
Planning & Design Statement

Proposed affordable housing residential development, formation of vehicular access, access road and all associated works.

Prepared for: Mr. P W Groom

Land off Ellesmere Lane
Penley
Wrexham
LL13 0LP



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1.0 INTRODUCTION

This supporting statement considers the planning issues relating to the application proposals for an affordable homes residential development on land off Ellesmere Lane, Penley, Wrexham, LL13 0LP and forms part of the application. The information included within this statement is intended to assist the Planning Officer in making their decision.

The proposed development is a greenfield site off Ellesmere Lane. It is widely recognised that affordable homes are in demand with many local people have genuine difficulties in securing affordable housing. The term "affordable housing" refers to both low cost market and subsidised housing, irrespective of tenure, ownership, or financial arrangements, that will be available to people who cannot afford to occupy houses generally available on the open market.

Penley is classed as a local service centre which was considered a sustainable location in accordance with the findings of the settlement hierarchy and SA.

2.0 DESCRIPTION OF THE SITE AND SURROUNDINGS

The application site provides an opportunity for a sustainable infill development on land adjacent to Ellesmere Lane adjoining the settlement boundary. The application site is located within the 30mph speed limit. The proposed access can achieve appropriate visibility in both directions.

Penley benefits from a range of services and facilities including a primary and secondary school, nursery, local shop, community centre, village hall, public house and employment opportunities. The Council and local residents accept that Penley is sustainable and that additional growth is required.

It is also well placed to the East of Wrexham with good transport links. To Wrexham 10 miles, Whitchurch 9 miles, Oswestry 12 miles and to Shrewsbury 20 miles. A regular bus service also runs to Wrexham and Whitchurch.

The site lies within the Special Landscape Area (SLA). The SLA is dominated by gently undulating agricultural land, interspersed by signs of built development. The proposed development would not materially alter the overall character of the area as the scale and density of the development reflects the existing ribbon style settlement pattern.

This proposed development would make an important contribution to the annual housing provision within Wrexham. Wrexham County Council does not have a five year housing

land supply. The most recent Joint Housing Land Availability Study (JHLAS) (2014) found that Wrexham as a housing land supply of 3.1 years. Furthermore, in accordance with paragraph 8.1 of TAN1 (Jan 2015) Wrexham is now unable to demonstrate whether it has a five year housing supply because the LDP plan period expired in 2011.

Paragraph 9.2.3 of Planning Policy Wales states that 'Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. Failure to have a 5-year housing land supply is an important material consideration that should be taken into account when determining this scheme.

2.1 Planning History

An outline planning application, reference P/2017/0146, was submitted in 2017 for a residential development (up to 9 no. detached dwellings), formation of vehicular access and access road and associated works (all matters reserved), this was refused.

The reasons for refusal have been addressed within this statement and supporting information, namely a Phase One Habitat Survey, Drainage Report and an Arboricultural Impact Assessment.

2.2 Planning Application as Proposed

The planning application is submitted in outline form to include for a residential development comprising of affordable dwellings on a greenfield site.

Affordable housing is intended for people who are unable to afford to purchase a property or rent privately. Through legal agreements these homes remain affordable for future residents

The indicative site plan submitted in support of the application demonstrates how the development can comfortably be accommodated within the site. A linear development which characterises this part of Penley is proposed.

The development will make a sustainable contribution to the choice of housing available within the village of Penley and assist in meeting the County's need for affordable housing.

3.0 ASSESSMENT FOR THE CURRENT SCHEME FOR OUTLINE PLANNING APPROVAL

This section seeks to explain and justify the design and access principle and concepts on which the development proposed is based and how these are reflected in the individual aspects of the scheme.

3.1 Amount of development

The application site area amounts to 8355 square metres (0.83ha). The proposal is for a high density development of affordable two and three bedroom homes.

3.2 Layout of development

The site creates a sustainable building form and layout, providing a positive frontage to the plot of land. The layout of the dwellings is in keeping with the surrounding area.

3.3 Scale of Development

The overall size and planned scale of the proposed dwellings will be designed to ensure they meet the needs of local people. Although this is an outline application we can provide indicative widths, lengths and upper and lower limits.

The proposed dwelling in terms of height and mass is consistent with the existing surrounding buildings. The combination of sympathetic building height, mass and good separation together with good landscaping ensure a neighbourly development.

