THE ENVIRONMENT PARTNERSHIP







Lower Berse Farm, Ruthin Road, Wrexham

Land and Buildings Parameters Statement

FEBRUARY 2025
IN9730.002A

PLANNING I DESIGN I ENVIRONMENT

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Chapter 1: Introduction

1.0 Introduction

1.1 Introduction

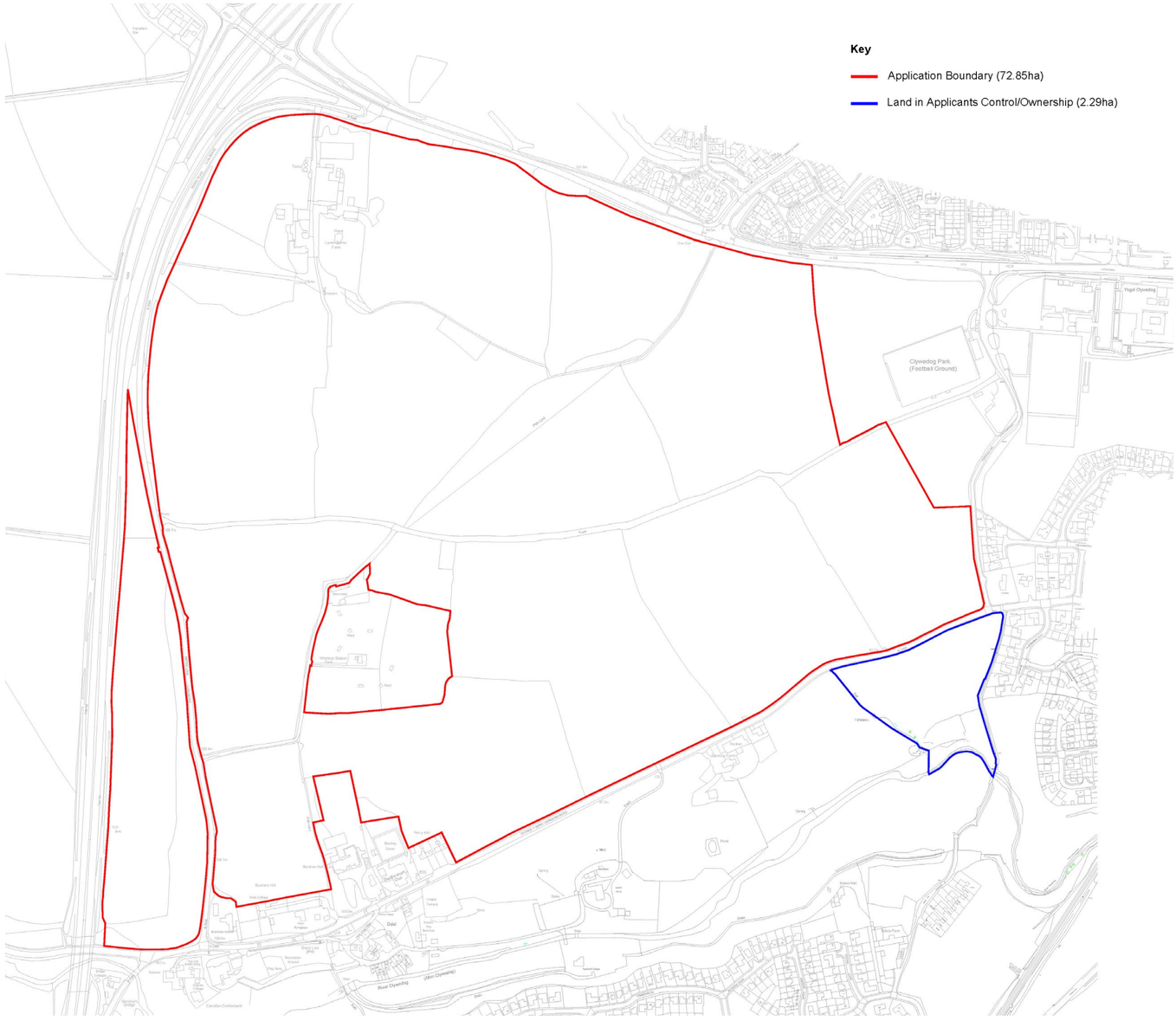
This Land and Buildings Parameters Statement provides additional information on the minimum and maximum parameters for the various building types and proposed land uses for the proposed development on Land at Lower Berse Farm, Wrexham. The Site is on the western edge of Wrexham, to the south of Ruthin Road east of Lower Berse Lane and north of Bersham Road.

