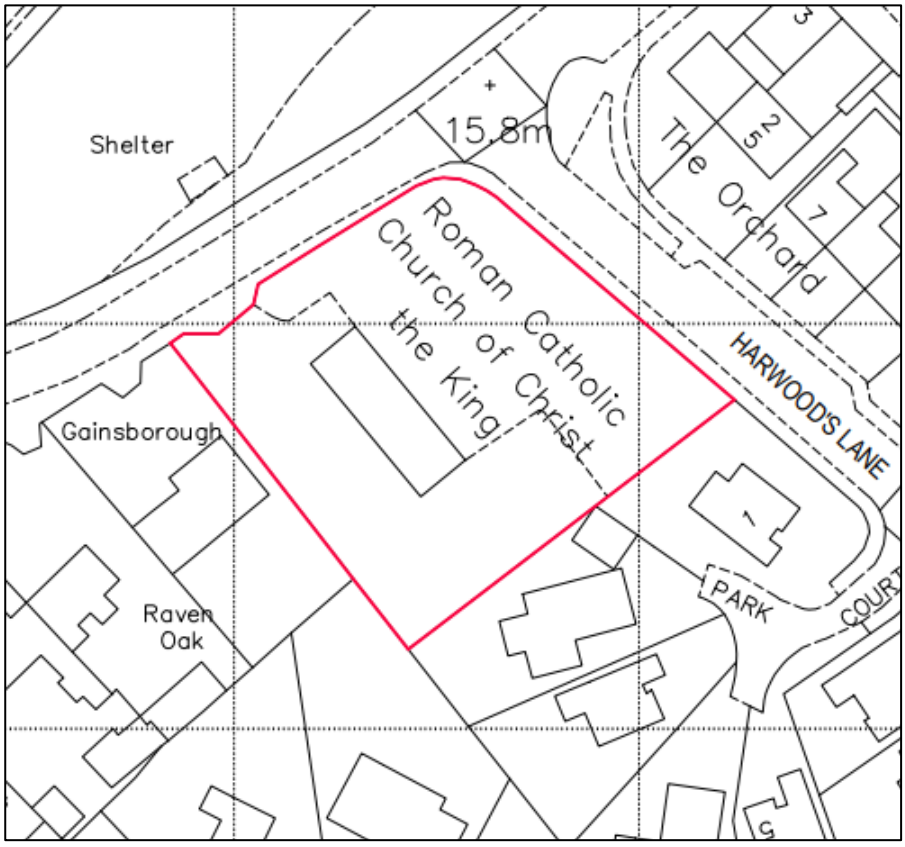
FROST PLANNING

Redevelopment at Church of Christ the King, The Green, Holt Rd, Rossett, Wrexham

Planning Statement

On behalf of Leslie Holmes



August 2024

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1 Introduction

1.1 Background

This statement has been prepared by Frost Planning Ltd, on behalf of the applicant Leslie Holmes, to support their Planning Application for the redevelopment of land at Church of Christ the King, The Green, Holt Rd, Rossett, Wrexham, for residential development.

1.2 About Leslie Homes

Leslie Holmes is a local housebuilder who specialise in unlocking the development potential of brownfield sites and delivering high-quality housing for families.

1.3 Pre-App Advice

The applicant has previously sought pre-application planning advice from Wrexham Council as the Local Planning Authority ('the LPA'). The pre-application is referenced ENQ/2024/0069 and the LPA's advice was received on 08/05/2024. The LPA confirmed the principle of development is acceptable and provided detailed comments on the draft proposal. This pre-app advice has informed the preparation of this Planning Application.

1.4 Purpose

This statement demonstrates the case for granting permission.

1.5 Scope

This statement is structured as follows: Introduction (Chapter 1), Site Analysis (Chapter 2), Proposed Development (Chapter 3), Policy Considerations (Chapter 4), Planning Assessment (Chapter 5), and Summary and Conclusion (Chapter 6).

