DAS
Statement

January
2026

PROJECT PROPOSAL

Carters Farm, Llewelyn Road, Tanyfron
LL11 5TL

05.01.2026

Rev A

Prepared by :

haus97

Prepared for :

Wrexham County Borough Council

TABLE OF CONTENTS

01 Introduction

02 Site & Context

03 Proposed Design

04 Manure Storage

05 Drainage

06 Environment Impact Assessment

07 Sustainability

08 Conclusion

Please read in conjunction with Ecology survey, Green Infrastructure Statement and drawings: 25001-PL-010_SiteLocation_CartersFarm, 25001-PL-020_SitePlan_CartersFarm, 25001-PL-100_ProposedDrawings



01 Introduction

Project Address:

Carter's Farm,
Llewelyn Road,
LL11 5TL

adjacent to:
Vron Farm,
Llewelyn Road,
LL11 5TW

Applicant:
Mr and Mrs Bassett

Agent/Designer:
Haus97

Proposal:
Erection of 4 stables and storage on hardstanding, 20 foot storage container and appropriate track access.

Change of use application needed for selected portion of land.

02 Site & Context

The site is located adjacent to LL11 5TW on the edge of the Brymbo/ Wrexham semi-rural area, within an existing agricultural field and surrounded by woodland and rural dwellings.

The land is registered with RPW CRN A0079153 / CPH 56/009/0033 & APHA Herd / Flock Mark 718905, The agricultural land is currently used for grazing livestock. The immediate surroundings retain an agricultural character, forming a transition zone between settlement and open countryside. Local guidance (Wrexham CBC Local Planning Guidance Note No.3 "Converting Rural Buildings") emphasises that development in the countryside should respect the existing building form, landscape character and avoid extensive rebuilding.



Figure 1: Existing Site Plan - NTS

Consequently, the proposed stable block, container store and access track have been designed to be functional yet modest in scale and appearance, ensuring they integrate sensitively into the rural setting without introducing excessive urban form.

The portion of land requiring a change of use application is highlighted with a dashed orange line.