The Site comprises generally flat agricultural land with arable areas and pasture bordered by trees and hedgerows, with a narrow belt of ancient woodland in the south-west corner.

This document should be read alongside the other documents submitted with the planning application. The parameter plans presented are the original plans submitted with the application. The document aims to support the application by providing additional detail on the size limits of buildings in the development and on the areas devoted to each land use.

The document provides an overall parameters plan and land use specific plans based on the overall plan.

The parameter plans provide the maximum and minimum parameters that the environmental assessment of the Proposed Development has been based on.



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Site Location Plan

1.0 Introduction

1.2 Description of Development

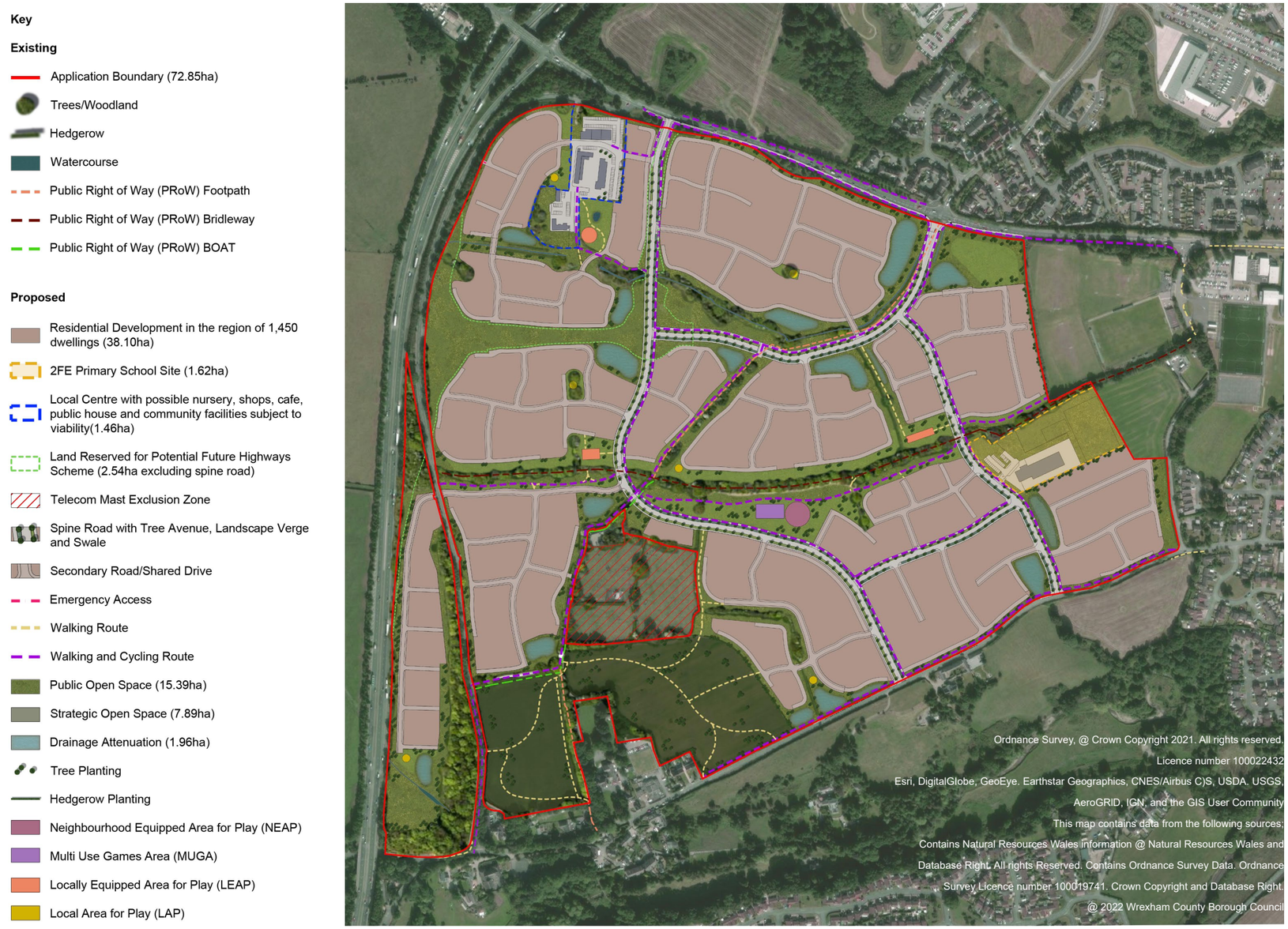
The Proposed Development seeks outline planning permission for a residential development of up to 1450 dwellings, plus associated roads, open space, community facilities and a site for a primary school on land at Lower Berse Farm, Ruthin Road, Wrexham, with all matters reserved except for means of access.

