Castle Green

Land east of Tan y Bont, Main Road, Rhosrobin

Planning, Design and Access Statement Addendum

August 2024



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1. Introduction

1.1. This addendum to the Planning, Design and Access Statement [PDAS] has been prepared on behalf of Castle Green Homes [the Company] to support a full planning application seeking the replan and substitution of housetypes at the Company's existing 'Llys y Coed' scheme at Tan y Bont, Main Road, Rhosrobin, which obtained Reserved Matters consent for 189 homes in November 2021 (Application Ref: P/2021/0135) following the granting of Outline Planning Permission in June 2019 (Application Ref: APP/HY955/A/17/3182282) and is currently under construction.

1.2. The description of development to which full planning permission is sought is as follows: -

> ***'Replan and substitution of housetypes to increase the number of dwellings to 209 homes (20 additional homes including 5 affordable homes) with associated amendments to approved landscape details.'***

1.1. The application proposes the substitution of the following housetypes: -

APPROVED LAYOUT		PROPOSED LAYOUT	
NO. OF BEDS	**TOTAL**	**NO. OF BEDS**	**TOTAL**
2	0	**2**	7
3	3	**3**	43
4	40	**4**	13
TOTAL	**43**	**TOTAL**	**63**

1.3. The Application seeks to replan 43 plots within the approved scheme - in response to changes in market conditions experienced since the commencement of development –proposing substitution of 43 3- and 4-bedroom housetypes and replacing these with 7no. 2-bedroom properties, 43no. 3-bedroom properties and 13no. 4-bedroom properties of which 5 are to be affordable homes as detailed . This replan of the approved scheme results in an overall increase in the number of homes across the site to 209 – an increase of 20 units from that previously approved including 5 additional affordable homes. No further amendments are proposed to the scheme.

1.4. Given the Site already benefits from planning permission, the principle of residential development is considered accepted and therefore this Addendum addresses only changes in policy since the determination of the original application and any additional technical considerations that require consideration resulting from the increase in numbers, and should therefore be read in conjunction with the Planning, Design and Access Statement (January 2023) submitted as part of the original planning permission.

1.5. The application is accompanied by updated floods/drainage, highways and landscape information reflecting the proposed amendments to the approved scheme, which do not raise any significant issues arising from the increase in numbers which preclude the granting of planning permission. Appropriate planning conditions and obligations can be secured to suitably mitigate the impact of the development.

1.6. Overall, the delivery of 20 additional homes - including 5 additional affordable homes - will make a positive contribution to meeting local housing needs in Wrexham, the substitution of housetypes to incorporate additional 2 and 3 bedroom properties delivering a housing mix to attract a wide range of customers and in response to changing consumer needs since the granting of the Reserved Matters consent in 2021.

1.7. The development is considered to constitute sustainable development having regard to the social, economic and environmental aspects of the proposal, the benefits of granting planning permission are considered to significantly outweigh any reason why planning permission shall not be granted, and consent should therefore be granted without delay.

Purpose of this Planning Statement

1.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

1.3. This Planning, Design and Access Statement sets out the planning policy and design context in which this application should be considered, including relevant policies within the development plan and other material considerations relevant to its determination.

1.4. This Statement is structured as follows: -

- **Section 1** – provides an introduction to this Statement and highlights the main supporting reports that have been submitted and should be reviewed in the determination of the application.
- **Section 2** – provides details of the Site, namely its location, key characteristics and details of the immediately surrounding area and context in respect of existing services and amenities.
- **Section 3** – summarises any relevant planning applications associated with the site which may provide useful context in the determination of the application.
- **Section 4** – provides details of the proposed development for which detailed planning permission is sought.

- **Section 5** – sets out the relevant planning policies and guidance which are a material consideration in the determination of the planning application.

- **Section 6** – assesses the proposed development against the relevant policies of the development.

- **Section 7** – summarises the identified social, economic and environmental benefits of the development in accordance with Planning Policy Wales 11

- **Section 8** – summarises the case for development.

