



PLANNING STATEMENT

CONVERSION OF AGRICULTURAL BRICK BUILDINGS TO 3 RESIDENTIAL DWELLINGS

**LODGE FARM, CREWE-BY-FARNDON,
CH3 6PA**

ON BEHALF OF PHILIP FEENEY LTD

Date: August 2023

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1. INTRODUCTION

- 1.1 This Planning Statement has been produced by NSC Planning Ltd on behalf of Philip Feeney Ltd in support of a Full Planning application seeking the conversion of the agricultural brick buildings into 3 new residential dwellings at Lodge Farm, Crewe-by-Farndon.
- 1.2 The current planning permission on the site is for the conversion to create 3 dwellings with associated gardens and parking.
- 1.3 A subsequent LDC application has been submitted which seeks to convert the other agricultural building on site to 5 dwellings utilising Permitted Development Rights. Should that be granted and this application the entirety of the site would become residential use.
- 1.4 The purpose of this statement is to:
 - Identify and address the most recent planning policies relevant to the development proposal within the National Planning Policy Framework and Local Development Plan; and
 - Confirm that the site represents a suitable location for the proposal.

Report Structure

- 1.5 The remainder of this report includes the following sections:

Section 2	introduces the site and surrounding area
Section 3	describes the proposed development
Section 4	Provides the online planning history
Section 5	details the relevant national and local planning policy
Section 6	Assesses the development proposal against local and national planning policy
Section 7	provides a summary and conclusions.

2. SITE AND SURROUNDINGS

- 2.1 The site is in Crewe-by-Farndon, a small rural village which lies south-east of the village of Farndon and east of the village of Holt. Cheshire and Cheshire West Council are the local planning authority responsible for the area.
- 2.2 The border which separates England and Wales lies about 1.5 miles away, and the river Dee which acts as a physical border dissecting the two nations. The site is accessed via the B5069, which is connected to Wrexham and Nantwich, providing access to important services and amenities.
- 2.3 The site is a former agricultural site with several vacant agricultural units and farmhouses.
- 2.4 The site is not within a designated area (AONB, Conservation area) and there are no listed buildings in proximity.
- 2.5 The site is encompassed by open, scenic countryside and several small settlements. The nearby village of Farndon offers a Primary School, a selection of eating and drinking options, as well as the Farndon Community Club.

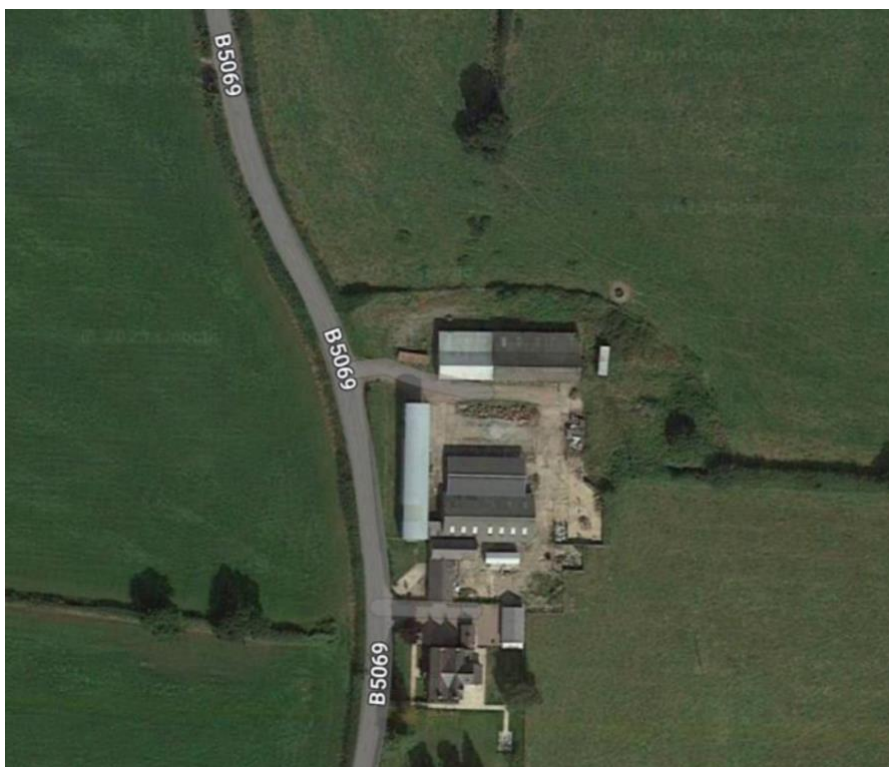


Figure 1 – Aerial View of site (Google Maps)

Figure 2 – The existing main farmhouse (Lodge Farm)



- 2.6 There are two brick buildings on the site and the application seeks the conversion of each – the larger to 2 residential units and the other to 1 residential unit.

