

Planning Statement

Land at Springhill Farm
Selattyn
Oswestry
SY10 7NZ

Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to planning permission P/2025/0679 for the construction of a Rural Enterprise Dwelling, Detached Garage & Associated Works

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February 2026

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Contents

Contents 2
1.0 Introduction 3
2.0 Site Location & Background 4
3.0 The Proposed Development 5
4.0 Review of Main Material Planning Considerations 7
5.0 Conclusion 10

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Publication Title:	Planning Statement
Version:	1.0
Date:	February 2026

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Ref: 77427

1.0 Introduction

1.1 This Planning Statement is prepared and submitted in connection with a Reserved Matters application seeking formal consent for the matters of Access, Appearance, Landscaping, Layout and Scale pursuant to outline planning permission reference P/2025/0679 for the construction of a Rural Enterprise Dwelling, Detached Garage and Associated Works on Land at Springhill Farm, Selattyn, Oswestry, SY10 7NZ ("the Application Site"). The application is made to Wrexham County Borough Council as Local Planning Authority.

1.2 Following outline application reference P/2025/0679 being approved on-site by the Local Planning Authority in November 2025, this application now seeks formal approval for the 'reserved matters' as listed within Condition 4 of the outline approval. These are as follows:

- Site access arrangements;
- The external appearance of the development;
- Landscaping of the application site;
- The layout of the site; and
- The scale of the development.

1.3 Given that outline planning permission has already been granted by the Local Planning Authority, it should be noted that the principle of development is already accepted and consideration shall only be given to the matters listed above as part of this application.

1.4 This Planning Statement should be read in conjunction with the other plans and documentation submitted as part of the reserved matters application, listed below:

- Completed Reserved Matters Application Form
- Green Infrastructure Statement
- Drawing No: 77427 / GH / 001 – Site Location Plan
- Drawing No: 77427 / GH / 002 – Existing Block Plan
- Drawing No: 77427 / GH / 003 – Proposed Block Plan
- Drawing No: 77427 / GH / 004 – Proposed Landscaping Plan
- Drawing No: 77427 / GH / 005 – Proposed Access Plan
- Drawing No: 77427 / GH / 100 – Proposed Floor Plans
- Drawing No: 77427 / GH / 101 – Proposed Elevations
- Drawing No: 77427 / GH / 102 – Proposed Garage Plans & Elevations

1.5 This Planning Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

1.6 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.

2.0 Site Location & Background

2.1 The application site comprises approximately 0.09 hectares of agricultural land located on the south-eastern edge of the existing farm/equine complex at Springhill Farm.

2.2 The site is located very much amongst the existing complex of buildings and yards at Springhill, and as such will provide a dwelling within sight and sound of the existing business operated from the site for a worker to reside within.

2.3 At present, the application site comprises an area of mixed 'scrub' and hardstanding on the edge of the existing farm complex, and the proposed dwelling will share a driveway with the existing farmhouse on-site. As such, no new vehicular access onto the public highway network is proposed.

2.4 The application site is located within an extremely rural and rugged corner of Wrexham County Borough, approximately 3.3km south-east of Glyn Ceiriog as the crow flies and approximately 9.2km north-west of Oswestry. The site is located within close proximity to the Local Authority boundary with Powys and to the national boundary with England (Shropshire). The site is accessed via a network of single-track country lanes which are in a poor state of repair; effectively meaning the farm is completely inaccessible during inclement winter weather.

2.5 In planning policy terms, the application site is located outside of any defined settlement/development boundary and is thus deemed to be located within the open countryside for the purposes of this planning application.

2.6 The site is not subject to any statutory protective designations in terms of ecology, flooding, landscape or heritage/conservation. Indeed, whilst the site is located within a Special Landscape Area (SLA) as per the adopted Wrexham Unitary Development Plan (UDP), it is not subject to an SLA designation within the unadopted Wrexham Local Development Plan (LDP), which was found to be 'sound' after an examination in public.

2.7 The surrounding area is predominately agricultural in nature, largely comprised of upland grazing (livestock farming). The rural context of the site is shown below in Figure 1, with the application site location itself being approximately denoted by the red star:



Figure 1: Site Location & Context

2.8 As noted, this application follows outline planning application reference P/2025/0679, which was approved on 19/11/2025 and granted consent for the erection of a rural enterprise dwelling, detached garage and all associated works, with all matters reserved for future consideration.