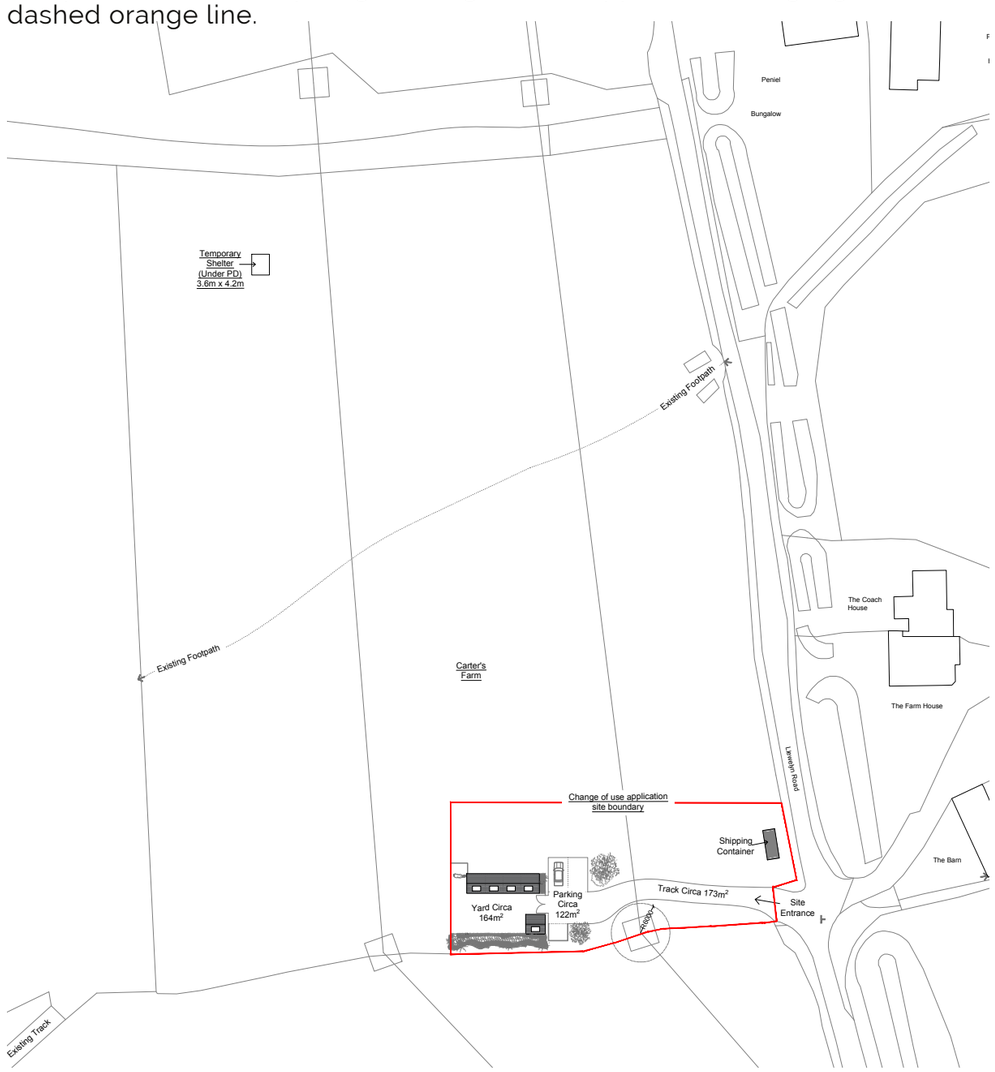


Figure 2: Proposed Site Plan - NTS

02 Access

The site benefits from an existing established access point off Llewelyn Road, which will be retained and utilised as part of the proposal. This access dictates the natural approach to the stable area and avoids the need for any new openings or alterations to the highway.

A new permeable access track, constructed using crushed brick or similar recycled aggregate, will connect the site entrance to the stables. This material ensures a stable, durable surface suitable for horse transport, feed deliveries, and manure collection, while also supporting sustainable drainage by allowing surface water to infiltrate naturally.

Vehicle movements associated with the development are low in intensity and typical of small-scale equestrian use. The alignment of the track has been carefully designed to avoid the 6m safety exclusion zone surrounding the existing electricity pylon, ensuring full compliance with utility requirements and preventing any disruption to existing infrastructure.

Overall, the proposed access arrangements make efficient use of existing site infrastructure, introduce no adverse impact on the highway network, and ensure safe, practical movement for all users of the facility.