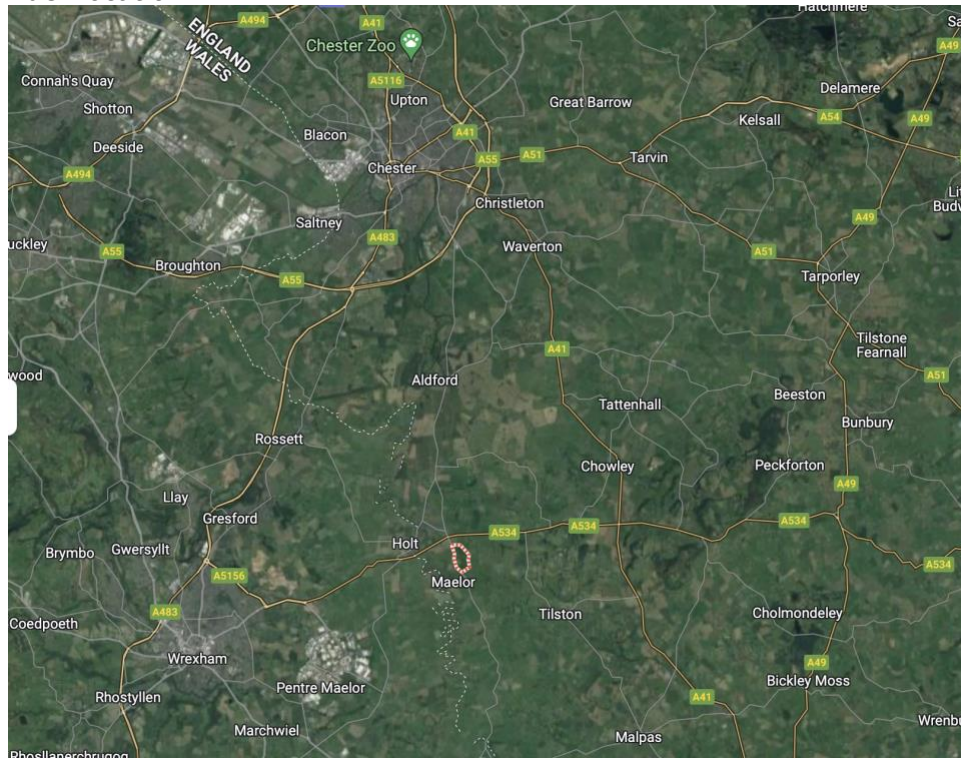
Figure 3 – The existing main brick building



Wider Site Context

- 2.7 The site is within a short commute to towns such as Wrexham and further north into Chester. It is situated just before the border of Wales and therefore offers good proximity to north Wales as well as north west England.