2.9 This application complies with Conditions 3 and 4 attached to the outline approval, in that it seeks consent for all of the listed 'reserved matters' within three years from the date of outline consent being granted.

3.0 The Proposed Development

3.1 The proposed dwelling is of a traditional, rural and simplistic style, and has taken inspiration from the design and external appearance of the existing farmhouse at Springhill Farm. Indeed, it will be finished externally with a mixture of facing stonework (to match the existing farmhouse), horizontal timber/composite weatherboarding and k-render. The roof will be finished with slate. The dwelling will measure 12.1m in length and 8.1m in width; it will have a GIA of 150m2, which will include a new farm office and an essential utility area to allow a worker to take off their work clothes before entering the main house.

3.2 The dwelling will have a simple roof form with a height to the eaves of 4.85m and a height to the ridge of approximately 9.2m above ground-levels.

3.3 The proposed dimensions of the dwelling will be in accordance with the scale parameters set-out within the approved outline planning application.

3.4 Internally the dwelling will contain three bedrooms on the first-floor, along with kitchen, living and dining areas on the ground-floor. The accommodation proposed will allow the dwelling to be occupied by a rural worker and their family, however is not excessive given the rural location of the site.

3.5 A simple timber-framed external porch is proposed on the principal (south-western) elevation whilst the principal roof plane will contain solar PV panels to allow for renewable energy to be created – helping to ensure the dwelling is sustainable.

3.6 A detached garage is proposed to the north-west of the dwelling. The garage will be of a single-storey scale and will also contain a shower room – allowing a rural worker to wash-off after a day's work before entering the dwelling. The proposed garage will be finished with a mixture of facing stonework and render, under a slate roof to match the dwelling.

3.7 An appropriately sized residential garden is proposed around the dwelling, which is consistent with the indicative site plan approved as part of the outline application. The proposed garden area will be appropriately landscaped with a new boundary native species hedgerow, as well as a new grass lawn and an area of native species tree planting.

3.8 A new on-site parking area is proposed adjacent to the dwelling, in addition to the proposed garage. This will be surfaced with a macadam surface. Around the dwelling, new paving is proposed to form a pathway around the perimeter of the dwelling house.

3.9 The dwelling will be served by a new private package treatment plant which will discharge to a new sub-surface drainage field as denoted on Drawing No: 77427 / GH / 003. This will replace an existing septic tank which currently serves the existing farmhouse. The new system will serve both the current and proposed dwellings at Springhill Farm. The installation of the new foul drainage system was considered as part of the outline application and was deemed to be acceptable.

3.10 As noted, a new vehicular access onto the public highway network is not proposed as part of the application. Instead, the development will be served by the existing farmhouse's access, which will be improved as per Drawing No: 77427 / GH / 005.

3.11 Extracts of the submitted Proposed Elevations for the dwelling are provided below:



4.0 Review of Main Material Planning Considerations

Principle of Development

4.1 As noted, the principle of development has already been assessed by the Local Planning Authority as being acceptable.

4.2 In light of this, the principle of development is not to be considered as part of this reserved matters application.

Design & Visual/Landscape Impact

4.3 The design of the proposed dwelling is of simplistic and rural nature; which is in-keeping with the character of the application site and its rural surroundings. The dwelling utilises an external materials palette which will complement the existing dwelling house and existing built development at Springhill Farm. The two most prominent elevations of the proposed dwelling will be finished externally with facing stonework (to match the existing farmhouse) and horizontal timber/composite weatherboarding. The rear and north-western elevations will not be publicly visible and as such are proposed to be finished with k-render. Given that these elevations will not be visible from any public vantage points, it

is considered the use of render on these elevations will not cause any harmful or adverse visual impacts.

4.4 The development includes the installation of solar PV panels on the principal roof plane of the dwelling house. Whilst these would be visible from the front of the dwelling house, such solar panels are a common feature of new residential developments and are expected to be seen in such a context. The benefits the proposed panels will bring in terms of renewable energy generation will outweigh any visual impact caused in any case.

4.5 The proposed garage will be of a small scale and will be sited within very close proximity of the dwelling. It will also be finished with external materials to match those of the dwelling – ensuring continuity across the application site and a development which will appear as a single planned entity.

4.6 The site will be landscaped with a simple, native species, landscaping scheme which will be in-keeping with the agricultural character of the wider site at Springhill Farm.