1.5. This application comprises the following suite of supporting technical reports and drawings

Drawing/Report	Reference	Prepared By
Application Form and Certificates		Castle Green Homes
Arboricultural Impact Assessment	P.1421.21 Rev G	Ascerta
Planning, Design and Access Statement		Castle Green Homes
Pre-Application Consultation Report		Castle Green Homes
Preliminary Ecological Appraisal	750.48/01-21/KM	Cheshire Ecology Services
Flood Risk and Drainage Technical Note/Addendum Letter	HYD574-TAN.Y.BONT.RHOSROBIN-TECH.NOTE_REV02	Betts Hydro
Traffic Impact Note (July 2024)		Eddisons
Location Plan	THRO-LP.04	Castle Green Homes
Site Layout	RHRO-SP01 Rev X	Castle Green Homes
Housetype Pack	Revision D	Castle Green Homes
Planting Plans (9 Sheets)	P.1421.21.03 Rev M	Ascerta

Landscape Proposals (2 Sheets)	P.1421.21.04 Rev M	Ascerta
Landscape Management Plan	P.1421.21 Rev L	Ascerta
Materials Layout	RHRO-MP01	Castle Green Homes
Electric Vehicle Charging Layout	RHRO-EV01	Castle Green Homes
Topographical Survey Sheet 1	8749/1	Co-Ordinated Surveys
Topographical Survey Sheet 2	8749/2	Co-Ordinated Surveys
Gate within Screen Fence 1.8m high	SD-701	Castle Green Homes
Free Standing Brick Walls 215mm Wide	SD-709	Castle Green Homes
Screen Fencing 1.8m	SD-700	Castle Green Homes

1.6. The Company has undertaken pre-application consultation with local and specialist stakeholders in accordance with Article 1 of the Town and Country (Planning Management Procedure) (Wales) Order (DMWPO) 2016, which confirms the requirement to undertake consultation on all 'major' development (full or outline), also having regard to the guidance set out in Welsh Government's 'Pre-application Community Consultation: Best Practice Guidance for Developers' (December 2021). Further details are set out in the Pre-Application Community Consultation Report accompanying this application.

2. SITE AND SURROUNDINGS

The Site

2.1 The Site is irregular in shape and located to the north of the A483 to on the northern boundary of the Wrexham Urban Area and within the administrative area of Wrexham County Borough Council.

Site Description

2.2 The site extends to 3.46 hectares of the overall 15.78 hectare Castle Green Homes '*Llys y Coed*' development, formerly comprised permanent pasture land split across five irregular fields prior to the implementation of planning permission for residential development. Those parts of the Site subject to this replan, form latter phases of the approved development which are yet to have commenced construction.

2.3 Formerly comprising overgrown grassland/scrubland, there are a number of existing trees and hedgerows across the Site and at its perimeter, albeit none are subject to a Tree Preservation Order. New tree and hedgerow planting is proposed as part of the approved scheme and will be implemented as the development progresses. Existing and new tree planting is retained within a large area of public open space located to the north of the Site not subject to this application.

2.4 The Site itself is well contained by existing road and rain infrastructure on all sides, including New Road, Plas Acton Road, the A483 and the railway; existing residential areas lay beyond these boundaries.

2.5 Access to the Site is taken from Main Road to the east of the Site via a new roundabout off Main Road to the west of the Site secured and completed in accordance with details approved under the Outline Consent, as per Drawing Ref: 074-01/GA/02.

2.6 The Site is identified as being at low risk of flooding; being drained to ground utilising a range of infiltration techniques including permeable surfacing (in private non-adoptable areas), below ground pipework for conveyance and a large infiltration basin, constructed in accordance with the approved Flood Consequences Assessment (Ref: *HYD574_TAN.Y. BONT.RHOSROBIN_FCA&DMS_FINAL_3.1_CON)*.

2.7 A Scheduled Ancient Monument, Wat's Dyke, crosses the Site in a north/south direction; a public footpath (Footpath 24) follows the length of the Dyke from Plas Acton Road, before turning along the boundary for the A483 to Main Road (where it terminates), the Footpath being diverted and located within a landscape buffer on the Site's eastern boundary as part of the approved scheme.

3. PLANNING HISTORY

3.1. The land subject to this replan application forms part of the wider *Llys y Coed* residential development which is currently under construction. Outline Planning Permission [OPP] was granted with all matters reserved except access via appeal on 10th June 2019 for up to 189 dwellings (Appeal Reference: APP/HY955/A/17/31822282, the approved access off Main Road being constructed in accordance with details approved as part of the permission.

3.2. Reserved Matters consent (Ref: P/2021/0135) pursuant to the OPP was granted in November 2021 for 189 homes including 47 affordable homes and public open space. Approval of details reserved by planning conditions was granted on 25th August 2022, permitting a lawful commencement of development.