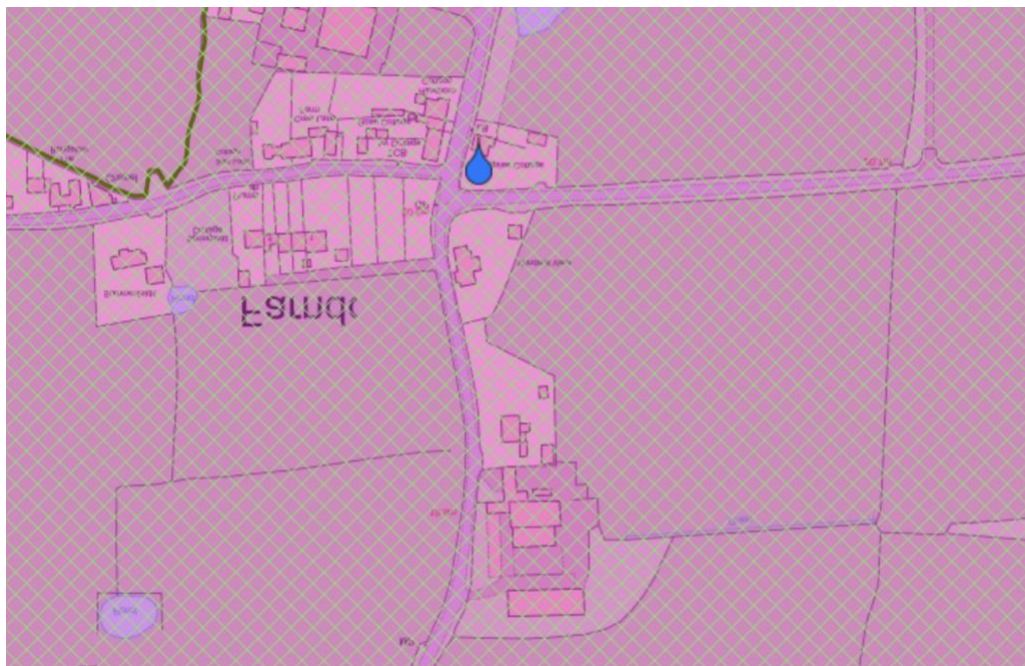
Figure 4 – The wider location



Relevant Planning and Environmental Designations

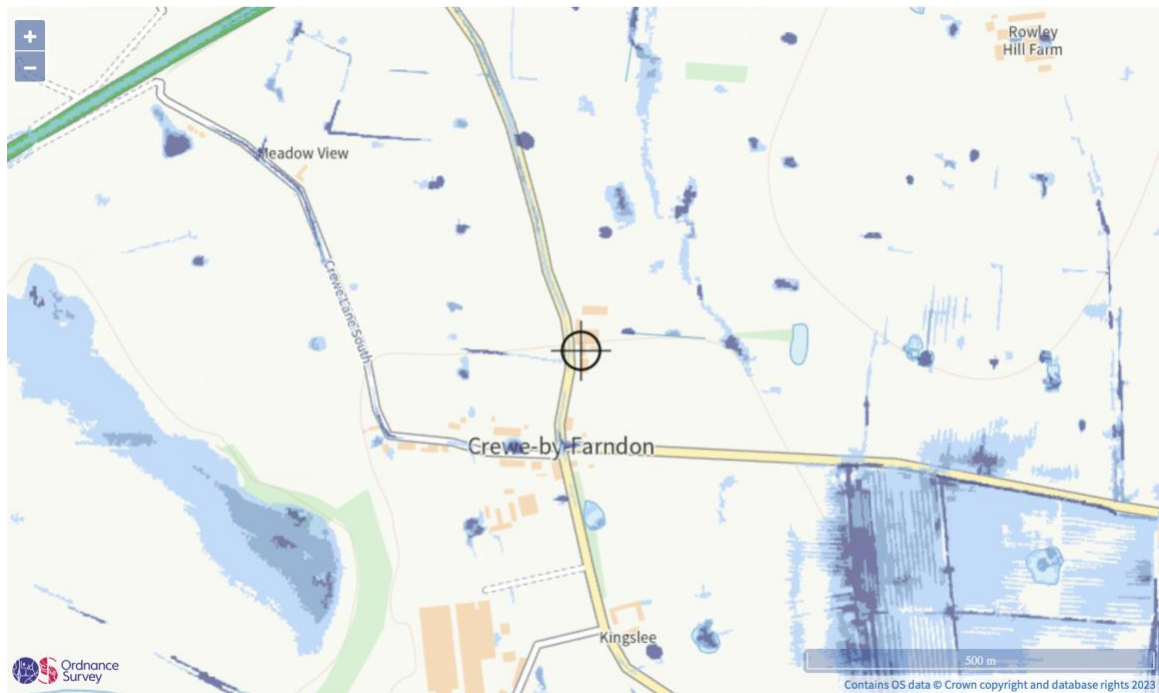
2.8 The site as shown below is not in designated Green Belt land.

Figure 5 – Cheshire West and Chester council’s Land Allocations Map



2.9 We have searched the Environment Agencies Flood Risk mapping system and it identifies the site as 'very low risk' which means that this area has a chance of flooding of less than 0.1% each year. This considers the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

Figure 6 – Environment Agencies Flood Risk Map



Extent of flooding from surface water

High Medium Low Very low Location you selected

3. APPLICATION PROPOSAL

3.1 This application seeks full planning permission for:

The conversion of the existing agricultural brick buildings into 3 residential dwellings at Lodge Farm.