1.6 Plans and Supporting Documents

This statement is accompanied and informed by the plans and reports submitted with the Planning Application. They include:

- Site Location Plan and Site Block Plan (as existing)
- Design and Access Statement
- Site Plan (as proposed)
- Site Block Plan (as proposed)

- Plots 1, 2 & 3 - Plans & Elevations (as proposed)
- Street elevations (1) (as existing & as proposed)
- Street elevations (2) (as existing & as proposed)
- Site Section (as existing & as proposed)
- Preliminary Ecological Appraisal and Roost Assessment
- Planting Plan

In accordance the LPA's pre-app advice, the following documents will be submitted post-validation:

- Green Infrastructure Statement;
- Net Biodiversity Benefit Measures; and
- Drainage Plan (showing connection point to mains sewerage network)

2 Site Analysis

2.1 Location

This is a corner site lying on the junction of Holt Road and Harwood's Lane, within the village of Rossett.

2.2 Size

The site measures approximately 0.21 hectares (0.5 acres).

2.3 Characteristics

This brownfield site comprises a disused church building and associated grounds. It includes a long and single storey precast concrete sectional building (approx. 21m x 7m) with associated tarmacadam car park/hardstanding, a grassy area, plus scattered ornamental planting.

The site is enclosed by garden fencing to the south and west, and rail fencing along its frontage to Holt Road and Harwood's Lane to the north and east.

The site is directly accessed off Holt Road.

2.4 Local Setting

The site is located within a primarily residential area and surrounded by residential properties on three sides. In summary:

i) to the north/opposite is a public park with a children's play area and new community hub facility, forming part of the Rossett Conservation Area;

ii) to the east/opposite is a small development of two storey flats and bungalows with main windows facing the site;

iii) to the south are 2 no. two-storey detached houses, with rear and side main elevation windows obliquely facing the site, set behind garden fencing and trees/hedgerow; and

iv) to the west is a two-storey detached house (Gainsborough), with secondary ground floor side elevation windows facing the site (resulting from the conversion of a side garage), set behind garden fencing and hedgerow.

The local residential character of the area is mixed. It comprises a wide range of dwelling types, sizes, heights, and architectural styles reflecting the historic evolution of the village. This mixed character is described and illustrated in detail within the accompanying Design and Access Statement.

2.5 Accessibility

The site lies in the village of Rossett and lies in a sustainable location. Rossett offers a good range of local services within easy walking distance of the site. They include schools; village hall, village shops; a convenience store; a pharmacy; dentist; doctor's surgery; public houses; restaurants; sports centre; and a new community hub facility.

Local state schooling is within easy walking distance, including St Peters Primary School and Darland High School. In addition, Ellesmere College offers a school bus pick-up from Rossett.

Nearby employment facilities include Wrexham Industrial Estate, Deeside Industrial Park, and Chester Business Park. The employment hubs of Liverpool, Manchester, and Chester are also commutable.

2.6 Planning History

There is no history of relevant planning applications directly affecting the site.

2.7 Other Matters

The site is connected to mains water, electricity, and drainage.

There are no public rights of way crossing the site.

3 Proposed Development

3.1 The Application

The Planning Application is submitted in full and is supported by detailed plans and supporting information.

3.2 Description of the Development

The Planning Application describes the proposal as *'Demolition of a disused building and redevelopment for residential development with associated infrastructure (including access and landscaping).'*

3.3 Design & Access Proposals

The applicant seeks planning approval to create new high-quality homes for families.

The full details are provided within the submitted plans and Design and Access Statement.

4 Policy Considerations

4.1 National Planning Policy

- Future Wales: The National Plan 2040
- Planning Policy Wales (Edition 12)
- Technical Advice Note 2: Planning & Affordable Housing
- Technical Advice Note 5: Nature Conservation & Planning
- Technical Advice Note 11: Noise
- Technical Advice Note 12: Design
- Technical Advice Note 18: Transport
- Technical Advice Note 24: The Historic Environment

4.2 Local Policy: Wrexham Local Development Plan 2013 – 2028 (LDP)

The Wrexham LDP was adopted in December 2023. It forms part of the statutory development plan alongside Future Wales: The National Plan 2040.

At a strategic level, the Wrexham LDP confirms there is a need to increase housing delivery after a period of under-delivery. It also accepts there is a lack of brownfield capacity to accommodate housing needs. It notes population and household growth is predicted over the plan period but the capacity of settlements is constrained due to physical, delivery, and policy constraints. It identifies Rossett as a sustainable location and classifies it as a Tier 3 settlement (i.e. local service centre) which should accommodate housing growth.