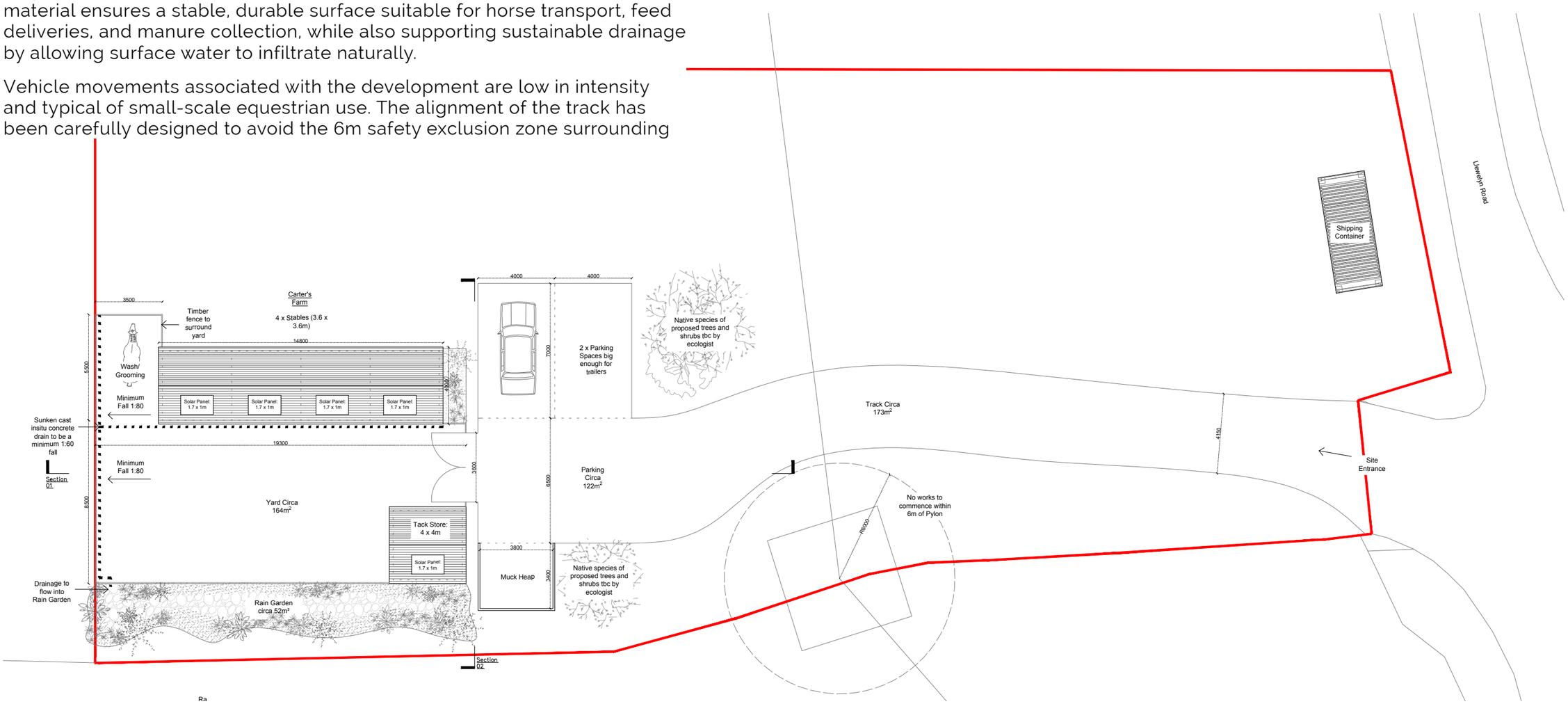


Figure 3: Proposed Yard Plan & Access - NTS

DAS Statement November 2025

03 Proposed Design

The proposal seeks to erect four timber clad stables and a tack store on a new concrete hardstanding area within an existing agricultural field. A 20ft storage container is also proposed for feed and equipment storage. The development includes a modest access track linking the stables to the existing field entrance.

The design follows a simple, functional layout typical of rural stable blocks, with materials and finishes selected to reflect the surrounding agricultural character. The stables are arranged around a small yard to provide safe and efficient movement for horses and users, while maintaining a discreet visual presence within the wider landscape.