3.2 A full set of plans have been produced by Michael Paddock (Chartered Architect).

3.3 Outside the locations identified within the Local Plan and beyond the settlement boundaries, where it can be demonstrated that development requires a countryside location and cannot be accommodated in more sustainable locations, STRAT9 provides for the reuse of existing rural buildings, provided that they are of permanent construction and can be reused without major reconstruction. Policy DM22 of the Cheshire West and Cheshire Local Plan Part 2 (CWCLP2) supplements STRAT9 and states that in the countryside, outside of identified settlements, subject to criteria.

3.4 The proposal has been designed to respect this policy and to make sure it respects the character of the existing rural buildings, with minimal alterations.

3.5 The overall internal layouts have been designed with 21st century living in mind, ensuring comfortable and practical living arrangements whilst the external appearance is respectful to its rural location. The dwelling features open plan living and dining as well as additional private living and suitable bedrooms with and wash facilities in line with modern day living.

4. PLANNING HISTORY

- 4.1 Following our online planning history search we note the relevant planning applications in relation to the site at Lodge Farm:

Table 1 – Planning History

LPA Reference	Proposal	Decision and Date
19/00353/FUL	Replacement front porch, dormer window to rear, render part of the external façade and alterations to the garage for use as part of the dwelling	Approved – July 2019
17/03144/OUT	Erection of 14 live/work units	Appeal refused – July 2018
14/03331/LDC	The use of land and buildings for the carrying out of a storage use falling within class B8 of the Use Classes Order in association with a landscaping business	Revoked – November 2014
13/05239/FUL	Proposed redevelopment of the site as 13 live/work units	Withdrawn – February 2014
6/19515	Provision of agricultural workers caravan and associated drainage	Approved – March 1989

5. PLANNING POLICY

- 5.1 This section sets out the relevant planning policy from the National Planning Policy Framework (NPPF), the Cheshire West and Chester Local Plan Part One and Part two, and other material considerations.

The National Planning Policy Framework

- 5.2 The NPPF, updated in February 2019, outlines the Government's core objectives for the planning system. Within the NPPF there is an overarching principle of sustainable development, outlined in paragraph 8. This outlines three interdependent objectives for achieving sustainable development, these being economic, social and environmental, which are to be pursued in mutually supportive ways.
- 5.3 Paragraph 10 goes on to say, so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (paragraph 11).
- 5.4 Paragraph 11 outlines that plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:

Approving development proposals that accord with an up-to-date development plan without delay.

- 5.5 Planning law requires that applications for planning permission are to be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing (paragraph 47).
- 5.6 Paragraph 59 highlights the Government's objective of significantly boosting the supply of homes, and states that it is important that a sufficient amount and variety of land can come forward where needed, to meet the varied housing needs of the population.
- 5.7 Paragraph 80 states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;
- d) the development would involve the subdivision of an existing residential building; or
- e) the design is of exceptional quality, in that it:
 - - is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.

5.8 paragraph 127 states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and

where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

5.9 Whilst Green Belt Policy isn't completely relevant to this case STRAT 9 of the Local Plan states that open countryside and Green Belt should be compliant with the Green Belt Policy set out in the NPPF.

5.10 Paragraph 138 sets out the 5 purposes of the Green Belt, these being:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

5.11 Paragraph 149 states that the construction of new buildings is generally inappropriate in the Green Belt. However, exceptions to this are:

5.12 A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or
- not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

5.13 Furthermore, planning decisions should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value (in a manner commensurate with their statutory status or identified quality in the development plan); recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; and minimising impacts on and providing net gains for biodiversity (paragraph 170).

Local Planning Policy

Cheshire West and Chester Local Plan (Part One)

5.14 The Cheshire West and Chester Local Plan (Part One) forms part of the adopted Local Development Plan for the area and provides the overall vision, strategic objectives, spatial strategy and strategic policies for the area. It was adopted in January 2015.

5.15 The relevant policies from this Plan in relation to the proposal are detailed in this section.

5.16 **STRAT 1 - Sustainable Development** - The Local Plan seeks to enable development that meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. New housing should be located with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport.