3.3. There have been a number of amendments made to the Site Layout approved under the Reserved Matters via a series of non-material amendment applications, such amendments concerning predominantly the substitution and handing of approved housetypes and associated amendments to approved landscape details (Refs: P/2022/0260; P/2022/0634; P/2023/0222 and P/2024/0032).

4. PROPOSED DEVELOPMENT

4.1. This section provided details of the proposed development for which full planning permission is sought and should be read in conjunction alongside details approved under planning permission P/2021/0135 (and the respective non-material amendment applications) in addition to the Proposed Site Layout (Ref: RHRO-SP01 Rev X) and supporting reports and plans accompanying the application.

Use

4.2. The application seeks detailed planning permission for the following: -

> ***"Replan and substitution of housetypes to increase the number of dwellings to 209 homes (increase of 20 homes) with associated amendments to approved landscape details.'***

Amount

4.3. The proposed development will increase the total number of homes within the Llys y Coed site by 20 homes of which 5 will be affordable homes (representing 25% of the additional homes in accordance with Policy H2 of the adopted LDP), ensuring a policy compliant amount of affordable housing across the wider site.

4.4. The replan will increase the total number of homes consented across the wider site to 209 including 52 affordable homes (189 currently consented, of which 47 are affordable homes).

4.5. The increase in dwellings is a result of the Company pursuing a smaller and more affordable housing mix in response to changing consumer feedback since the granting of planning permission in

November 2021. Notwithstanding proposed housetype substitutions, matters such as internal road arrangement and quantum of public open space will not be revised as part of this application.

Scale and Massing

4.6. As per the approved scheme, all houses will be a maximum of two storeys in height. A variety of build solutions are used to reduce the perceived scale and massing of buildings including the use of hipped roofs, variation in materials on principle facades and asymmetrical building footprints with projecting gables and garages.

4.7. Rows of terraced properties are limited to a maximum run of four properties.

4.8. The increase in the number of dwellings is considered to be consistent with earlier phases of the approved scheme which have recently completed or are currently under construction and consistent with the original Reserved Matters consent.

Housing Mix, Density and Floorspace

4.9. The Application Site constitutes 3.46 hectares of the wider consented site which is 15.78 hectares gross.

4.10. The increase in homes across the wider site will increase the average density to 36.65 units per gross acre.

4.11. The housing mix for the Site comprises a range of 2, 3 and 4 bedroom detached, semi-detached and terraced houses – the proposed scale being reflective of the local character including earlier phases of development previously consented. The additional affordable homes will be provided as 2-bedroom 4 person and 3-bedroom 5 person properties.

4.12. Replanning of the approved scheme will support an increase in the number of smaller 2- and 3-bedroom housetypes and a reduction in larger 4-bedroom properties. This proposed revision is made as a result of changing market conditions since the granting of Reserved Matters consent in November 2021 and customer feedback and identified demand on earlier phases of construction.

Beds	Approved Scheme (Replan Area)		Revised Scheme (Replan Area)		Approved Scheme (Overall Site)		Revised Scheme (Overall Site)	
		%		%		%		%
2	0	0	7	11.11%	29	15.30%	36	17.22%
3	3	6.98%	43	68.25%	82	43.40%	125	59.80%
4	40	93.02%	13	20.63%	78	41.30%	48	23%
TOTAL	**45**	**100**	**63**	**100%**	**189**	**100%**	**209**	**100%**

4.13. Average square footage has reduced to 1,004.1 SqFt from the previously approved scheme (1,107.6 SqFt).

4.14. The development of 315 homes equates to an average density of 40.67 dwellings per net hectare (DPH) or 16.46 units per acre.

4.15. The housing mix for the Site comprises 11 different housetypes of which 8 are already approved elsewhere within the Site and including a range 2-storey terraced, semi-detached and detached properties. Dwelling size range from 2 to 4 bedrooms; as a proportion of the total mix, the number of houses in each category is as follows: -

- 3no. 4 Person 2 Bed Mid-Terraced Properties (Affordable Housing) - 4.76%;
- 2no. 5 Person 3 Bed End Terraced Properties (Affordable Housing) – 3.17%;
- 4no. 2 Bed Mid Terraced Properties (Open Market) – 6.35%;
- 6no. 3 Bed End Terraced Properties (Open Market) - 9.52%;
- 10no. 3 Bed Semi-detached Properties (Open Market) – 15.87%;
- 25no. 3 Bed Detached Properties (Open Market) – 39.68%;

- 13no. 4 Bed Detached Properties (Open Market) -

4.16. Proposed housetypes are two storeys in height, reflective of existing properties in the immediate vicinity of the Site and in keeping with the predominant character of properties in Ewloe.

