

Access is achievable directly from Wallington Lane, and the site's position within an established rural cluster ensures it is visually integrated with its surroundings. Redevelopment would replace derelict structures with productive residential use, improving the appearance of the site and reinforcing the character of the local area.

The site is therefore suitable, available, and capable of being developed for continued residential use without causing harm to the character or openness of the wider countryside. This proposal seeks to establish the principle of residential development at Highfield Hall and to demonstrate that a carefully designed scheme would continue the site's residential function while making a positive contribution to the vitality and sustainability of the local area.

4.0 Analysis of Relevant Planning Policies

4.1 Wrexham Unitary Development Plan (UDP) (Saved Policies)

The proposed residential development at has been assessed in the context of the Wrexham Unitary Development Plan (UDP), which remains the statutory development plan for the area.

Policy H5 – Residential Development in the Countryside
Policy H5 allows for the erection of dwellings outside defined settlement limits in certain circumstances. Although the site lies within designated countryside, it forms part of an established cluster of properties along Wallington Lane and is visually well-contained by mature hedgerows, trees, and surrounding development. The proposed scheme respects local character, represents a logical rounding-off of the settlement edge, and provides new dwellings in a sustainable and sensitive location.

Policy H3 – Housing Development within Settlement Limits
While H3 primarily relates to development within defined settlement limits, it highlights that residential proposals should be compatible with surrounding development and local character. Highfield Hall is closely related to existing built form, and the indicative plan demonstrates that a modest number of dwellings can be accommodated without adverse impact on the surrounding countryside.

Policy GDP1 – General Development Principles
Policy GDP1 sets out general criteria for all development, including design quality, impact on the environment, and integration with surroundings. The proposed layout provides low-density dwellings with private access, gardens, and landscaping, respecting the rural character of Wallington Lane and safeguarding residential amenity.

Environmental and Landscape Policies (ENV5 / ENV6 / ENV7)
The site currently comprises unmanaged land with limited ecological value. Redevelopment provides the opportunity to enhance biodiversity through soft landscaping, native planting, and wildlife-friendly measures, consistent with the UDP's environmental objectives.

In summary, the proposed development aligns with the UDP by delivering small-scale, sustainable housing growth in a location that is visually and functionally connected to existing development, without causing harm to the character or openness of the surrounding countryside.

.2 Planning Policy Wales (Edition 12, 2021)

Planning Policy Wales (PPW) provides the overarching framework for sustainable development in Wales. The proposed development has been assessed against the following key objectives:

Presumption in Favour of Sustainable Development (Paragraph 1.17)
PPW confirms that proposals which accord with the development plan should be approved without delay. The proposal continues residential use on a previously developed site, in a location closely related to existing built form, and demonstrates clear benefits in terms of housing provision and local sustainability.

Housing in Rural Areas (Paragraphs 3.60–3.64)
PPW encourages small-scale housing in rural locations where it supports local communities and avoids isolated dwellings. The site is part of a cluster of properties along Wallington Lane and will deliver additional homes in a sustainable rural location, enhancing the vitality of the local area.

Design and Place-making (Paragraphs 3.49–3.50)
PPW emphasises the importance of high-quality design. The indicative layout demonstrates that development can achieve a low-density, well-spaced arrangement with gardens, landscaping, and appropriate access, reflecting the rural character of the surrounding area.

Sustainable Transport and Access (Paragraphs 4.2–4.3)
The site is accessible from Wallington Lane and is well-related to the existing settlement pattern. Future residents would be able to access services on foot or by bicycle, reducing reliance on private cars.

Environmental Considerations (Chapter 6 / 6.1)
While the site currently has limited ecological value, the redevelopment provides opportunities to enhance biodiversity through planting, landscaping, and wildlife-friendly features, achieving a net gain in line with national guidance.

4.3 Future Wales: The National Plan 2040

Future Wales provides the long-term spatial framework for sustainable growth in Wales. The proposed redevelopment aligns with its objectives:

Policy 1 – Where Wales Will Grow: Supports sustainable rural growth by making efficient use of previously developed or underutilised land.

Policy 4 – Supporting the Sustainable Growth of Rural Areas: Promotes housing in rural locations that maintain community vitality and are closely related to existing settlements.

Policy 6 – Design Quality: Encourages high-quality, context-sensitive development that integrates well with the surrounding landscape.

Summary

The proposed residential development at Highfield Hall:

- Continues the residential use of a previously underutilised site;
- Delivers modest, well-contained housing growth;
- Respects the character, scale, and appearance of the surrounding countryside;
- Makes efficient use of land in a sustainable location;
- Provides opportunities for biodiversity enhancement and landscaping;
- Complies with the saved policies of the Wrexham UDP, Planning Policy Wales, and Future Wales.

Overall, the site represents a sustainable and achievable opportunity for residential development, providing a modest contribution to local housing needs while maintaining and enhancing the character and vitality of the local area.

5.0 Conclusion

This application seeks to establish the acceptability of residential development on a well-contained parcel of redundant land at Highfield Hall, Wallington Lane, Wrexham. The proposal for up to eight dwellings—comprising one replacement dwelling and seven new homes—represents a modest and appropriate form of sustainable rural growth, consistent with both national and local planning policy objectives.

Although the site lies outside any defined settlement boundary, it is visually and functionally well related to the existing cluster of properties along Wallington Lane and reads as part of the established built form. The proposal would replace a deteriorating dwelling and redundant agricultural structures with a high-quality residential scheme, resulting in a clear visual and functional enhancement of the site and its surroundings.

The principle of residential development on this site is considered appropriate for the following reasons:

- Sustainable Location: The site is located within an established rural cluster, well related to nearby settlements and services, supporting sustainable patterns of living and reducing reliance on the private car.
- Efficient Use of Land: The proposal would make effective use of a previously developed and underutilised site, consistent with the aims of Planning Policy Wales and *Future Wales: The National Plan 2040*.
- Scale and Character: The development would deliver a modest number of dwellings, designed at the Technical Details Consent stage to reflect the rural character of Wallington Lane and integrate sensitively with existing properties.
- Housing Supply: The scheme would make a small but meaningful contribution to local housing provision, supporting the vitality of the rural area and meeting identified needs within Wrexham County Borough.
- Environmental Enhancement: Redevelopment of the site provides the opportunity to enhance biodiversity, improve landscape quality, and remove obsolete buildings that currently detract from the local environment.
- No Known Constraints: There are no environmental, technical, or access constraints that would prevent the site from being developed in principle for residential use.

The proposal aligns with the relevant policies of the Wrexham Unitary Development Plan, including Policies H5, H3, and GDP1, which together support small-scale, sustainable development in appropriate rural locations. It also accords with the objectives of Planning Policy Wales (Edition 12, 2021), which encourages the re-use of previously developed land and the creation of sustainable, well-designed rural communities, and with the strategic aims of Future Wales: The National Plan 2040, which promotes rural regeneration and design quality.

The submitted indicative site plan demonstrates that the land can comfortably accommodate up to eight dwellings in a low-density, well-landscaped layout that complements the existing pattern of development. The proposal represents a sustainable, logical, and visually beneficial form of

growth that will enhance the local environment and contribute positively to the rural character of Wallington Lane.

On this basis, the site is considered suitable, available, and achievable for residential development. The Local Planning Authority is therefore respectfully invited to support this application and grant permission for the proposed development at Highfield Hall, Wallington Lane, Wrexham.