Please see below indicative maximum overall dimensions to each of the proposed house types as follows:

The height limits are higher 8625mm and lower 6000mm.

Width limits-8650 and 6000

Length limits-10725 and 9000

3.4 External Appearance

The village supports a wide variety of building styles and materials from old brick built dwellings to modern houses and bungalows. The more recent dwellings have been predominantly built out of brick under tiled roofs, and our chosen choice for the house would appear to conform to the recent patterns of development. Although appearance is reserved the proposed dwellings will be designed to respect and reflect the local style and character of the surrounding properties within the immediate area.

3.5 Siting

The siting of the proposed dwellings has been carefully designed so that the main frontage facade can be viewed as you approach the site from Ellesmere Lane. Within the site each dwelling has appropriate sized amenity and parking areas.

The development of this site would clearly be in keeping with the established pattern of development in the vicinity.

3.6 Access

A new access is proposed from the County Highway together with an access road to serve the proposed dwellings. It is deemed that Highway conditions are achievable as demonstrated on the proposed site plan.

3.7 Movement To and From and Within the Development

The proposed dwelling will be designed to meet current building regulations (approved document part m) to ensure that disabled access is provided for.

This will incorporate the following: -

Hard surface approach from parking area to principle entrance.

Ramped approach (1:20) to principle entrance.


Min clear opening of 775mm to principle entrance door and all doors to principle rooms.


W.C. access and layout provided to enable ambulant disabled use.


3.8 Sustainable Design


Resource efficiency means minimising the use of energy for heating, lighting and other energy uses. It also means using materials and construction methods that do not require a lot of energy to either produce or build. The minimum requirements to achieve resource efficiency in new construction are set out in the Building Regulations.


The following sustainability issues have been considered:


 The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.


 Glazing will be sealed double glazing with a 16mm air space and 'low E glass' to reduce heat loss,


 Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development,


 The scheme will avoid the used of tropical hardwood and look for timber which is certified as coming from sustainable sources.

 The dwelling would include high efficiency boilers (net seasonal operating efficiency of 97%) which will reduce CO² emissions and also reduce energy consumption,

 The site is serviced by mains water, and electricity.

 Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilages.

 Rainwater harvesting and the use of rainwater butts will be included within the project, if appropriate.

 Domestic composting facilities will be installed in the garden area to reduce domestic waste.

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy and water.

3.9 Drainage

The foul water drainage will be connected to the mains sewage. A Flood Risk and Drainage Assessment accompanies the application.

3.10 Landscaping Design

Landscaping is reserved. Final details of the landscaping scheme are to be agreed with the County Council.

3.11 Flood Risk

The site is located outside of the flood zone on the development advice map containing three zones (A, B and C with subdivision into C1 and C2).

4.0 POLICY CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that:

“Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

4.1 The Principle of Development

Section 38(b) of the Planning Compulsory Purchase Act 2004 states that: -

“Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”. If the scheme is to be acceptable in planning terms it must meet the requirements of the development plan policy, or show that other material planning considerations outweigh the normal policy stance.

This proposed development would make an important contribution to the annual housing provision within Wrexham. Wrexham County Council does not have a five year housing land supply. The most recent Joint Housing Land Availability Study (JHLAS) (2014) found that Wrexham as a housing land supply of 3.1 years. Furthermore, in accordance with paragraph 8.1 of TAN1 (Jan 2015) Wrexham is now unable to demonstrate whether it has a five year housing supply because the LDP plan period expired in 2011.

Paragraph 9.2.3 of Planning Policy Wales states that ‘Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. Failure to have a 5-year housing land supply is an important material consideration that should be taken into account when determining this scheme.

We are of the opinion that Wrexham Council do not have a five year housing supply as alliterated and supported by case P/2015/0405.

This is confirmed by Wrexham Joint Housing Land Availability Study 2014 which confirms that “WCBC acknowledges that the land supply, as based upon past build rates, is below the necessary 5 years and is aware of the requirement in such cases to take appropriate steps to increase the land supply as set out in TAN1”.

In summary Policies of the Unitary Development Plan should be considered out-of-date and paragraph 5.1 of TAN 1 Joint Housing Land Availability Studies should be given weight.

As a result of the five year supply situation, and taking into account paragraph 5.1 of TAN1 Joint Housing Land Availability Studies, proposals for sustainable development outside these boundaries can now come forward for consideration. The paragraph states that where the land supply is below the 5 year requirement the need to increase the supply must be given considerable weight when dealing with planning applications.