4.17. A total of 5 (25%) affordable homes will be provided to maintain a policy compliant amount of affordable housing across the Site.

4.18. The affordable homes will be tenure blind and indistinguishable in character to the market housing to ensure a consistent design message across the Site and support an integrated and mixed community.

Layout

4.19. The application does not seek to vary the proposed internal road arrangement of the approved scheme, simply seeking to substitute housetypes to offer a more saleable housing mix and therefore incorporates an internal road arrangement and network of public open spaces already approved.

4.20. The replanned parcels has been designed to incorporate a mix of detached, semi-detached and terraced properties, positively addressing the street and ensuring that minimum separation distances are achieved and avoids any issues overlooking and loss of residential amenity of surrounding dwellings.

4.21. Proposed boundary treatments are consistent with the approved scheme and includes 1.8m boundary walls and timber fencing between plots.

Materials and Housetypes

4.22. The scheme proposes 11 different house types, 8 of which have been approved previously as part of the original permission. The 4B2P, 5P3B, Eaton and Kingsley housetypes are new housetypes introduced as part of this application.

4.23. These new housetypes are designed to blend in seamlessly with the housetypes already approved and constructed on-site, comprising facing brickwork with contrasting details and some render.

4.24. Hard landscaping will include block paving on private drives with private pathways and patio areas comprising concrete slabs, in accordance with details already approved.

Landscape and Public Open Space

4.25. Public open space will be provided in accordance with the approved scheme with no loss in the amount of open space to be provided across the Site. Updated landscape details have been submitted to reflect plot substitutions.

4.26. Each of the proposed dwellings will benefit from their own private garden space, boundary treatments comprising 1.8m fences.

Access and Car Parking

4.27. Vehicular access into the Site is taken via a new roundabout off Main Road to the west of the Site, secured and completed in accordance with details approved under the Outline Consent – as per Drawing Ref: 074-01/GA/02.

4.28. The approved internal road layout comprises a main spine road running from the Main Road roundabout, consisting of a formal 5.5m wide access road and 2m wide footways on both sides.

The internal road arrangement has been subject to swept path analysis to ensure that they can safely accommodate refuse and emergency vehicle movements. It is not proposed to make any amendments to the internal road arrangement as part of this application.

4.29. The development proposes a range of on-plot car parking solutions including frontage parking and integral and detached garages. Car parking will be provided as follows and in accordance with adopted standards: -

- 2-bedroom units – 2 spaces per dwelling;
- 3- bedroom units – 2 spaces per dwelling;
- 4-bedroom units – 3 spaces per dwelling

4.30. A footway/cycleway link across the Site from Main Road to the junction of Plas Acton Road with Blue Bell Lane will be provided as approved as part of the RM consent, as well as the provision of a traffic-controlled junction at the Llay New Road junction with Plas Acton Road.

Waste and Recycling

4.31. Each dwelling will have sufficient space within the dwelling curtilage for the separate storage of refuse recycling.

Surface Water and Foul Drainage

4.32. Surface water will drain as per the drainage strategy approved as part of the Reserved Matters consent which proposes to drain the entire site to ground utilising a range of infiltration techniques across the Site including permeable surfacing (in private non-adopted areas), below ground pipework for conveyance and a larger infiltration basin to deal with discharge to ground – the location of the infiltration basin being confirmed following on-site ground investigation.

4.33. The approved drainage design has been re-simulated to account for the updated planning layout, it being confirmed that the size/capacity of the approved infiltration is appropriate to deal with the required attenuation.

4.34. There is a however a need to upsize 2no. of the existing drainage pipes in the north west of the Site will be upsized to account for 2 additional units entering the drainage run at this point, simulations confirming that the proposed drainage will be appropriate to deal with the surface water run-off generated by the new proposals at this location.

4.35. The overall foul water drainage strategy is to connect foul water generated onsite into the public foul water sewer crossing the site. There are not proposed alterations to the proposed foul water drainage strategy because of the proposals. While there is a slight increase in number of units and impermeable areas, the proposed plot substitutions are typically for dwellings of smaller capacity than that which previously occupied the same Phase 3 area. It is understood that design works can show there is sufficient capacity in the foul water drainage infrastructure to deal with the proposals in this instance.