The proposals include a series of new access points from the surrounding highways network as well as the creation of a network of primary highway routes through the Site, including pedestrian and cycle paths.

The majority of the development is for residential use and would be delivered on a phased basis over 15 years, with a mixture of house types and sizes. The residential use would be supported by a local centre making use of existing buildings at Lower Berse Farm and a new primary school sized to accommodate the needs of new residents. There would be open space throughout the Site, with parkland in the south-west and a central play area.

The application site covers an area of 72.85 hectares. The proposals have been developed in response to an allocation for the Site in Wrexham Council's Local Development Plan, which removed the Site form the Green Barrier and established the principle for development.

The proposed masterplan demonstrates the proposed outline layout, including the location of roads, residential development, local centre, school site, open space, planting and footpaths.



Proposed Masterplan Framework

Chapter 2: Parameters

2.0 Parameters



Aerial view of Site

2.1 Development Parameters Overview

A series of parameter plans have been produced which set out the minimum and maximum parameters for the proposed development and the different building types and land uses within it. These parameter plans comprise:

- *Overall Parameters Plan*
- *Residential Buildings Parameters Plan*
- *School Buildings Parameters Plan*
- *Local Centre Parameters Plan*
- *Open Space Parameters Plan*

These plans are presented in this document and are accompanied by explanatory text.

The plans specify the maximum and minimum parameters which the outline elements of the Proposed Development must be contained within. The width represents building frontage and the length represents building depth.

As the Proposed Development is submitted in outline form, there may be some variation on the exact location of land uses and layouts in the submission of subsequent reserved matters. However, this statement confirms the parameters that the different uses must stay within.

2.0 Parameters

2.2 Land Use Parameters

The first parameter plan presented in this document is an overall parameter plan for the Proposed Development as a whole.

The plan shows the different land uses which comprise the Proposed Development and their proposed location within the Site.

The residential elements of the Proposed Development are divided into two different densities and heights:

- *Residential Development at up to 40 dwellings per hectare (dph) and up to 3 storeys (12 metre maximum ridge height.*
- *Residential Development at up to 35 dph and up to 2 storeys (10 metre maximum ridge height).*

The residential element is split into 20 parcels.

The Proposed Development would also include a Primary School Site in the east. The School would be up to two form entry (2fe) and up to 2 storeys high.

A Local Centre is Proposed in the north-west of the Site, potential facilities could include: nursery, shops, cafe, public house and community facilties. Buildings here would be up to 1 storey high and up to a 7 metre ridge height.

An area of land (2.54 hectares) is also reserved in the west of the Site for a Potential Future Highways Scheme.

