Land North of Crabmill Farm

Design and Access Statement

August 2026


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This document has been prepared on behalf of Mrs Katie Matthews (hereafter referred to as the applicant). The statement is submitted in support of an outline planning application on Land North of Crabmill Farm, Overton, LL13 0LE.

The application comprises a number of supporting plans which should be read alongside this statement. Such as:

Existing Location Plan	Ref M08.1.001
Proposed Site Plan	Ref M08.1.002
Typical Elevation	Ref M08.1.003
Proposed Access Plan	Ref M08.1.004
NBB & GIS Statement	













The application site lies outside of the Overton settlement limit, but adjacent to a cluster of existing houses. The houses form a strong frontage off Grange Road and provide a prominent streetscene.

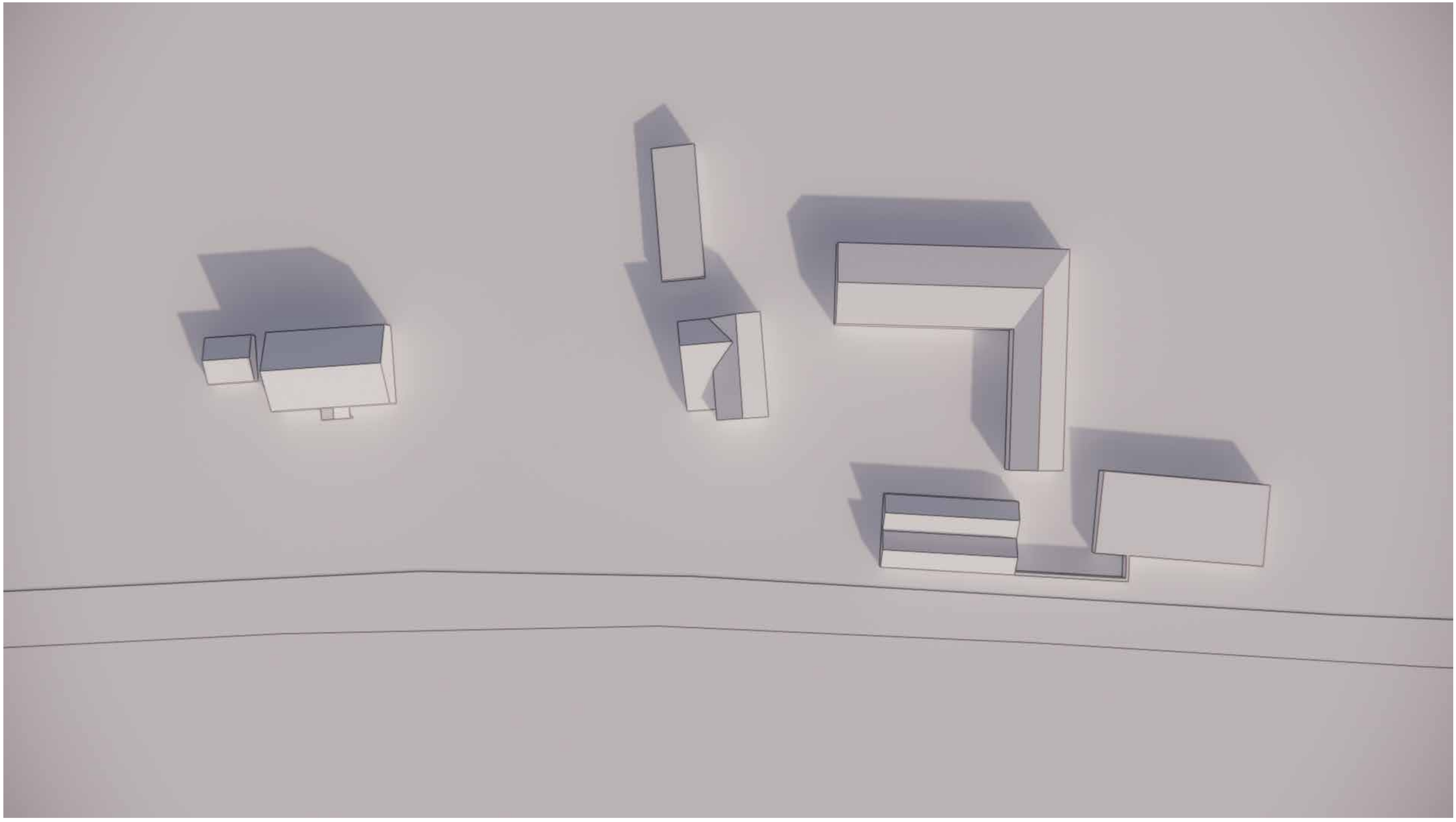
The site occupies the northern edge of the existing built frontage and is enclosed by mature hedgerows which define the field boundaries and provide a strong degree of visual containment.

The surrounding area is characterised by a mixture of agricultural land, farmsteads, converted rural buildings and detached dwellings. Whilst the wider landscape is rural in nature, the site itself is closely associated with the existing cluster of development and is read in the context of this established built form when viewed from the public highway.