- 5.17 **STRAT 2 – Strategic Development** - Over the plan period, 22,000 new dwellings will be delivered across the borough.
- 5.18 **STRAT 9 – Green Belt and Countryside** – Development here will be restricted to that which requires a countryside location. However, the following types of development will be permitted including:
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
 - Development must be of an appropriate scale and design to not harm the character of the countryside.
- 5.19 **SOC 3 – Housing Mix and Type** - In order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing.
- 5.20 **ENV 2 – Landscape** - Development should take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site; and recognise, retain and incorporate features of landscape quality into the design.
- 5.21 **ENV 3 – Green Infrastructure** - The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure.
- 5.22 **ENV 4 – Biodiversity and Geodiversity** - This policy states that development should not result in any net loss of natural assets and should seek to provide net gains.
- 5.23 **SOC 2 – Delivering Affordable Housing** - Affordable homes will be sought within all new residential development, including as part of mixed-use schemes on sites that:
- in the urban areas have a capacity for ten or more dwellings or comprise an area of 0.3 hectares or more; and
 - in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more.

Cheshire West and Chester Local Plan (Part Two)

- 5.24 Part Two of the Local Plan provides more detailed policies and land allocations which support the strategic objectives and policies set out in Part One. It was adopted in July 2019. The relevant policies are outlined below.
- 5.25 **GBC 2 – Protection of Landscape** - Where development requires a countryside location, it must satisfy Local Plan policy ENV 2 and: protect and, wherever possible, enhance landscape character and distinctiveness; integrate into the landscape character of the area; and be designed to take account of guidance in the Landscape Strategy. The above will be achieved through appropriate siting, scale, layout, density, design and landscape treatment.
- 5.26 **DM 2 – Impact on Residential Amenity** - Development will only be supported where it does not result in a significant adverse impact upon the residential amenity of the occupiers of existing properties or future occupiers of the proposed development, including outlook, privacy, light, noise and odour. In respect of light, regard will be had to loss of sunlight and daylight, and to the impact of artificial light. Residential development must include an appropriate quantity and quality of outdoor private amenity space, having regard to the type and size of the proposed development.
- 5.27 **DM 3 – Design, Character and Visual Amenity** - In line with policy ENV 6, development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area. Design solutions will be supported that, among other things:
- Are designed to respect the scale, character and appearance of any existing building within the site and contribute positively to the character of the area;
 - Respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials;
 - Are sympathetic to the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site;
 - Respect and where possible enhance local distinctiveness through the use of building layout, design, materials, architectural detailing, public realm and boundary treatment.
 - provide adequate external storage and amenity space.

5.28 Development in the countryside will only be permitted where it would respect the key features of the landscape in line with policy GBC 2 and is not detrimental to its character.

5.29 **DM 19 – Proposals for Residential Development** - In line with policies STRAT 1 and STRAT 9, proposals for residential development in the countryside will only be supported where necessary to meet the minimum levels of development for new housing, or where the proposal is for one of the following;

Change of use or conversion of a building in line with Local Plan (Part Two) Policy DM 22

DM 20 – Mix and Type of New Housing Development - Proposals for residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the borough. The Council will work with the developer to agree a suitable housing mix taking full account of the characteristics of the site and viability considerations.

5.30 **Policy DM 22 Change of use to Residential use** - states that in the Countryside, outside of identified settlements, proposals for the change of use of buildings to dwellinghouses will be only be supported where they also meet all of the following criteria:

- 1) *the building is currently redundant or disused;*
- 2) *the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use without significant loss of existing fabric, or major or complete reconstruction;*
- 3) *the existing building does not have a harmful visual impact which would be perpetuated by its retention;*
- 4) *the conversion or change of use of the buildings(s) would lead to an enhancement to its immediate setting; and*
- 5) *the proposal would not be in conflict with existing uses in the locality.*

5.31 **DM 44 – Protecting and Enhancing the Natural Environment** - development will be supported where there is no net loss of natural assets and, wherever possible, it delivers net gains within the borough. Development that makes a positive contribution towards the borough's ecological network will be supported. In 'core areas', in which this site is located, proposals should increase the size, quality or quantity of priority habitat.

5.32 **DM 45 – Trees, Woodland and Hedgerows** - development will be supported where it conserves, manages and, wherever possible, enhances existing trees, woodlands, traditional orchards, and hedgerows.