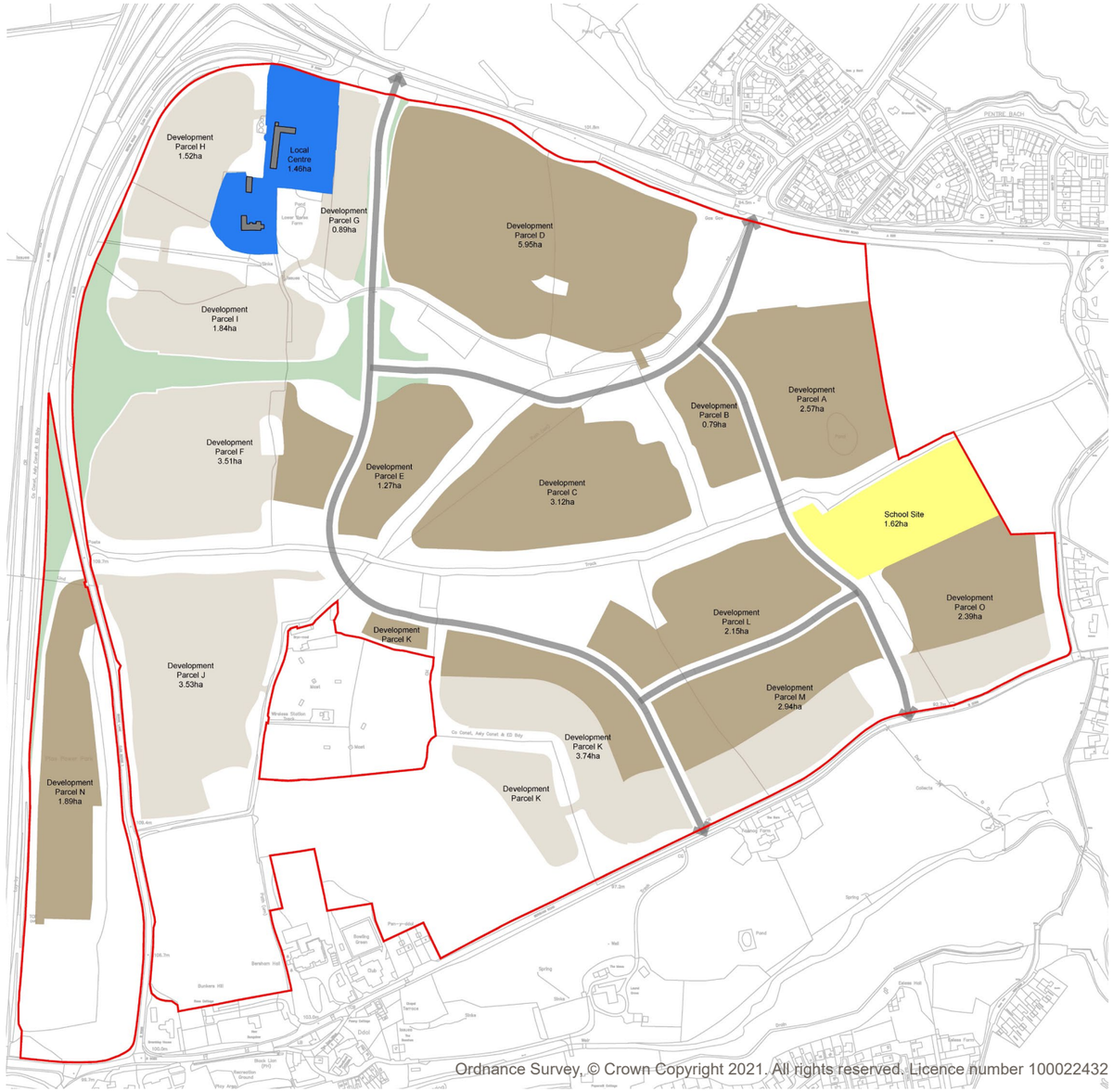
Key

Existing

- Application Boundary (72.85ha)
- Existing Buildings Retained

Proposed

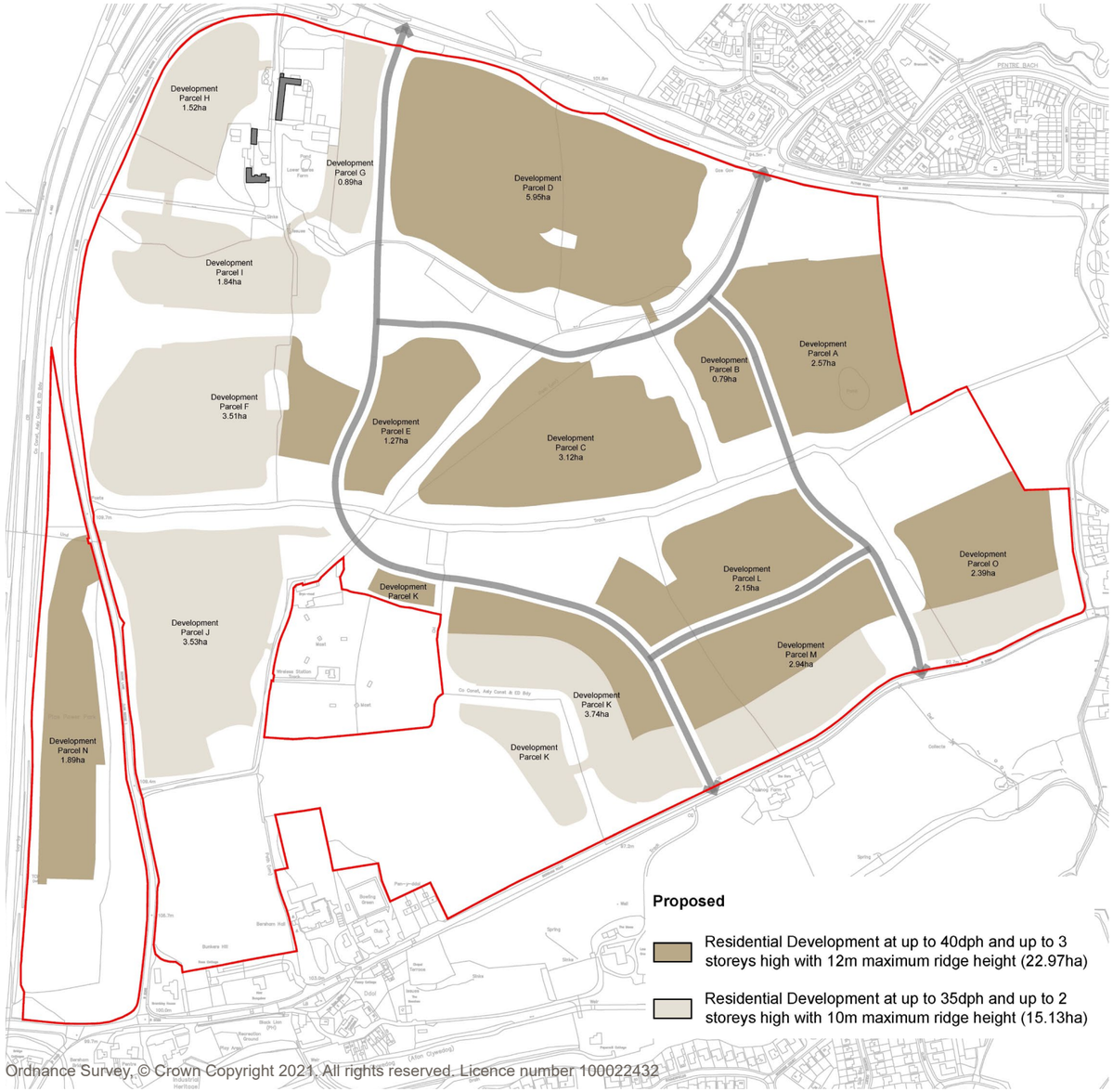
- Residential Development at up to 40dph and up to 3 storeys high with 12m maximum ridge height (22.97ha)
- Residential Development at up to 35dph and up to 2 storeys high with 10m maximum ridge height (15.13ha)
- Primary School Site up to 2FE and up to 2 storeys high (1.62ha)
- Local Centre with possible nursery, shops, café, public house and community facilities 1 storey high and up to 7m ridge height (1.46ha)
- Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)
- Spine Road