Proposals Map

The site lies within the defined 'Settlement Limit' of Rossett. It is not directly constrained or affected by any policy designations. The park opposite forms part of the Rossett Conservation Area.

Relevant Policies

- **Policy SP1: Housing Provision**. Requires the provision of 8083 new homes to deliver a requirement of 7750 over the plan period. It relies on windfall sites, including 164 dwellings from Tier 3 settlements as a minimum.

- **Policy SP2: Location of Development.** Requires new development should be directed to the defined settlement limits on the Proposals Map, including Rossett.

- **Policy SP5: Planning Obligations.** Seeks planning obligations to mitigate any impacts directly related to new development and will be assessed on a case-by-case basis.

- **SP11: Transport and Accessibility.** Requires new development should be safe, efficient, and sustainable.

- **SP13: Health and Wellbeing.** Requires new development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being, including mental health, by addressing the physical, economic, and social determinants of health.

- **SP14: Natural Environment.** Development will only be permitted where it seeks to protect, conserve, and enhance the natural environment including (Inter alia): natural landscape features and green infrastructure such as trees, hedges and woodland which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;

- **Policy SP12: Design Principles.** Requires new development should demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

- **Policy SP15: Historic and Cultural Environment.** Requires new development will only be supported where it conserves, protects, preserves, or enhances the specified cultural and historic assets (including the setting of Conservation Areas).

- **SP18: Climate Change.** Requires new development should be energy efficient and utilise renewable energy resources where possible.

- **Policy SP19: Green Infrastructure.** Requires new development should protect and enhance GI where possible, but also permits the loss of green infrastructure subject to mitigation being provided on a site-specific basis.

- **Housing Policy H1: Housing Allocations.** Supports windfall development to come forward on unallocated land within settlement limits to help meet the need for new housing over the plan period.

- **Policy H2: Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites.** Commuted sums may be expected on windfall sites for under 10 dwellings.

- **Policy DM1: Development Management Considerations.** Requires new development proposals, where relevant, must (inter alia): i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping; ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself…

- **Policy CF1: Protection of Existing Open Space, Sport, and Recreation Facilities.** Seeks to protect, manage, and enhance the existing network of diverse, multi-functional open spaces, sport, and recreation facilities. It says *"Development will only be permitted on areas of existing open space, sport, and recreation facilities where: i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and ii. The open space has no significant functional or amenity value and there is no prospect of improvement; and iii. The open space is of no significant quality; and in all cases; iv. Alternative open space and / or sport and recreation provision of equivalent or greater community benefit is made available in a suitable location."* The aim of this policy is to protect, manage and enhance open space and sport and recreation facilities that have 'significant' functional, conservation, environmental or amenity value. The site does not provide 'significant' value so this policy should not be a significant material consideration.

- **Policy R7: Loss of Local Services.** Proposals that entail the loss of a community facility, including shops, commercial facilities, and public houses and/or non-commercial facilities, including libraries and village halls/community centres will only be supported where: *"i. The use is no longer viable and all reasonable attempts to sell or let the business have proved unsuccessful; or ii. A similar service is available within reasonable walking distance; or iii. It can be demonstrated that the existing provision is surplus to the needs of the community."*

- **NE3: Trees, Woodlands, and Hedgerows.** Development will only be permitted where it does not cause unacceptable harm to trees, woodlands, and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services.

- **NE6: Waste Water Treatment and River Water Quality.** All new development will only be permitted where there is no adverse effect on the integrity of the River Dee and Bala Lake SAC, in particular through the treatment of waste water. To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, new development creating waste water discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.

- **T1: Managing Transport Impacts.** Proposals for new development will be supported where they: i. Facilitate increased journeys by more sustainable modes of travel first by walking and cycling, then by public transport and finally by private motor vehicle; ii. Mitigate any significant adverse effects upon the transport network that

arise from the proposed development, including improvements to transport infrastructure where required; iii. Do not compromise the safe, effective, and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation; iv. Provide appropriate levels of parking and ensure access arrangements for the site to allow for safe manoeuvring; v. Make provision for people with restricted mobility including those with characteristics as defined by the Equality Act 2010.