The application site is generally level and is currently laid to pasture. It benefits from direct frontage onto the Grange Road.

Overton is an established rural village located approximately 7 miles south-east of Wrexham. The settlement occupies a sustainable location and provides a range of day-to-day services and community facilities including education, healthcare, retail, recreational facilities and public transport connections. The village performs an important service function for the surrounding rural area and represents one of the principal settlements in the south-east of Wrexham County Borough. Its historic core is designated as a Conservation Area reflecting its architectural and historic significance. The surrounding landscape is characterised by agricultural land enclosed by mature hedgerows interspersed with farmsteads and small clusters of residential development.

The existing buildings consist of a substantial three storey farmhouse, with two storey converted barns and single storey outbuildings. The buildings have a consistent design of gable pitched roofs, red facing brickwork and traditional fenestration. Slate roofs can be seen to cover all the buildings in the settlement. These buildings all form a well-established cluster of permanent buildings with a strong visual presence from Grange Road.



Although appearance is not a matter for determination at this stage, it is envisaged that the proposed dwelling would be designed as a natural extension of the adjacent building group. The architectural approach would draw directly from the traditional farmstead character of the neighbouring properties, using red facing brick, natural slate roofing, traditional window proportions and stone detailing. The objective would be to create a dwelling that complements and reinforces the character of the existing cluster, ensuring that the development appears as a logical continuation of the established built form rather than an isolated or incongruous addition to the countryside.

The positioning of the proposed dwelling has been carefully considered to ensure that it represents a logical extension to the existing cluster of development. A key material consideration is that the dwelling would sit within the established visual envelope of the adjoining buildings, reinforcing the existing pattern of development rather than appearing as an isolated encroachment into the open countryside.

Although not for consideration at this time, the access into the site will be via the previous field access. It is our intention for this to remain unchanged - See Proposed Access Plan M08.1.004.

Due to the location of the development and the surrounding areas, it should be deemed that the proposal would not have any detrimental effect on the environmental sustainability of the locality.

Any materials that are proposed should be sourced locally to ensure the carbon footprint of the scheme is kept to a minimum. There are several builders' merchants within a short drive, some of which are just a 7 minute drive from the application site.

The nearest fuel filling station is Ellesmere, which is 3.7 miles away.

Sustainable construction technologies will be adhered to such as:

- High levels of insulation to ensure the minimum compliance with building regulations are surpassed.
- Energy efficient lighting will be used throughout the dwelling.
- Photovoltaic panels will be installed to ensure maximum efficiency can be achieved with green energy.
- Any white goods that are to be used will all be energy efficient.
- Electric car chargers provided to all dwellings.

The site would deliver a positive ecological outcome through the incorporation of biodiversity enhancement measures. These would include the installation of integrated bat and bird boxes, native species planting, the establishment of species-rich wildflower areas, and the creation of log piles and other habitat features within the landscaped areas. Collectively, these measures would enhance habitat diversity, provide opportunities for nesting and foraging wildlife, and contribute to a measurable biodiversity benefit over the existing agricultural use of the site.

The site occupies a sustainable location immediately adjoining an established cluster of permanent residential and agricultural buildings fronting the Grange Road. Rather than representing isolated or sporadic development in the open countryside, the proposal would constitute a logical and limited extension to an existing group of built development. The site benefits from direct access onto the public highway and can utilise existing infrastructure and services without the need for significant new infrastructure.