6. PLANNING POLICY ASSESSMENT

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act confirms planning applications must be determined in accordance with the adopted Development Plan for the area unless material considerations indicate otherwise.
- 6.2 In this instance, the adopted development plan is the Cheshire West and Chester Local Plan Part one and part two. The relevant policies are set out and accessed in the preceding sections.
- 6.3 This section assesses the main issues associated with the proposed development against the adopted planning policy and material considerations highlighted in the previous chapter.
- 6.4 The site falls within an area of Open Countryside. Accordingly, the principle main issues are:
- Whether the proposal is appropriate development within the open countryside for the purposes of the National Planning Policy Framework (the 'Framework')(2019) and development plan policy; and
 - Whether the site is a suitable location for the proposed development, having regard to access to local shops, community facilities and bus services and local and national planning policy; and
 - The effect of the development on the character and appearance of the area
- 6.5 Other issues include
- Design & Residential Amenity;
 - Highways/ Access;
 - Ecological Impact;
 - Landscape;
 - Sustainability; and
 - Affordable housing

Principle of Development in the Open Countryside

- 6.6 The provision of 3 new dwellings will contribute much-needed housing in a desirable location within the borough in line with the government's target of 'significantly boosting the supply of homes' (NPPF paragraph 59).
- 6.7 The development will also contribute towards meeting the housing target of 22,000 new dwellings during the Plan period set out in policy STRAT 2. The scheme will deliver a mix of housing types and sizes in line with policy SOC 3.
- 6.8 The development will be in accordance with policy DM 19, which confirms that residential development in the countryside will be supported where it is a change of use or conversion of a building in line with policy DM 22. The proposal complies with the requirements of policy DM 22 for the following reasons:
- the building is currently redundant or disused – the farm buildings have been vacant for a very long period of time, this is backed up by the previous planning submissions. The longer the site remains vacant the more likely crime will occur and it becomes much more unattractive.
 - the building is of permanent and substantial construction and it is suitable for and capable of conversion to residential use without significant loss of existing fabric, or major or complete reconstruction – the buildings to be converted are solid red brick former barns that have stood on the site for over a hundred years. The external fabric of the building will be retained, and currently the internal area is relatively open, therefore dividing this into residential units will not require any major reconfiguration or reconstruction and will not require the loss of much existing fabric.
 - the existing building does not have a harmful visual impact which would be perpetuated by its retention – the red brick buildings are attractive and characteristic of the area, and the external appearance will be maintained as much as possible. Originally built as barns, the buildings are suited to the rural context.
 - the conversion or change of use of the buildings(s) would lead to an enhancement to its immediate setting – the conversion of the barns to residential uses will ensure that the buildings are cared for and maintained for years to come. New residents will have a personal interest in the upkeep of the buildings and their gardens and communal grounds. The works will also involve the removal of unsightly additions and clutter from some elevations which will

improve the appearance of the listed buildings and enhance visual amenity within the site.

- the proposal would not be in conflict with existing uses in the locality – there are dwellings to the south of the site and this proposal will not conflict

- 6.9 The sustainability of the site has been assessed and it is clear that this site represents a suitable location for housing. There are existing dwellings and cottages to the south of the site, and therefore is suitable for residential use. Brownfield sites should also be looked at in favour of development, particularly vacant brownfield sites.
- 6.10 The design of the new scheme has been carefully designed to reflect modern day living but have a rural character in its external appearance as the majority of the external appearance of the building will not be altered.
- 6.11 The proposal is compliant with Paragraph 145 of the NPPF, STRAT 9 and STRAT 1 of the CWCC Local Plan Part One, and DM 19 of the CWCC Local Plan Part Two.

Design & Residential Amenity

- 6.12 The development will also not adversely impact the residential amenity of existing or future occupiers. The existing dwellings close to the site are a short walk away, which far exceeds separation distance requirements. The shape of the barns has allowed a scheme to be designed which ensures the new properties will not overlook one as each faces out towards the rear gardens and countryside beyond, and each also looks over the communal courtyard. Therefore privacy, outlook and light will be maintained for existing and future residents in the area in line with policy DM 2. The new properties will also benefit from ample private outdoor amenity space in accordance with policy DM 2, as well as landscaped grounds.
- 6.13 The development will also respect the visual amenity of the area as required by policy DM 3. New openings will be created on the other elevations which are less visually prominent and the new doors and windows will match those existing. The development will be visually attractive, and the retained red brick and slate roof will contribute positively to the character of the area and preserve local distinctiveness. The conversion into homes will ensure that the building is maintained appropriately by the new occupiers, which may not happen if left vacant, ensuring the development will 'function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development'. The scheme is therefore compliant with policies DM 3, ENV 6 and paragraph 127 of the NPPF.