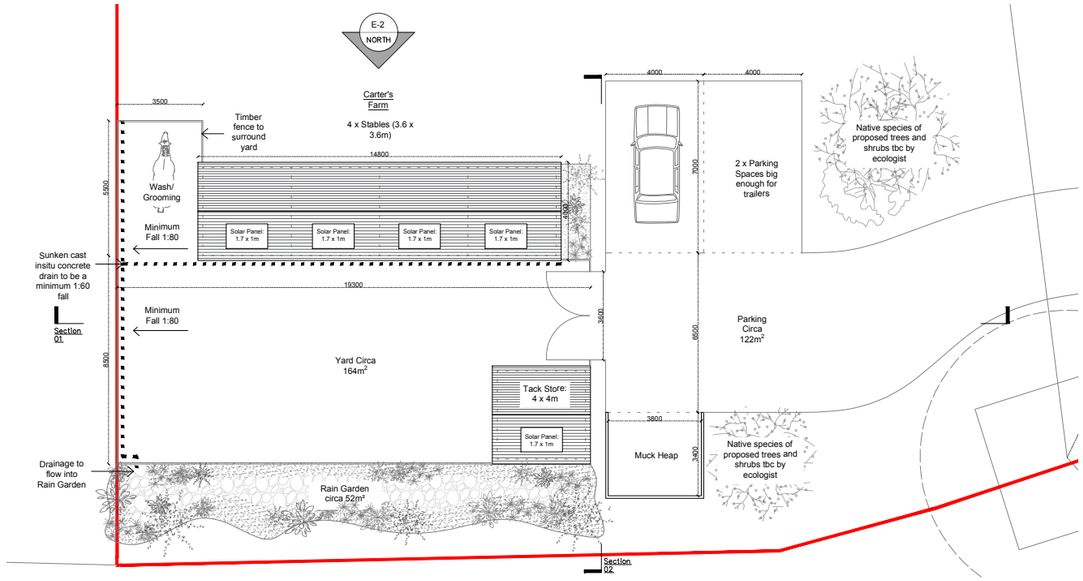


Figure 4: Proposed Plan - NTS



Figure 5: Proposed Stable Elevation - NTS

04 Manure Storage

A designated manure storage area is proposed on hardstanding, positioned safely away from nearby watercourses, boundaries, and public rights of way. The store will be bunded on three sides and constructed on a raised concrete base, preventing water ingress and ensuring that manure and bedding materials remain securely contained.

To enhance environmental protection, the base will be formed with a gentle fall toward the interior of the muck heap, preventing outward run-off. A gravel-filled French drain will be installed around the perimeter to intercept surface water and prevent ponding around the store. Collected water will be directed toward the site's rain garden, providing natural filtration and aligning with sustainable drainage (SuDS) principles.

A lean-to roof will cover the manure bays, minimising rainwater entering the heap, reducing leachate, and limiting odour and fly nuisance in warmer months.

Manure will be removed regularly by a licensed waste contractor, preventing over-accumulation and ensuring the store remains clean and manageable. No manure spreading will occur within the application site. The storage capacity is appropriately sized for the small number of horses and positioned to allow safe, unobtrusive vehicle access for collection.

Together, these measures ensure the manure storage area complies with environmental protection standards, prevents pollution, protects soil and water quality, and minimises any potential impact on surrounding land or ecological features.



Figure 6: Muck Heap example

05 Drainage

The proposed drainage strategy has been developed to ensure that all surface-water run-off from the hardstanding, stable roofs, and surrounding land is safely contained and managed on site. The stable yard is positioned at the lowest point of a gently sloping field, meaning that water would naturally flow toward it. To prevent uncontrolled run-off, the scheme incorporates positive drainage falls across the hardstanding (minimum 1:80) and a cast in-situ concrete drainage channel (minimum 1:60), ensuring that all water is captured and conveyed into a purpose-designed SuDS feature.

Rain Garden System

All collected run-off is directed into a 52m² rain garden, which provides natural filtration, storage, and gradual infiltration back into the soil. The rain garden will consist of:

- Free-draining sub-base (20–40mm gravel)
- Rain garden topsoil (minimum 450mm depth)
- 10–20mm decorative aggregate mulch layer
- Native, water-tolerant planting, such as:
    - Deschampsia cespitosa (Tufted hair grass)
    - Carex paniculata (Greater tussock sedge)
    - Iris pseudacorus (Yellow flag iris)
    - Lythrum salicaria (Purple loosestrife)
    - Filipendula ulmaria (Meadowsweet)

These species are selected for their ability to tolerate seasonal wetness, absorb excess nutrients, and support local biodiversity, helping to filter and break down contaminants from yard run-off.

Yard Run-Off and Field Slope Consideration

Because the yard sits below the field, the design ensures that all run-off from higher ground is intercepted. Surface water will fall toward the drainage channel, preventing water from bypassing the system or pooling near the stables. The rain garden provides ample capacity to hold and slowly release water, ensuring that no additional burden is placed on nearby land or drainage networks.

06 Environmental Impact Assessment

The proposed development has been carefully designed to minimise environmental impact and to comply with the requirements of Planning Policy Wales and relevant wildlife legislation. A Preliminary Ecological Appraisal (PEA) has been completed for the site, and its findings confirm that the field is of low ecological value, consisting primarily of grazed modified grassland with limited habitat diversity. No designated nature conservation sites lie within or immediately adjacent to the application area, and the small scale of the proposals ensures no direct or indirect effects on nearby statutory or non-statutory sites.