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Overall Land Use Parameters Plan

2.0 Parameters



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Residential Parameter Plan

2.3 Residential Parameters

It is proposed that the residential element of the scheme would be divided into 20 parcels (A-O) of varying size and two different densities.

The denser residential development would be developed at up to 40 dph with a maximum of three storeys and 12 metre maximum ridge height. The less dense areas would be developed at up to 35 dph and up to two storeys and a 10 metre maximum ridge height.

There would be up to 22.97 hectares of residential development at the higher density and up to 15.13 hectares of the lower density.

Minimum and maximum dimensions are provided in the below tables for dwellings and associated garages. The first table provides the parameters for individual detached dwellings and apartment blocks. The second table provides the parameters for a pair of semi-detached dwellings and rows of terraced housing.

Individual Dwelling and Apartment Block Parameters

Parameter	35dph		40dph	
	Lower Limit (m)	Upper Limit (m)	Lower Limit (m)	Upper Limit (m)
Length	8.5	18.5	8.5	18.5
Width	4.0	15.5	4.0	15.5
Height	7.5	10.0	7.5	12.0

Semi-detached and Terraced Dwelling Parameters

Parameter	35dph		40dph	
	Lower Limit (m)	Upper Limit (m)	Lower Limit (m)	Upper Limit (m)
Length	8.5	18.5	8.5	18.5
Width	11.5	22.0	11.5	22.0
Height	7.5	10.0	7.5	12.0

Garage Parameters

Parameter	Single Garage		Double Garage	
	Lower Limit (m)	Upper Limit (m)	Lower Limit (m)	Upper Limit (m)
Length	6.0	7.0	6.0	7.0
Width	3.5	4.0	5.5	6.5
Height	3.5	4.0	4.0	5.0