Ecology

- 6.14 A Preliminary Bat Roost Assessment and Emergence Survey were undertaken at the site in August 2023. It was concluded from both surveys that the buildings to be converted have low potential to support bat roosts, with no evidence of bat roosts observed.
- 6.15 A survey has been provided with this application in line with policies ENV 4, DM 44 and paragraph 170 of the NPPF.

Landscape

- 6.16 Planning policy also requires that development should integrate into the surrounding landscape and be considerate to landscape character and local distinctiveness. Policy GBC 2 asserts this can be achieved through appropriate siting, scale, layout, density, design and landscape treatment. The proposed development will have minimal impact on the surrounding landscape, as the external appearance of the building will remain largely unchanged and the extension will not be visually prominent due to being small-scale, single storey, located to the rear of the building and finished in similar materials to the existing building.
- 6.17 The site is also bound on all sides by hedgerows and mature vegetation, which restricts views into and out of the site and will screen the new extension from view when observed from the surrounding countryside. These boundary treatments will be retained in accordance with policies DM 44 and DM 45, which require no net loss of natural assets and retention of trees and hedgerows where possible. This also ensures compliance with policies ENV 2 and DM 3, which require development to be 'sympathetic to...its relationship with its surroundings and where appropriate views into, over and out of the site'.

Highways

- 6.18 The scheme incorporates parking provision throughout the site. Each dwelling will have space for two parking spaces. The levels of vehicle parking proposed meet Cheshire West and Chester Council's parking standards for new residential development. Furthermore, 1 electric vehicle charging point is proposed for each property to encourage sustainable modes of travel in accordance with NPPF principles and Local Plan policy STRAT 1.

Sustainability

- 6.19 The National Planning Policy Framework (NPPF) outlines the Government's core objectives for the planning system. The NPPF is clear that the three dimensions of sustainable development – economic, social and environmental are mutually dependant and should not be treated in isolation. The following assesses the site against all three dimensions.
- 6.20 Paragraph 10 of the NPPF goes on to say, so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.
- 6.21 From a local policy perspective, the new Local plan seeks to enable development that meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. New housing should be located with good accessibility to existing or proposed local shops, community facilities and primary schools.
- 6.22 The proposed scheme would contribute towards to three dimensions of sustainability in several ways.

Economic

- 6.23 The NPPF says that the Government is committed to securing economic growth and that the planning system does everything it can to support sustainable growth.
- 6.24 The Government has made it abundantly clear that the construction industry is an important part of both the national and local economy. The proposal will benefit the economy of the area directly as a result of the construction work as well as have positive implications for indirect employment through the construction supply chain. The increased housing choice and population growth will also help towards building a strong, competitive economy for the local area.
- 6.25 The new dwelling on site will result in increased Council Tax to Cheshire West and Chester Council, which the local services and facilities will benefit from a additional families in the area. The additional expenditure will sustain the vitality of the surrounding area.

Social

- 6.26 The NPPF says that the planning system can play an important role in facilitating social interaction and creating healthy inclusive communities. By providing toward the identified

housing needs of the area, the proposed development would provide clear social benefits for the area.

6.27 This objective also requires housing to be located with accessible services, while paragraph 78 of the NPPF supports housing development in rural areas that will help villages to grow and thrive and support local services.

3.1 Despite being located within a 'rural area', the site is located adjacent to the suburban area of Farndon and further afield to Wrexham. These settlements offer a wide range of amenities, services and transport links, ensuring the location is suitable for housing development.

3.2 Social sustainability also involves locating new housing close to local services and amenities. Table 1 provides examples of what is available in the local area.

3.3 As demonstrated by Table 1, there are a variety of amenities and services located within close proximity to the site. This means that new residents will not have to travel far to meet their day- to-day needs, in line with the environmental objective of sustainable development, which strives to use natural resources prudently, minimise pollution and transition to a low-carbon economy.