5. PLANNING POLICY CONTEXT

5.1. Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that *'where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise"* – this being reiterated in paragraph 1.22 of Planning Policy Wales 12 [PPW12] (February 2021*).*

5.2. The development plan for the purpose of this application comprises relevant policies within PPW12 and the Wrexham Local Development Plan (December 2023)

5.3. Given the Site already benefits from planning permission, the principle of residential development is considered accepted. It is therefore not intended to reiterate policies considered when determining the original permission but only those relevant to the replan application and those which have been introduced following the granting of the original outline and reserved matters consents.

Wrexham Local Development Plan

5.4. Since the granting of planning permission, Wrexham Council have adopted a new Local Development Plan (2013 to 2028) which replaces the Wrexham UDP as the relevant development plan for the determination of planning applications.

5.5. The following adopted policies are considered to have some relevance to the determination of this application. Given the application seeks to replan part of an extant scheme, it is considered that much of these matters have been considered previously and did not raise any objections from statutory consultees which precluded the granting of consent. Given the relatively minor nature of amendments sought to the approved scheme, it is not intended that they are reconsidered as part of this application.

Policy Reference	Policy Title
SP1	Housing Provision
SP2	Location of Development
SP5	Planning Obligations
SP7	Wrexham City
SP11	Transport and Accessibility
SP12	Design Principles and Masterplanning Framework
H2	Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites
NE3	Trees, Woodlands and Hedgerows
NE6	Waste Water Treatment and River Water Quality
DM1	Development Management Considerations
CF2	Provision of New Open Space
WL1	Welsh Language and the Social and Cultural Fabric of Communities
T1	Managing Transport Impacts
T2	Active Travel

5.6. **Policy SP1 (Housing Provision)** sets out that the Council will work with partners to ensure that all new residential development contributes to meeting the identified needs of the whole community, stating that new development will be expected to: -

- Maximise the delivery of affordable housing where a need is identified;
- Contribute to redress any identified imbalance between market and affordable housing;
- Ensure the sustainable use of housing land, including achieving a minimum density of 30 dwellings per hectare;
- Provide a mix of housing unit types and tenures to meet the needs of the County Borough

5.7. The Proposals Map accompanying the Local Plan identifies the Site as being located within the defined settlement limits, **Policy SP2 (Location of Development)** stating that new development shall be directed to these areas, Table 2 highlighting Wrexham City as a Primary Key Settlement to which the

majority of new development will be directed to make the best use of existing infrastructure and services and reducing the need to travel by car. This is further reinforced in **Policy SP7 (Wrexham City)** acknowledging the role Wrexham City plays as an important service and employment centre, and the principle area where the majority of new growth is directed, particularly in relation to meeting peoples housing needs.

5.8. **Policy SP12 (Design Principles and Masterplanning Framework)** states that all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places and must demonstrate how they have taken account of the local characteristics of surrounding areas.

Planning Policy Wales

5.9. Since the determination of the original application, Welsh Government have published Planning Policy Wales 12 (February 2024) [PPW12], which is considered a material consideration in the determination of planning decisions, unless material considerations indicate otherwise.

5.10. Much like previous revisions, PPW12 reiterates that its primary objective is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales – a functioning planning system being fundamental to sustainable development.

5.11. Chapter 4 of PPW12 states that planning authorities must understand all aspects of the housing market in their areas, including the requirement, supply and delivery of housing, allowing them to make informed development management decisions, further stating that new housing development in both urban and rural areas should incorporate a mix of market and affordable housetypes, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.

5.12. Paragraph 4.2.11 reiterates the importance of local authorities ensuring that their housing supply is deliverable – to be deliverable, sites should free from planning, physical and ownership constraints and be economically viable to support the creation of sustainable communities.

5.13. Paragraph 4.2.18 states that maximising the use of underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. Paragraph 4.2.23 stating that planning authorities must ensure that they make the most efficient use of land in their areas, higher densities being encouraged on sites which have good walking, cycling and public transport links.