4.7 As such, the development's design is considered to be acceptable and will respond positively to the site's characteristics. The development will not cause any harmful landscape visual impacts more widely and will be closely grouped with the existing built development forming part of the farming and equine complex.

Highways & Parking

4.8 As noted, the application does not propose the creation of a new vehicular access into the site off the public highway network. Instead, the development will be accessed via the existing farmhouse's vehicular access, which is to be improved in accordance with Drawing No: 77427 / GH / 005. Adherence to the submitted Access Plan can be secured through the use of appropriately worded conditions.

4.9 On-site, the dwelling will be served by a new parking and turning area in addition to the proposed detached garage. The proposed parking arrangements are in accordance with the requirements of Wrexham Council's LPGN16 on Parking Standards. It should be noted that extra parking and turning areas are always available on-site if needed on the yards and existing parking areas forming part of the agricultural and equine complex. Indeed, the development will never lead to any parking of cars on the public highway network in a manner which could impact upon highway safety.

4.10 In light of the above, the proposal is acceptable from a highway safety and parking perspective.

Ecology, Biodiversity & Green Infrastructure Statement

4.11 As noted previously, the development already benefits from outline planning permission, and ecological impacts arising from the development were assessed and deemed to be acceptable as part of this approval.

4.12 Indeed, a Preliminary Ecological Appraisal was submitted as part of the approved outline planning application and Condition 5 attached to the approval secures adherence to the findings and recommendations of the submitted report – specifically a set of ecological mitigation and enhancement measures.

4.13 As such, the ecological impacts of the proposed development have already been assessed as being acceptable and adherence to appropriate ecological mitigation and compensation/enhancement measures has been secured by condition.

4.14 The proposals as presented as part of this reserved matters application will not result in any greater or additional ecological effects and therefore, it is deemed no further ecological assessment is needed in this case.

4.15 As noted as part of the outline planning application, the application site has a low green infrastructure baseline at present. A detailed Landscaping Plan accompanies this application showing that several new native species hedgerows and trees are proposed to be planted on-site as part of the development. Given the site's low green infrastructure baseline, it is deemed the submitted landscaping features and measures would result in a positive net-benefit for biodiversity over and above the application site's green infrastructure baseline. As such, the development complies with the requirements of Chapter 6 of PPW.

Drainage Statement

4.16 In terms of foul drainage arrangements, as noted previously, the dwelling will be served by a new private package treatment plant which will discharge to a new sub-surface drainage field as denoted on Drawing No: 77427 / GH / 003. This will replace an existing septic tank which currently serves the existing farmhouse. The new system will serve both the current and proposed dwellings at Springhill Farm. The installation of the new foul drainage system was considered as part of the outline application and was deemed to be acceptable. Indeed, the proposed foul drainage arrangements comply with the requirements of NRW's screening criteria contained within its 'Advice to planning authorities for planning applications affecting nutrient sensitive Special Areas of Conservation'. Thus, once more the proposals can be screened out as not likely to cause any significant effect upon the integrity of the River Dee & Bala Lake Special Area of Conservation (SAC).

4.17 In terms of surface water drainage, the development will be served by a sustainable drainage system which is designed and built in accordance with SuDS principles. This will consist of the use of sub-surface soakaways and the use of impermeable surfacing wherever possible in an attempt to reduce the volume of surface water runoff.

5.0 Conclusion

5.1 This Planning Statement supports a reserved matters application (in relation to the matters of access, appearance, landscaping, layout and scale) pursuant to outline planning permission reference P/2025/0679 for the construction of a Rural Enterprise Dwelling, Detached Garage and Associated Works on Land at Springhill Farm, Selattyn ("the Application Site").

5.2 This statement confirms that that the proposed development can proceed without causing any unacceptable or adverse impacts in planning-terms upon the site and its locality.

5.3 The submitted design is appropriate given the nature and location of the application site and the site's wider surroundings. The proposal will see the construction of an attractive rural dwelling on the edge of the existing farm/equine complex which will utilise an external materials palette to complement the character of the existing farmhouse and wider complex of buildings. The development will not cause any adverse impact upon the visual amenities of the area.

5.4 Therefore, the proposal is fully compliant with both national and local planning policy requirements, and it is respectfully requested that the reserved matters application be approved without delay.