3.4 The images on the following page are examples of just some of the services within close walking distance to the proposal site, making it an excellent sustainable, brownfield redevelopment site.

Table 2 – Proximity to Services and Amenities

Service	Distance	Drive Time	Walking Time
Farndon Primary School	1.2 Miles	2 min	23 min
The Village Surgeries Group	1.1 Miles	3 min	21 min
Farndon Community Club	0.6 Miles	1 min	12 min
Post Office	1.1 miles	4 min	20 min

Church	0.2 miles	1 min	4 min
The Hare Public House	1.2 Miles	3 min	25 min
Wrexham Industrial Estate	5 mils	10 min	n/a
Asda Superstore Wrexham	6.0 Miles	13 min	n/a

Images to show nearby facilities (google)





- 6.28 Overall, the site is located within a highly sustainable location, with several community facilities within walking distance.

Environmental

- 6.29 The NPPF requires decisions on applications to take account of whether opportunities for sustainable transport modes have been taken up (depending on need and location), whether safe and suitable access to the site can be achieved for all people, and whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of that development.
- 6.30 There are several facilities for families and children particular to use in the village of Farndon, including parks, supermarkets, several schools and shops.
- 6.31 The NPPF notes that development should be directed away from areas at highest risk and when determining planning applications, local planning authorities, should ensure flood risk is not increased elsewhere. The site is in Flood Zone 1 and consequently, a Flood Risk Assessment has not been considered necessary for this proposal. Due to the site's location and the level of development proposed, it is considered that the site will not be subject to flooding risk and the proposals will not increase flood risk to the wider catchment area.
- 6.32 The NPPF says that when determining applications, local planning authorities should aim to conserve and enhance biodiversity by applying various principles. The proposed scheme will ensure the site is landscaped long term, the trees on site will remain in place and no habitats will be lost.
- 6.33 Once the development is complete and families move into the property, they will ensure the upkeep of the landscaping is maintained long-term including front and rear gardens, which will attract habitats and wildlife.
- 6.34 From an environmental perspective, the proposal is fully compliant with local and national planning policy guidance.

Affordable Housing

- 6.35 Under SOC 3 of the Local Plan part two it is understood that in rural areas affordable housing must be provided on new dwellings of 3 or more. This scheme does propose 3 dwellings and therefore is triggered by SOC 3. However as the buildings are vacant and the applicant is looking to convert them to residential use (make efficient use of them)

we would seek to apply for vacant building credit and therefore affordable housing is now required on this site.

- 6.36 Vacant Building Credit (VBC) was introduced to incentivise development on previously developed land. The existing floor space can be used proportionally off-set a potential affordable housing contribution.
- 6.37 The guidance note provides information from the relevant national guidance/frameworks available and outlines the Council's approach to determining claims for VBC.

7. CONCLUSION

- 7.1 This Planning Statement has been prepared on behalf of Philip Feeney Ltd in support of the planning proposal seeking the conversion of the brick built agricultural buildings at Lodge Farm to residential use.
- 7.2 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, the application should be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan consists of the Cheshire West and Chester Local Plan (Part One) Strategic Policies (January 2015) and Local Plan (Part Two) Land Allocations and Detailed Policies (July 2019).
- 7.3 The site is in the 'Open Countryside' as defined by the Local Plan, and as such Policies STRAT 9 of Local Plan Part 1 and Policy R1 of Local Plan Part 2 apply. These policies restrict development in the countryside to those that meet certain criteria. STRAT 1 states that the Council will work proactively with applicants where proposals are not in accordance with the Local Plan but can be made sustainable and should be approved wherever possible.
- 7.4 Policy DM22 supports residential conversions in the countryside subject to several criteria in which each have been addressed in this statement and concluded that the proposal is compliant with this policy.
- 7.5 The National Planning Policy Framework supports the re-use of previously developed sites, in which this site lays an existing vacant brownfield site. The proposals will be sympathetic to the site.
- 7.6 The proposal is compliant with Paragraph 145 of the NPPF, STRAT 9 and STRAT 1 of the CWCC Local Plan Part One, and DM 22 of the CWCC Local Plan Part Two.
- 7.7 Overall, it is politely requested that the Council take all the information contained in this statement and accompanying documents into consideration, and grant approval for this planning application without delay in accordance with the presumption in favour of sustainable development.