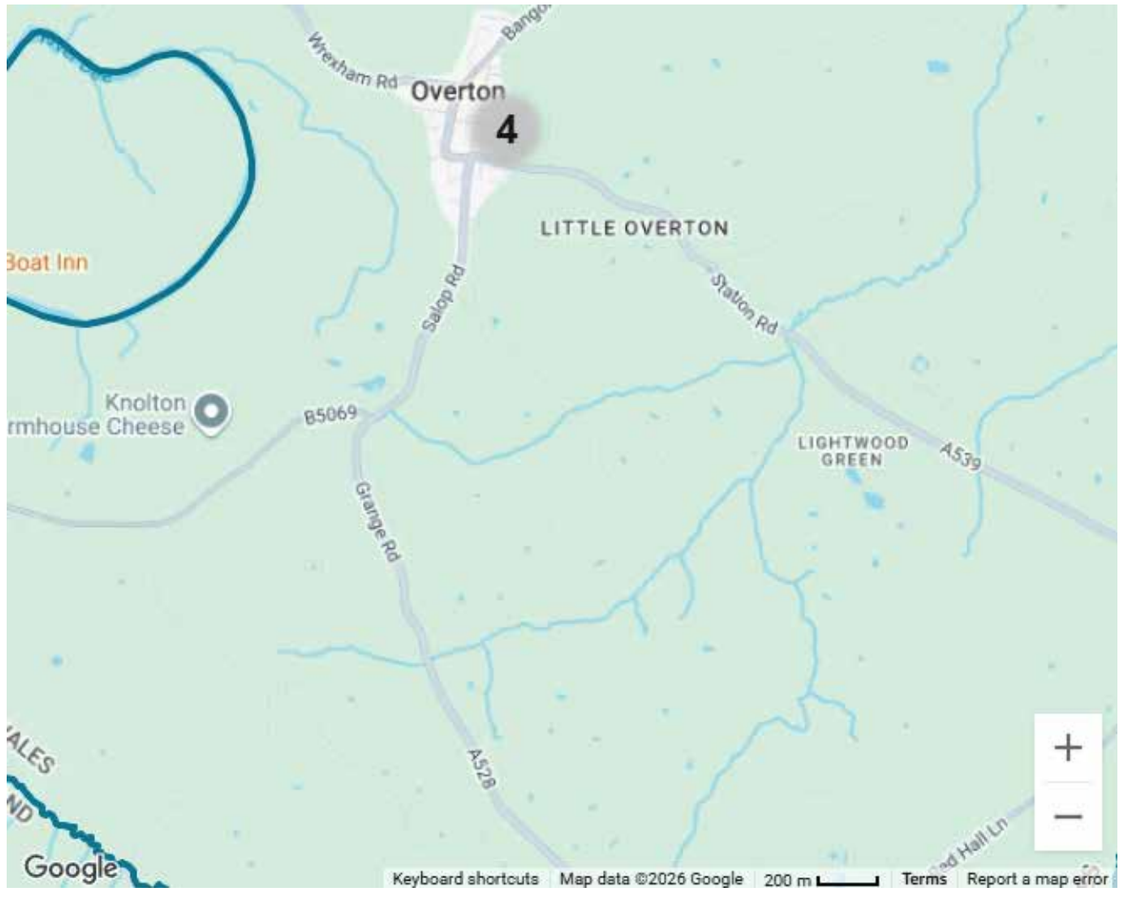
When looking at the below map, it can be seen there have been 4 crimes reported in the month of June 2026. This information has been obtained from Police.co.uk.

The proposal includes clear and definitive boundaries which help show a sense of ownership.

Natural surveillance will be increased as part of the proposal.

Good quality lighting will be retained to the front and rear of the property to help surveillance after daylight hours.

There is no reason to suggest that the proposal would have any impact on the safety of the community.



The proposals have considered the following policies:
National Planning Policy Framework
Local Policies

- GDP1 Development Objectives
- EC4 Hedgerows, Trees, and Woodland
- H5 Housing in the Countryside
- EC13 Surface Water Run Off
- T8 Parking
- PS2 Development and the environment

Policy GDP1 has been closely considered during the design stage. Whilst a reserved matter, the scale, design and layout, materials and landscaping have all been considered carefully to ensure they correspond with the surroundings. Community safety, local transportation and sustainable approaches have been closely looked at early on which can be seen on the proposed plans and documents.

Policy EC4 is in place to ensure that development proposals provide for the conservation of hedgerows and trees. As part of our proposal we were keen to ensure there are no high quality hedgerows/ trees lost. We will also be providing enhanced planting to provide an biodiversity benefit.

Adequate parking spaces are provided to the dwelling as per Wrexham's supplementary guidance notes and **Policy T8.**

The proposal accords with Strategic **Policy PS2** of the Wrexham Unitary Development Plan by representing a sustainable and well-considered form of development that integrates with the existing built environment whilst respecting the character of the surrounding countryside.

The proposed dwelling is located immediately adjacent to an established cluster of existing residential buildings and therefore does not represent isolated or sporadic development within the wider countryside. The siting has been carefully chosen so that the dwelling remains within the established visual envelope of the adjoining buildings, allowing it to integrate successfully with the existing pattern of development as per **Policy H5.**

There are applications of similar nature which have been previously approved, such as **P/2016/0910** in which three dwellings were approved outside of the settlement and form part of a small cluster of existing houses. The two dwellings as part of this proposal formed a well defined frontage, but the third dwelling was positioned behind the frontage and did not technically constitute as infill under **Policy H5.** Nevertheless, the officer relied upon national policy allowing sensitive minor extensions to groups of countryside dwellings where justified by the surroundings and existing development pattern.

Although every application must be determined on its individual merits, the present proposal engages similar principles. The dwelling would be positioned immediately adjacent to a substantial and cohesive cluster of existing residential and former agricultural buildings and would remain within its established visual envelope. Its carefully contained siting, traditional rural design and comprehensive landscaping would ensure that it is perceived as a logical consolidation of the existing group rather than as isolated or sporadic development within the open countryside.

Furthermore, applications such as **P/2016/0080** supports the broader proposition that greenfield status and being outside a settlement limit do not automatically prevent permission where the site is contained by strong boundaries, adjoins existing development and produces a clearly defined edge.

This statement is submitted in support of an outline planning application on Land North of Crabmill Farm, Overton, LL13 0LE.

The application seeks permission for a new dwelling that would provide a logical rounding off of the existing defined settlement boundary.

Granting permission for the proposed development would deliver a safe and sustainable form of development that is consistent with both Wrexham's Local Development Plan and national planning policy. The proposal represents an appropriate extension to the existing settlement and accords with the relevant planning policy objectives for sustainable growth.