- **T2: Active Travel.** To enable people to access employment, education, healthcare and other essential services, new development will be supported where: i. Walking and cycling infrastructure is an integral part of the overall design of the scheme and makes a positive contribution to the distinctiveness of communities and places; ii. Facilities that encourage and promote Active Travel including but not limited to appropriate signing, lighting, secure and convenient cycle parking, and where appropriate shower and changing facilities are provided; iii. The development and enhancement of the Active Travel routes identified on the Integrated Network Map connecting communities to essential services including public transport, employment, and education opportunities; iv. Provision of appropriate travel choice information including reference to the benefits of cycling and walking for all or part of journeys is made available; v. Measures that work to reduce the dominance and speed of vehicles affording increased priority to pedestrians and cycle movements.

4.3 Wrexham Local Planning Guidance Notes:

- 04: Conservation Areas
- 15: Cycling
- 16: Parking Standards
- 17: Trees and Development
- 21: Space Around Dwellings
- 28: Affordable Housing
- 30: Design
- 32: Biodiversity and Development

5 Planning Assessment

The main planning issues are assessed below:

5.1 Principle of Development

LDP policies SP1, SP2 and H1 are the most relevant considerations.

The site does not currently make a positive contribution to the area. It is disused, unattractive, and blights the setting of the Rossett Conservation Area (opposite). In their pre-app planning advice, the LPA accepted the existing building on site is not of architectural or historical merit. They raised no objection to its demolition and supported the redevelopment of the site in principle.

Furthermore, the site constitutes previously developed (brownfield) land and lies within the defined Settlement Limit of Rossett according to the adopted Wrexham LDP. Rossett is defined in the Wrexham LDP as a Tier 3 settlement because it is a sustainable local centre and should accommodate new housing in the plan period. Furthermore, paragraph 4.7 of the LDP confirms that provision should be made for windfall development to come forward on unallocated land within settlement limits to help meet the need for new housing delivery over the plan period.

In summary, this is a brownfield site in a sustainable location and as a windfall opportunity the proposal would deliver much needed and high-quality family housing in the village in line with policy. This should also be viewed against the historic under-supply of housing in Wrexham over a number of years. The appropriate redevelopment of the site could also enhance the setting of the Rossett Conservation Area.

Therefore, in principle, the proposed development is acceptable in accordance with LDP policies SP1, SP2 and H1. It also accords with Technical Advice Notes 2 and 24.

5.2 Loss of Local Services

Policy R7 (Loss of Local Services) is a relevant but limited consideration.

It states: *"Outside of Wrexham City Centre, District, Local, Village and Neighbourhood Centres, proposals that entail the loss of a community facility, including shops, commercial facilities and public houses and/or non-commercial facilities, including libraries and village halls/community centres will only be supported where: i. The use is no longer viable and all reasonable attempts to sell or let the business have proved unsuccessful; or ii. A similar service is available within reasonable walking distance; or iii. It can be demonstrated that the existing provision is surplus to the needs of the community."*

However, the loss of a church is not specifically referenced within policy R7 and it would be inappropriate to encourage the re-use or redevelopment of the site for certain types of uses listed (e.g. shops, public house, etc.) due to the fact the site lies outside of the village centre and some uses would be fundamentally incompatible with adjacent residential occupiers on amenity grounds. The relevance of assessing this proposal against policy R7 is therefore limited. Notwithstanding this, we have assessed the proposal against the relevant criteria below:

i) Viability/Marketing: The site's former use as a church permanently ceased in 2020. The site was openly marketed for sale via an online auction in 2024. The marketing brochure advertised the site as *"suitable for a variety of uses including faith, social and sports groups."* Ultimately, the applicant (Leslie Homes) was the successful bidder. If there was any other viable interest from retailers, commercial operators, or non-commercial/community-led operators, then this would have emerged via the auction process. The seller agent, Fisher German, has helpfully provided useful background evidence on the marketing process and bids. The questions raised and their answers provided are summarised below:

1) When did the use of the church cease?
   Fisher German Response: The church closed at the beginning of COVID March 2020.