4.2 Wrexham Council Unitary Development Plan

Policy GDP1

All new development should:-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

Policy H7

Where there is a proven lack of affordable housing to meet local needs, the Council will negotiate with developers to provide an element of affordable housing in new proposals of 25 or more homes. The initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements.

Policy H8


In exceptional circumstances, where a proven need from persons unable to compete in the local housing market cannot be met within rural settlement limits, consideration will be given to other limited affordable housing proposals on the edge of settlements where:-

- a) no more than 5 dwellings can be accommodated on a site which forms a logical extension to the settlement limit and the development reflects the surrounding townscape and landscape in form, bulk, design and materials; and
- b) the initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements.

5.0 SUSTAINABLE DEVELOPMENT

Penley is supported by sustainable transport links to nearby facilities and towns such as Wrexham via the local bus routes. The site is in a sustainable location with footpaths proposed to link the development to the convenience store and ATM, the village also offers nursery care, primary and secondary schools, employment opportunities, a community centre and a public house therefore, making the proposal sustainable.

6.0 ACCESSIBILITY


 **Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account.**

Access by Disabled Persons

Applications will be permitted for the development of new buildings, public amenities, recreational spaces and, where practicable and reasonable, the changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.


The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access.

 **Explain how any specific issues, which might affect people's access to the development have been addressed.**

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:-

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way hard landscaping, which is suitable for a disabled wheel chair.
3. The principal entrance is at a level threshold.
4. Easy access is obtained around the circumference of the house by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).

 **Detail how features, which ensure people's access to the development will be maintained.**

All of the measures detailed above will be maintained in such a way that will allow all people access to and from the house. Also the facilities within the house will also be constructed and maintained in such a way to ensure people's access to the development.

7.0 COMMUNITY SAFETY

The layout of the development has been designed to reduce the opportunity for crime and other anti-social behaviour by maintaining surveillance of the public realm. The site application area will have protected site boundaries to help to reinforce the security to the site area.

8.0 PHYSICAL CONTEXT OF THE DEVELOPMENT

The proposed site for the dwellings lies within close proximity of the village and consists of an area of agricultural pastureland.

The site is screened on all boundaries by mature existing hedgerows. The topography of the site and the fact the chosen site is on undulating land, will screen the application site from long distance views. We feel that the proposed site is effectively screened and could incorporate the residential properties without detriment to the local landscape.

9.0 SOCIAL CONTEXT OF THE DEVELOPMENT

The site is an infill development within close proximity to shops, schools and services. There is a proven lack of affordable housing to meet local need, this development aims to increase that supply providing a development of affordable housing for local people.

10.0 ECONOMIC CONTEXT OF THE DEVELOPMENT

We are of the opinion that Wrexham Council do not have a five year housing supply.

In summary Policies of the Unitary Development Plan should be considered out-of-date and paragraph 5.1 of TAN 1 Joint Housing Land Availability Studies should be given weight.

As a result of the five year supply situation, and taking into account paragraph 5.1 of TAN1 Joint Housing Land Availability Studies, proposals for sustainable development outside these boundaries can now come forward for consideration. The paragraph states that where the land supply is below the 5 year requirement the need to increase the supply must be given considerable weight when dealing with planning applications.

11.0 CONCLUSION

It is the view of the Applicants and ourselves that the application site presents a logical and practicable location for a residential development. The development provides much needed affordable housing to the area, with this being supported by the local Housing Association.

In summary Policies of the Unitary Development Plan should be considered out-of-date and paragraph 5.1 of TAN 1 Joint Housing Land Availability Studies should be given weight.

As a result of the five year supply situation, and taking into account paragraph 5.1 of TAN1 Joint Housing Land Availability Studies, proposals for sustainable development outside these boundaries can now come forward for consideration. The paragraph states that where the land supply is below the 5 year requirement the need to increase the supply must be given considerable weight when dealing with planning applications.

The site is considered to be a sustainable location within a settlement adjoining the settlement boundary. The indicative density of the development is considered to be an appropriate scale sympathetic to the locality and the proposal would have no highway safety implications or adversely affect statutorily protected species. As such the proposal therefore accords with policies GPD1, H7 and H8 of the Unitary Development Plan and the National Planning Policy Framework. We therefore respectfully ask that the application as proposed be approved.