SUSTAINABILITY & ACTIVE TRAVEL

SWN Y GWYNT, CROSS LANE, PENTRE BROUGHTON

The site is located 100m from the B5433 High Street Pentre Broughton.

There is a bus stop on the western side of the road which leads off in a northerly direction toward Brymbo; the opposite side allows travel into Wrexham town centre via the Maelor Hospital.

The service provided every 20 minutes between 530 am and 1100pm; providing a regular and efficient connection to Wrexham throughout the day.

Within 600m of the site there is a school, two takeaways, a public house, a post office, a library

Within 1200m there is access to Moss Valley Country Park, a doctor's surgery in Brynteg, a golf course and a barbers

Within 1500m there is a new school, petrol station and supermarket all proposed to be built in Brymbo along the recently constructed spine road at the site of the former steelworks

The site can therefore be considered highly sustainable.

There is already a dwelling on site which will be demolished prior to construction of the three new dwellings. Cross Lane has approximately 10 dwellings already served off it. No issues with pedestrians on the route and the addition of just two more will not cause any detrimental impact.

There are footways both sides of the B5430 leading to the bus stops and other facilities previously mentioned.

There is no footway on Cross Lane but the road is exceptionally lightly trafficked and there are regular step aside points should an occasion vehicle approach.

Cycle facilities will be provided at each dwelling to ensure Active Travel requirements are met.

The nearby bus service providing a 20-minute service throughout the day is a fantastic asset and should ensure that the aims of active travel to get more people on the bus can be readily achieved.

The site is therefore considered to be in a highly sustainable location and will meet active travel requirements