2.0 Parameters

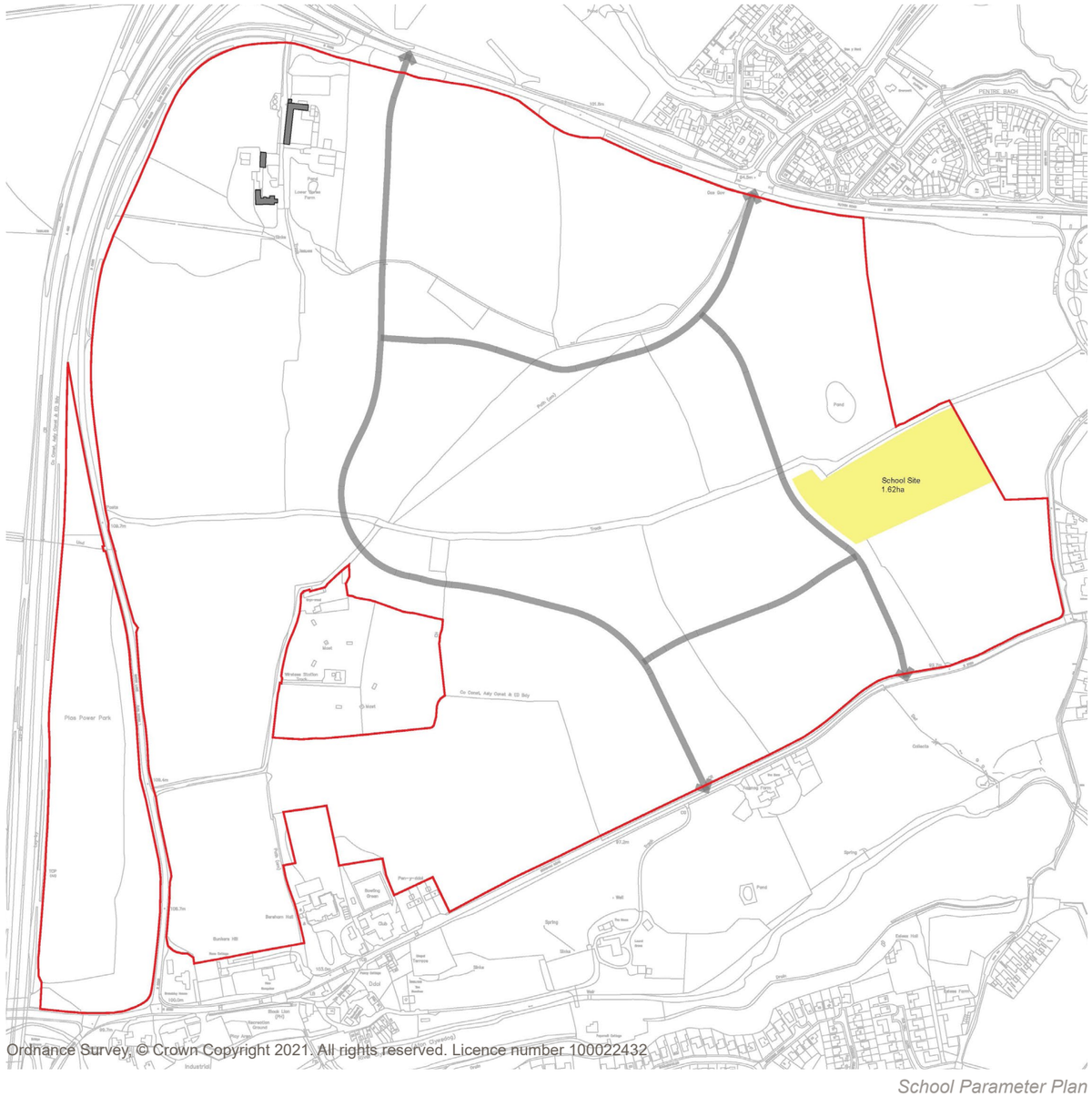
2.4 School Parameters

As shown in the parameters plan, the school site would be in the east of the Proposed Development Site. The school site covers an area of 1.62 hectares. The area would be the site for a Primary School which would be up to two form entry (2fe). The school would be up to two storeys high.

Maximum and minimum parameters are provided in the below table.

School Building Parameters

Parameter	Lower Limit (metres)	Upper Limit (metres)
Length	54	80
Width	18	35
Height	7	12