2) Why was the current use as a church no longer viable?

   Fisher German Response: COVID had a huge effect on numbers attending mass in church and it was no longer financially viable to re-open the church.

3) Did the congregation relocate to another church or similar facility locally? If so, where to?

   Fisher German Response: Parishioners who returned relocated to both Llay Parish and Wrexham Cathedral. Many did not because fears of COVID still remain, and this reflects across many parishes.

4) Was the site openly marketed and, if so, what efforts were made?

   Fisher German Response: The church was advertised using all the property portals including Rightmove, etc by Online Auction from 29th February 2024 for a 4-week marketing period.

5) When marketing the site, was there any formal expression of interest from other church/community/commercial uses?

   Fisher German Response: The only party that showed interest from a commercial background was a joinery business, but they decided the property was not suitable.

6) Provide a list of interested parties (or type of occupiers/developers) who formally submitted a bid for the site in the auction.

Fisher German Response: Unable to disclose the identity of parties that offered (for commercial confidentiality reasons) but interest included other local property developers and investors based on residential development.

In summary, the evidence shows the former use as a church is no longer viable and there is no viable demand from other potential uses, other than for residential.

ii) Existing Provision: As above, a similar service is available for the previous congregation associated with the former church. In addition, there is a good range of existing commercial and community-led uses within reasonable walking distance within the village. They include a village hall, a convenience store and other village shops; a pharmacy; dentist; doctor's surgery; public houses; restaurants; sports centre; and a new community hub facility (opposite).

iii) Surplus Provision: As above, there is already a healthy provision of commercial and community-led uses in the area. Any attempt to try and duplicate these uses would be unviable and surplus to the needs of the community,

Therefore, the proposal accords with all criteria under policy R7 (even though only i), ii) or iii) needs to be satisfied). In their pre-app planning advice the LPA also accepted the proposal accords with policy R7 in principle.

5.3 Design & Visual Impact

LDP policies SP12, SP13, SP15, SP18, and DM1 are the most relevant considerations.

LDP policy SP12 requires all development proposals to be of a high quality and sustainable design. Policy SP13 promotes health and well-being in new development. Policy SP15 seeks to protect the setting of heritage assets (including conservation areas). Policy 18 seeks energy efficient development, including the use of low carbon technologies. Policy DM1 also states that all proposals must accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping.

Local Planning Guidance Note 30 also provides detailed advice in terms of design, whilst TAN 12 (Design) provides further design-specific guidance at a national level.

In response, the merits of the proposal are outlined below:

Layout: The dwellings face north-west towards the park opposite, maintaining the established street scene of existing houses along Holt Rd. The dwellings are also set back behind a grass verge and planting to respect the setting of the Rossett Conservation Area. This is a corner site and there are no strong building lines along Holt Rd or Harwood's Lane, but the proposed layout respects the general alignment of surrounding houses.

Materials: In their pre-app advice the LPA commented that there is a large variation in terms of nearby dwelling design and external finish within the site's vicinity; although within the immediate context dwellings primarily utilise facing brickwork. Accordingly, the proposed material palette includes red-facing brick, with half-timbered gables, UPVC-framed windows, and plain tile roofing, reflecting a simple yet elegant design.

Internal Design: The proposal incorporates ground floor feature living areas, open-plan kitchens, and garages to meet modern-day family living. The first floors contain four bedrooms, including a master suite with a dressing area. The lofts provide flexible space for additional bedrooms or home offices to reflect the future adaptable needs for families.

Scale, Massing & Height: The scale, massing and height of the houses respect the varied mix of houses in the surrounding area. The houses are designed to appear as two-storey homes, with loft space integrated to break up the massing.

External Space: Each dwelling features generous garden spaces ranging from 220m² to 370m². Each dwelling is designed to have a rear garden length of 16-18m. This will create very good private garden space for families.

Privacy: The design of dwellings and new planting protects the privacy and amenity of neighbouring properties. See further comments on 'Impacts on Privacy and Amenity' below.

Landscaping: The submitted Planting Plan details the hard and soft landscaping proposed. The plan indicates the planting of native species and minimises the hard surfacing areas. A Green Infrastructure Statement will also be submitted post-validation.