Technical Advice Notes

5.14. Alongside PPW12, a number of Technical Advice Notes (TAN) have been prepared by the Welsh Government. Those of relevance to the determination of this Appeal comprise the following: -

- TAN2 – Planning and Affordable Housing;
- TAN5 – Nature Conservation and Planning
- TAN11 – Noise
- TAN12 – Design
- TAN15 – Development and Flood Risk
- TAN16 – Recreation and Open Space
- TAN18 – Transport
- TAN20 – Planning and the Welsh Language
- TAN24 – The Historic Environment

Other Material Planning Considerations

5.15. Wrexham County Borough Council have published a number of Local Planning Guidance Notes [LPGN] relevant to the determination of the application: -

- LPGN07 – Landscaping and Development

- LPGN10 – Public Open Space on New Housing Developments
- LPGN16 – Parking Standards
- LPGN17 – Trees and Development
- LPGN21 – Space around Development
- LPGN24 – Designing out Crime
- LPGN27 – Development Contributions to Schools
- LPGN28 – Affordable Housing
- LPGN30 – Design
- LPGN32 – Biodiversity and Development.

6. TECHNICAL AND POLICY ASSESSMENT

6.1. This Section of the Statement assesses the development against the relevant policies of the development plan and other material considerations as set out in Section 5.

Principle of Development

6.2. The principle of residential development on the Site has been established by the extant planning permission for 189 dwellings (Ref: P/2021/0135) which has been lawfully implemented and is presently under construction.

6.3. Notwithstanding. the Site is located within the defined settlement limits, Policy SP2 of the adopted Wrexham Local Development Plan confirming that new development should be directed to these areas, also being located within Wrexham City, identified as a Primary Key Settlement to which the majority of new development will be directed during the Plan period.

6.4. To this end, it is considered that the principle for an additional 20 dwellings within a previously consented site in the defined urban area is accepted and represents an efficient use of land and is not considered to be a matter for consideration in the determination of this application, subject to compliance with other relevant policies.

Housing Mix

6.5. The proposed replan and substitution of housetypes of the previously approved scheme will deliver an additional 20 homes and contribute to the delivery of 209 homes in Wrexham.

6.6. The housing mix comprises 11 different housetypes (of which 8 have previously been approved as part of the extant RM consent), including a range of 2 storey 2–4-bedroom properties: -

- 3no. 4 Person 2 Bed Mid-Terraced Properties (Affordable Housing);
- 2no. 5 Person 3 Bed End Terraced Properties (Affordable Housing);
- 4no. 2 Bed Mid Terraced Properties (Open Market)
- 6no. 3 Bed End Terraced Properties (Open Market)
- 10no. 3 Bed Semi-detached Properties (Open Market)
- 25no. 3 Bed Detached Properties (Open Market)
- 13no. 4 Bed Detached Properties (Open Market)

6.7. The revised mix will increase the number of 2- and 3-bedroom properties in response to changing market conditions since the granting of Reserved Matters consent in 2021 and consumer demand.

6.8. The provision of 20 new homes will include an additional 5no. affordable homes, taking the total number of affordable homes delivered across the site to 52 homes (25% of the total homes delivered) in accordance with Policy H2 of the Local Development Plan, the location of additional affordable homes maintaining the pepper-potting across the wider site.

6.9. PPW12 is clear that affordable housing is a material consideration in the determination of planning applications; material weight should be afforded to the delivery of 5 new affordable homes when determining the application.

6.10. Accordingly, the development is considered to respond positively to LDP policies SP1 and H2, TAN 2 and PPW12.

Layout, Design and Density

6.11. The layout considers the Site's surroundings and technical and policy requirements, representing a high quality and inclusive design which respects the Site and its surroundings; this being evidenced by the extant planning approval currently under construction.

6.12. The replan application does not seek to vary internal road arrangement of the approved layout and therefore it is not considered necessary to consider such matters as part of this application.

6.13. Proposed housetypes are two-storey and are considered appropriate for the Site's location, prevailing character and physical characteristics. The development achieving the Council's adopted minimum separation distances.

6.14. Housetypes will be constructed in line with the approved materials palette, new housetypes proposed incorporating architectural detailing proposed and approved as part of the extant permission.

6.15. The scheme will achieve a density of 36.65 dwellings per hectare, a minor and immaterial increase from that previously approved (33.15 dph). It is considered that the proposed density is in accordance with Policy SP1 which requires housing development achieve a minimum density of 30 dwellings per hectare and represents an efficient use of land.