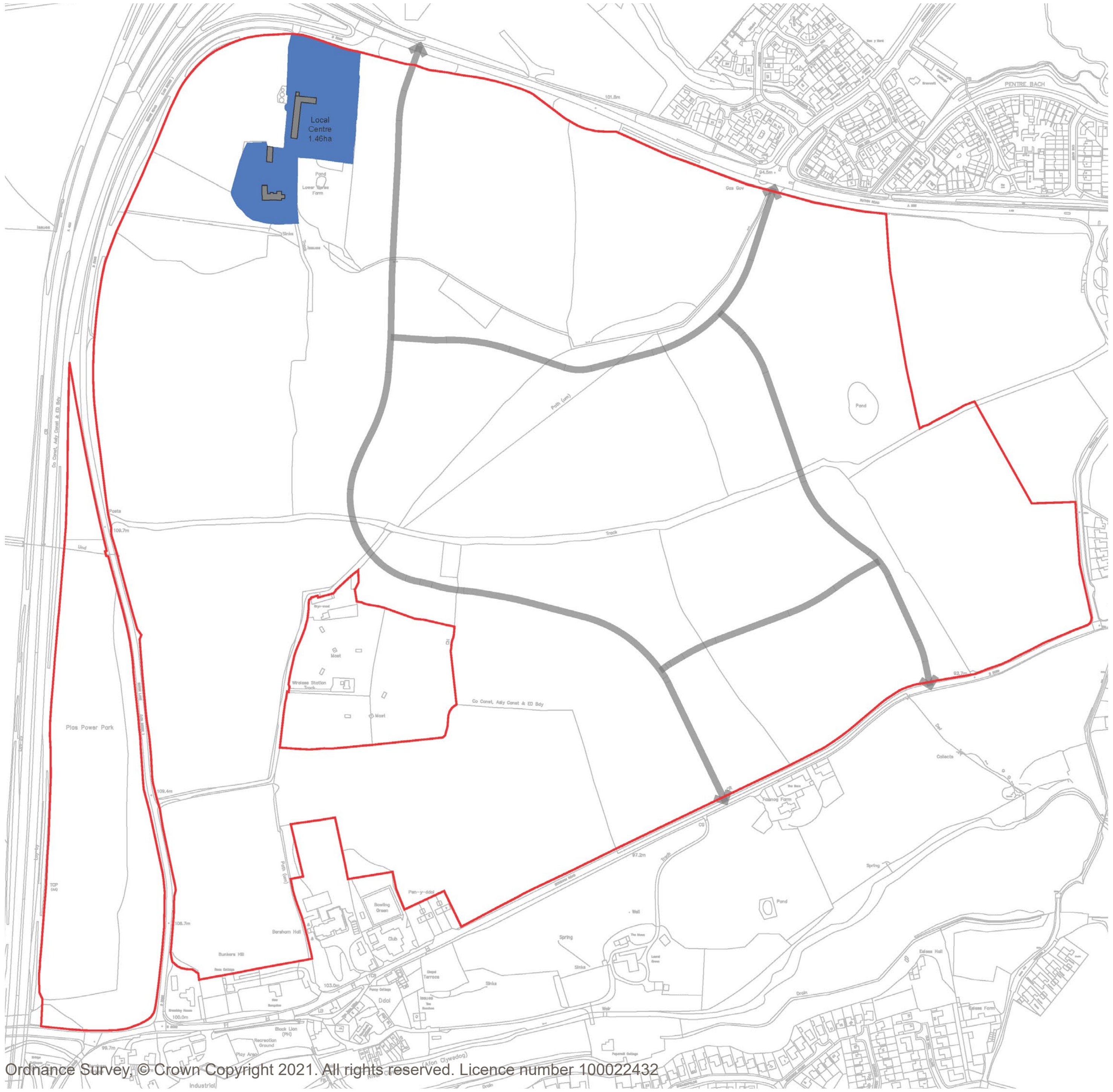
Proposed

Primary School Site up to 2FE and up to 2 storeys high (1.62ha)

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School Parameter Plan

2.0 Parameters


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Local Centre Parameter Plan

2.5 Local Centre Parameters

The proposed Local Centre would be located in the north-west corner of the Site, close to the junction of Ruthin Road and Berse Lane.

The Local Centre would occupy an area of up to 1.46 hectares and could include uses such as: nursery, shops, cafe, public house and community facilities. Buildings in the Local Centre would be limited to one storey high and a ridge height of up to 7 metres.

Maximum and minimum parameters for buildings are provided in the below table. The existing listed buildings are to be retained as part of the Proposed Development and the parameters relate to proposed buildings only.

Local Centre Building Parameters

Parameter	Lower Limit (metres)	Upper Limit (metres)
Length	12	60
Width	6	20
Height	4	7

Proposed

Local Centre with possible nursery, shops, café, public house and community facilities 1 storey high and up to 7m ridge height (1.46ha)

2.0 Parameters

2.6 Open Space Parameters

Open space would be provided throughout the Site to provide space for recreation, biodiversity and green infrastructure.

The Proposed Development would include 15.39 hectares of public open space and 7.89 hectares of strategic open space. Open space would be spread throughout the Proposed Development between development parcels. Drainage attenuation areas would cover 1.96 hectares of the Site.