Sustainability: The proposal places significant emphasis on sustainability, aiming for high thermal efficiency with air-source heat pumps, solar power, electric car charging points, and insulation standards exceeding building regulations. A Preliminary Ecological Assessment has been completed, with bat emergence surveys.

Access & Parking: The proposed vehicle access would utilise the existing access to Holt Road. It would achieve a visibility splay of 2.4m x 25m. This splay is suitable for the 20mph speed limit on this road. Ample on-site parking will be provided, and level access will ensure compliance with accessibility standards.

Therefore, the proposal accords with LDP policies SP12, SP13, SP15, SP18, and DM1. It also satisfies Technical Advice Note 30 and TAN 12 (Design)

5.4 Density of Development

LDP policies SP1, SP12, SP13, SP15, SP18, and DM1 are the most relevant considerations.

LDP policy SP1 (Criterion iii) requires new residential development to achieve a minimum density of 30 dwellings per hectare (dph) *"…whilst having regard to the context of the site".*

The site measures approximately 0.21 hectares in area so the proposed density equates to approximately 14.3 dph. It is acknowledged the proposed density is below 30dph and note the LPA raised a concern on this matter as part of their pre-app advice. However, in our view the proposal for 3no. dwellings is entirely in accordance with policy SP1 because it fully respects the 'site-specific' context.

The site-specific context is primarily informed by the following factors: i) the need to respect the varied mix of low and medium density housing in the area; ii) the need to respect the open setting of the Rossett Conservation Area (directly opposite); iii) the need to accommodate adequate separation/privacy distances with adjacent residential properties to the south and west; iv) the need to re-provide an appropriate level of green infrastructure on site.

These important mitigating factors justify the delivery of only 3no. dwellings on the site. Therefore, the proposal accords with policy SP1 and aligns with policies SP12, SP13, SP15, SP18, and DM1.

5.5 Affordable Housing

LDP policy H2 confirms that commuted sums towards affordable housing will be expected on sites of less than 10 new residential units in-line with detail contained in SPG in the Rural East, North Wrexham & Gresford and the Rural West & Chirk submarket areas.

At the time of submitting this application, the Council has not yet adopted an Affordable Housing SPG as referred-to in policy H2, and therefore a commuted sum should not be sought.

In summary, policy H2 is not relevant to the determination of this Planning Application.

5.6 Impact upon Privacy & Amenity

Policy DM1 (Criterion B) of the Adopted Wrexham LDP (supplemented by the Wrexham Local Planning Guidance Note 21) confirms that development proposals must not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself.

The proposed layout, massing, height, and overall design of buildings and planting demonstrates there would be no adverse impact on the adjacent properties to the south and west of the site, or elsewhere. Each dwelling is designed to have a rear garden length of 16-18m and total area ranging 220 – 370m2 per plot. The adequate separation distances between main windows are clearly annotated on the proposed Block Site Plan.

Therefore, the proposal satisfies policy DM1 and Note 21.

5.7 Impact on Greenspace

Policy CF1 (Protection of Existing Open Space, Sport, and Recreation Facilities) is a limited consideration.

The grassy area of the site does not constitute a constraint to development in planning policy terms. It comprises only incidental greenspace; is very small (approximately 1076 m2); privately owned; inaccessible to the public, and has no existing or potential use for recreation purposes. Therefore, this part of the site is not regarded as 'significant' greenspace value to the community.

In addition, the visual amenity value is very limited and this will deplete over time because the greenspace is not being managed or maintained whilst the site is disused.

Consequently, the loss of this small grassy part of the site would not cause or exacerbate a material deficiency of greenspace in the area. It is also noted that the LPA's pre-app advice did not raise any objections to the loss of this greenspace as part of the development.

In contrast, the proposed development will provide attractive greenspace along the frontage to Holt Road and Harwood's Lane. This will be attractively planted, managed, and maintained, and would make a more positive contribution to the street scene and setting of the Rossett Conservation Area.

In summary, the loss of this greenspace would be acceptable in relation to Policy CF1 (Protection of Existing Open Space, Sport, and Recreation Facilities).

5.8 Green Infrastructure Impact

Policy SP19 (Green Infrastructure) is a relevant consideration.