Habitats & Vegetation

The development affects only a small portion of the grazed grassland, which the PEA identifies as species-poor and of limited ecological importance. All boundary hedgerows, classified as Habitats of Principal Importance, will be retained and protected during works. Their protection ensures continued wildlife connectivity throughout the surrounding landscape.

To deliver biodiversity enhancement, native planting will be incorporated around the yard and within the rain garden (species mentioned on previous page). These species provide structure, foraging habitat, and nesting opportunities, including for swallow and other small birds. Prior to this application, an agreement was reached between the applicants and the Woodland Trust for circa 165m of new hedgerow and trees along the Western boundary of the field.

Protected Species

The PEA identifies the presence of wildlife in the wider landscape, but confirms there will be no direct adverse effect on protected species provided recommended measures are followed:

- A small outlier badger sett lies outside the working area. All works will follow a Reasonable Avoidance Method Statement (RAMS) and maintain a 30m buffer, avoiding disturbance.
- A mature oak tree on the boundary offers potential bat roost features. A dark buffer will be maintained with sensitive, directional lighting to avoid light spill.
- Hedgehogs and other small mammals will be protected by ensuring permeable fencing, with small openings to maintain movement routes.
- Japanese knotweed is present off-site to the north; it will be monitored to prevent encroachment, with no ground disturbance occurring within the risk zone.

06 Environmental Impact Assessment

With these safeguards in place, the proposed development is assessed as having negligible ecological impact.

Biodiversity Net Benefit

The scheme will achieve a measurable net gain for biodiversity, as required by policy. The removal of low-value grassland is offset by:

- Creation of a rain garden with native wetland planting,
- New native trees and shrubs,
- Nesting opportunities for swallow within the stable structure,
- Improved habitat permeability for terrestrial mammals.

The ecology report concludes that the proposals will deliver an overall benefit to site biodiversity.

07 Sustainability

The proposal incorporates a range of sustainable design measures to ensure the scheme delivers long-term environmental benefits while remaining practical for equestrian and agricultural use. The stable structure will be formed primarily from timber, a renewable, low-carbon material that reduces embodied carbon and allows the development to sit sensitively within its rural surroundings.

While the design includes areas of concrete hardstanding, these are essential for operational safety, animal welfare, and the secure containment of waste. The extent of concrete has been kept to the minimum required, and its impact is balanced by the inclusion of permeable surfaces, a rain garden, and careful level management across the site. These measures ensure that run-off, particularly given the sloping topography, can be captured, filtered, and absorbed naturally, improving on existing drainage conditions.

The scheme also incorporates south-facing solar panels, positioned at approximately 40 degrees, an optimal angle for year-round solar gain in the UK. This provides on-site renewable energy to support lighting and day-to-day operational requirements, significantly reducing reliance on grid power and lowering the long-term carbon footprint of the facility.

Together, the use of responsibly sourced materials, renewable energy generation, efficient drainage design, and a compact site layout ensure that

the proposal aligns with sustainable development principles, mitigates environmental impact, and supports resilience in line with local planning policy.

08 Conclusion

The proposed development represents a modest and sensitively designed equestrian facility that makes efficient use of an existing agricultural field without altering its rural character or landscape function. Through careful positioning, low-impact materials, sustainable drainage solutions, and appropriate manure management, the scheme has been designed to minimise environmental impact and fully comply with best-practice agricultural and ecological guidance.

The proposal introduces no new access points, generates minimal traffic, and maintains suitable separation from existing utilities and neighbouring land uses. Drainage has been addressed comprehensively through a rain garden and permeable surfaces, ensuring that surface water is managed sustainably and safely on site.

With the inclusion of biodiversity enhancements, renewable energy generation via optimally orientated solar panels, and a layout that integrates naturally into the landscape, the development offers clear environmental and sustainability benefits.

Overall, the scheme is proportionate, low-impact, and appropriate for its rural setting. It aligns with local planning policy aims relating to landscape protection, environmental safeguarding, and sustainable development. For these reasons, it is considered that the proposal should be supported.