

1	Residential development up to 1,450 dwellings
2	Two site access points onto the A525 Ruthin Road
3	Two site access points onto Bersham Road
4	Main access roads suitable for buses with active travel walking and cycling routes, tree avenue planting and landscape verges with swales for drainage
5	Site for a primary school up to 2FE located close to the existing high school
6	Local centre reflecting historic courtyard layout with Lower Berse Farmhouse and associated buildings of heritage value retained and enhanced
7	Development blocks to front onto existing and proposed roads and open space to create active frontages
8	Development overlooking Ruthin Road and set back to create a green frontage to the road
9	Development to sensitively integrate with Bersham Conservation Area and create a rural character along Bersham Road and Berse Lane
10	Variations in density and building heights to be used to create different character areas with lower density development to the south and west to respect the Conservation Area and rural character
11	Development set back from the existing dwelling Bryn-moel at the site centre
12	East-west green corridor and active travel route along the PRoW Bridleway with buffers to development and central open space
13	Northeast southwest green link and active travel route along PRoW connecting Bersham to Wrexham and providing a wildlife corridor
14	Retention of the existing watercourse as a wildlife corridor and feature providing a green link through the northern part of the site
15	Retention of existing landscape features to create a strong landscape framework, including important hedgerows, veteran trees, and ancient woodland
16	Drainage attenuation basins integrated at low parts of the site and along primary roads as swales
17	Land to the south of the site retained as a strategic green space and Green Wedge to Bersham
18	Series of distinctive and attractive green spaces through the development to create a sense of place and legibility with play provision focused along the PRoW Bridleway at the centre of the site
19	Ancient Woodland adjacent Berse Lane protected and sensitively integrated with development with public access restricted
20	Access to the western development parcel from Berse Lane or if feasible from development on the east side of Berse Lane. Consider potential access/interconnectivity between development if Berse Lane closed and becomes a Greenway; or provide emergency access and ped cycle connection
21	Potential to close Berse Lane and Holmestead Lane to vehicles and create Greenways as active travel walking and cycling routes

Key

Existing

- Application Boundary (72.85ha)
- Trees/Woodland
- Hedgerow
- Watercourse
- Public Right of Way (PRoW) Footpath
- Public Right of Way (PRoW) Bridleway
- Public Right of Way (PRoW) BOAT

Proposed

- Residential Development in the region of 1,450 dwellings (38.10ha)
- 2FE Primary School Site (1.62ha)
- Local Centre with possible nursery, shops, cafe, public house and community facilities subject to viability(1.46ha)
- Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)
- Telecom Mast Exclusion Zone
- Spine Road with Tree Avenue, Landscape Verge and Swale
- Secondary Road/Shared Drive
- Emergency Access
- Walking Route
- Walking and Cycling Route
- Public Open Space (15.39ha)
- Strategic Open Space (7.89ha)
- Drainage Attenuation (1.96ha)
- Tree Planting
- Hedgerow Planting
- Neighbourhood Equipped Area for Play (NEAP)
- Multi Use Games Area (MUGA)
- Locally Equipped Area for Play (LEAP)
- Local Area for Play (LAP)

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Rev	Description	Drawn	Approved	Date
I	Updates to Active Travel	SO	NKH	16/07/24
H	Updates to Active Travel	SO	NKH	25/06/24
G	Updates in relation to land for future highways scheme and removal of WWTW	SO	NKH	12/06/24
F	Title amended to Option 1	SO	NKH	07/08/23
E	Spine Road and NDA amended	NKH	NKH	23/03/23
D	Removal of WG highway scheme	NKH	NKH	17/03/23
C	Parcel L update	AJG	NKH	01/02/23
B	Update to primary school site	EL	NKH	09/12/22
A	Updates following DTM 06/12/22	EL	NKH	08/12/22

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Project
Lower Berse Farm, Ruthin Road, Wrexham

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Masterplan Framework

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