6.16. The proposed development is consistent with LDP policies SP2, SP12, TAN 12 and PPW12.

Arboriculture

6.17. It is not proposed that any further tree removal beyond that already approved as part of the extant planning permission will occur as a result of this minor replan application.

6.18. It is therefore considered that matters of arboriculture are not relevant to the determination of this application.

Landscape and Visual Impact

6.19. Revised landscape details are submitted as part of the application reflecting revisions to plot planting as a consequence of the minor replan and plot substitutions. Notwithstanding, the application does not seek to amend open space provision approved as part of the extant planning permission.

6.20. Each of the proposed dwellings will benefit from its own private garden space.

6.21. It is therefore not considered that there will be a material change to landscaping or the visual impact as a consequence of the application and therefore landscape impact is not a material consideration in the determination of this application.

Highways

6.22. Vehicular access to the Site will be taken via the roundabout off Main Road to the west of the Site, secured and completed in accordance with details approved under the Outline Consent – as per Drawing Ref: 074-01/GA/02.

6.23. Assessment of the local highway network has previously been assessed as part of the original outline permission and was deemed acceptable. Swept path analysis has been undertaken which shows that the internal road layout is capable of accommodating refuse vehicles.

6.24. The Traffic Impact Note prepared in support of the application considers the impact of the additional 20 dwellings on the highways network, confirming that such increases expected are within the normal variation of daily traffic flows and will not result in a material change to traffic considerations, and should therefore be considered acceptable on transport and highways grounds.

6.25. The development will accommodate sufficient on plot car parking for all dwellings, in accordance with LPGN16.

6.26. The proposed development is therefore considered to comply with LDP Policies SP11 and T1, as well as relevant policies in PPW12.

Nature Conservation

6.27. Subject to mitigation agreed through the original planning permission, the principle of development having regard to impacts on nature conservation is considered to have been accepted. Subject to undertaking the agreed mitigation, it is not considered necessary to revisit matters of ecology as part of this application.

Flood Risk and Drainage

6.28. As set out in Section 4 of this Statement, surface water will drain as per the drainage strategy approved as part of the Reserved Matters consent which proposes to drain the entire site to ground utilising a range of infiltration techniques across the Site including permeable surfacing (in private non-adopted areas), below ground pipework for conveyance and a larger infiltration basin to deal with discharge to ground – the location of the infiltration basin being confirmed following on-site ground investigation.

6.29. As per the Flood Risk and Drainage Technical Note (July 2024), the approved drainage design has been re-simulated to account for the updated planning layout and increased number of dwellings, it being confirmed that the size/capacity of the approved infiltration is appropriate to deal with the required attenuation.

6.30. 2no. of the existing drainage pipes in the north west of the Site will be upsized to account for 2 additional units entering the drainage run at this point, simulations confirming that the proposed drainage will be appropriate to deal with the surface water run-off generated by the new proposals at this location.

4.36. The overall foul water drainage strategy is to connect foul water generated onsite into the public foul water sewer crossing the site. There are not proposed alterations to the proposed foul water drainage strategy because of the proposals; design works can show there is sufficient capacity in the foul water drainage infrastructure to deal with the proposals in this instance.

4.37. It is therefore considered that the application is consistent with LDP Policies SP12, SP18 and NE6, TAN15 and PPW12.

Planning Conditions

6.31. Where necessary and subject to satisfying the six tests set out in the Welsh Government Circular 016/2014, the local authority may impose a series of planning conditions to the planning permission requiring additional information. Given much of the planning conditions attached to the extant permission for the wider site have been discharged, it is considered that conditions attached to any new consent are limited to those required to ensure development is undertaken in accordance with previously approved details or requiring submission of details to ensure consistency with the revised scheme.

Planning Obligations

6.32. Through the determination of the planning application, the Company will engage with the local planning authority and its statutory consultees to secure planning obligations required to mitigate the impact of the development, subject to these obligations satisfying the requirements set out in LDP

Policy STR5 and Regulation 122 of the 2010 Community Infrastructure Levy Regulations, which require that the obligation is: -

a) Necessary to make the development acceptable in planning terms;
b) Directly related to the development;
c) Fairly and reasonably related in scale and kind to the development.

7. THE CASE FOR DEVELOPMENT

7.1. This section considers the proposed development in the context of the overarching objectives of sustainable development, as set out in paragraph 2.27 of PPW12.