In summary the proposal will result in a gain of 0.008 ha of grassland, loss of 0.001 ha of hard surfacing, and 0.007 ha of artificial unvegetated unsealed surface. No trees will be lost as part of the proposed works and 14no. trees will be planted, providing biodiversity gain.

The existing non-native hedgerow is being retained and some planting added along the northern boundary. Native hedgerow is also being added to the eastern side of the southern boundary. This will also provide more biodiversity value.

In summary, more on-site green infrastructure will be gained than lost. The overall area change is unlikely to have significant impacts on biodiversity, though the introduction of new native trees will enhance the site's biodiversity overall.

A Green Infrastructure Statement will be submitted post-validation in agreement with the LPA. This will evaluate the impact on green infrastructure in more detail.

Therefore, the proposed impact of green infrastructure accords with Policy SP19 (Green Infrastructure).

5.9 Ecology & Biodiversity

LDP policies SP14, NE1, NE3 and DM1 all seek to protect biodiversity and ecological interests, and also seek to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality. Planning Policy Wales (Edition 12), TAN 5 and Local Planning Guidance Note 32 also provide further detailed advice with regard to ecological matters.

Given the proposal involves the demolition of an existing building, a Preliminary Ecological Appraisal (PEA) and Bat Roost Assessment (BRA) have been submitted as part of the Planning Application. The survey work has been completed by a suitably qualified Ecological Consultant who holds the relevant licences from Natural Resources Wales (NRW). The PEA and BRA demonstrate there are no ecological constraints.

To compensate for the proposed habitat losses at the site, the PEA recommends that habitat creation measures should be incorporated via the planting of additional native shrubs and trees at the site. This has informed the submitted Planting Plan. It also advises that retained trees/hedgerows should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). These matters can be controlled by planning conditions.

Therefore, the proposal accords with LDP policies SP14, NE1, NE3 and DM1, Planning Policy Wales, and Note 32.

5.10 Access & Parking

Policies SP11, DM1, T1 and T2 of the LDP are of relevance, as well as TAN 18 and the Wrexham Local Planning Guidance Note 16. The proposed vehicle access would utilise the existing access, served off Holt Road. The proposed Site Block Plan demonstrates it would achieve a safe visibility splay of 2.4m x 25m. This splay would be suitable for the 20mph speed limit on the road.

In summary, the development would be acceptable in terms of highway safety and parking provision accords with policy guidance.

5.1 Heritage Impact

The site is located outside of, but adjacent to (and opposite), the boundary of Rossett Conservation Area. LDP policy SP15, Wrexham Local Planning Guidance Note 4 and Technical Advice Note 24 are therefore considerations.

The proposed layout, massing, and height of the new dwellings have been carefully designed to respect the open character of the Rossett Conservation Area. The low-density and appearance of two-storey homes are set back from the road behind a landscaped grass verge, in keeping with the street opposite. This arrangement enhances the 'frame' of houses that surround the park, significantly improving the overall setting of the conservation area. In contrast, the current site and former church building disrupt this harmonious setting.

In summary, the development would accord with policy SP15.

5.2 Foul Drainage / Phosphates

We note the site is served by the public sewerage network and therefore in accordance with Welsh Government Circular 008/2018 and Paragraph 6.6.21 of Planning Policy Wales the development would be connected to the public sewer.

In accordance with the LPA's pre-advice, a Drainage Plan showing a connection point to the mains sewerage network will be submitted post-validation. This will confirm how foul drainage will be managed; and scale plans showing the location of the nearest public sewer and proposed connection point.

5.3 Overall Planning Assessment

The proposed development fully accords with local and planning policies (and associated policy guidance).

6 Summary & Conclusion

6.1 Summary

This statement has been prepared by Frost Planning Ltd, on behalf of Leslie Holmes, to support their Planning Application for the redevelopment of land at Church of Christ the King, The Green, Holt Rd, Rossett, Wrexham, for residential development.

The Planning Application proposes the demolition of a disused building and redevelopment for residential development with associated infrastructure (including access and landscaping).

This statement shows the proposed development accords with local and national planning policies (and associated policy guidance) and is acceptable in planning terms.

6.2 Conclusion

The Planning Application should be approved.