Social Benefits

7.2. The development will deliver the following social benefits: -

- Delivery of an addition 20 new homes in addition to the 189 previously approved on a site within the defined urban settlement boudary, will make a further significant contribution to the supply of new homes in Wrexham and ensure an efficient use of land.

- The delivery of 5 additional affordable homes taking the total to 52 affordable home across the wider site, representing 25% of the additional homes to be delivered on site in accordance with LDP Policy H2 will make a significant contribution to meeting affordable housing needs in Wrexham and support achievement of a mixed and integrated community.

- The proposed development will increase the number of smaller homes being delivered on the Site and increase affordability for those looking to acquire a new home.

Economic Benefits

7.3. The development will deliver the following economic benefits: -

- The development will support a substantial number of direct construction jobs over the lifetime of the construction phase as well as a large number of indirect jobs through the local supply chain via the purchase of goods and services;

- Increased expenditure from new residents within local shops and services supporting local businesses and increasing employment opportunities.

- Planning obligations will be secured via s106 agreement to mitigate the impact of the development on local services – subject to discussions with the local authority.

- Increased Council Tax contributions to Flintshire Council from the additional 20 new dwellings;

- Gross Value Added to the local economy generated by future residents of the proposed development;

Environmental Benefits

7.4. The proposed development will deliver the following environmental benefits: -

- Existing trees and hedgerows within the Site are to be retained wherever possible. New landscaping including new and replacement tree and hedgerow planting provides the opportunity to secure net gains in biodiversity whilst minimising the landscape and visual impacts of the proposed development.

- The proposed development will not give cause to the loss of any features of significant ecological value nor cause harm to any protected species. The proposed attenuation basin and areas of open space provide opportunity to further enhance biodiversity.

- The proposed surface water drainage strategy will not increase the risk of surface water run-off elsewhere;

- The creation of safe and adoptable pedestrian/cycleways through the Site will provide opportunities for future residents to make trips on foot and cycle. The Site is located in proximity to a range of public transport provisions, providing a realistic alternative to the private car.

- The Site is sustainably located near a range of services and amenities including Wrexham City Centre as well as Primary Schools and convenience shopping reducing dependency on the private car and reducing carbon emissions.

- The proposed development will not have an adverse impact in relation to noise, air quality and contamination above that previously considered accepted as part of the original scheme.

8. SUMMARY AND CONCLUSIONS

8.1. This Addendum Planning, Design and Access Statement has been prepared to support a full planning application to Wrexham County Borough Council seeking the replan and substitution of housetypes at the Company's existing 'Llys y Coed' scheme at Tan y Bont, Main Road, Rhosrobin, which obtained Reserved Matters consent for 189 homes in November 2021 (Application Ref: P/2021/0135) following the granting of Outline Planning Permission in June 2019 (Application Ref: APP/HY955/A/17/3182282) and is currently under construction.

8.2. The Application seeks to replan a number of plots within the approved scheme - in response to changes in market conditions experienced since the commencement of development – and proposes substitution of 43 3- and 4-bedroom housetypes and replacing these with 7no. 2-bedroom properties, 43no. 3-bedroom properties and 13no. 4-bedroom properties. This replan of the approved scheme results in an overall increase in the number of homes across the site to 209 – an increase of 20 units from that previously approved. No further amendments are proposed to the scheme.

8.3. Given the Site already benefits from planning permission, the principle of residential development is considered accepted. This statement demonstrates that the proposed development is consistent with relevant policies contained within the recently adopted Wrexham Local Development Plan as well as other material planning considerations.

8.4. The Site is in a highly sustainable location with good access to schools, shops, and employment opportunities, also being well served for public transport links.

8.5. In respect of the technical considerations set out in Section 6.0 and the accompanying report, the proposed development will not give cause to any significant negative impacts over and above those considered as part of the original application and which were deemed accepted by statutory

consultees. Updated highways and floods and drainage notes accompanying the consultation confirm that the increase in dwelling numbers will not have a material impact on highways impact or the approved surface water/foul drainage strategy for the Site.

8.6. In the overall planning balance, this Statement demonstrates that the development of the Site would be sustainable development having regard to the social, economic, and environmental aspects of the proposal.

8.7. In accordance with the presumption in favour of sustainable development which permeates PPW 12, we would kindly request that detailed planning permission be granted without delay.

Appendix A

Site Location Plan

Appendix B

Proposed Planning Layout

Appendix C

xxx

Appendix D

xxx

Appendix E

xxx

Appendix F

xxx

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