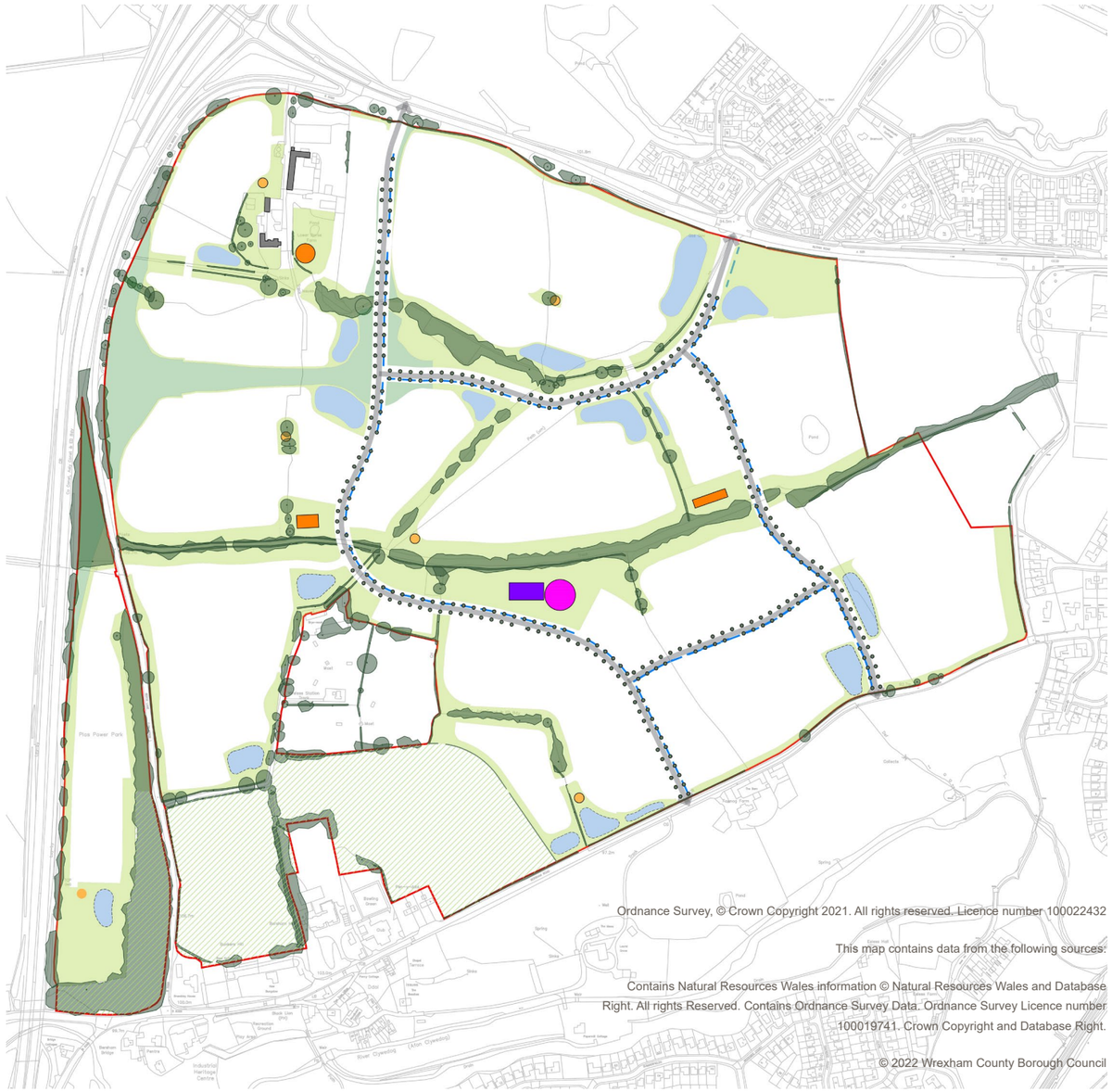
Within the public open space, areas would be reserved for playing equipment of various types. The open spaces would include: Neighbourhood Equipped Area for Play (NEAP), Multi Use Games Area (MUGA), Local Equipped Areas for Play (LEAP) and Local Areas for Play (LAP).

A 2.54 hectare area of land in the west of the Site, connecting to the A483, would also be reserved for a potential future highways scheme.

- Application Boundary (72.85ha)
- Trees/Woodland
- Hedgerow
- Watercourse
- Existing Buildings to be Retained

Proposed

- Public Open Space (15.39ha)
- Strategic Open Space (7.89ha)
- Drainage Attenuation (1.96ha)
- Neighbourhood Equipped Area for Play (NEAP)
- Multi Use Games Area (MUGA)
- Local Equipped Areas for Play (LEAP)
- Local Area for Play (LAP)
- Spine Road with Tree Avenue Planting
- Roadside Swale
- Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)



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Open Space Parameter Plan

2.0 Parameters

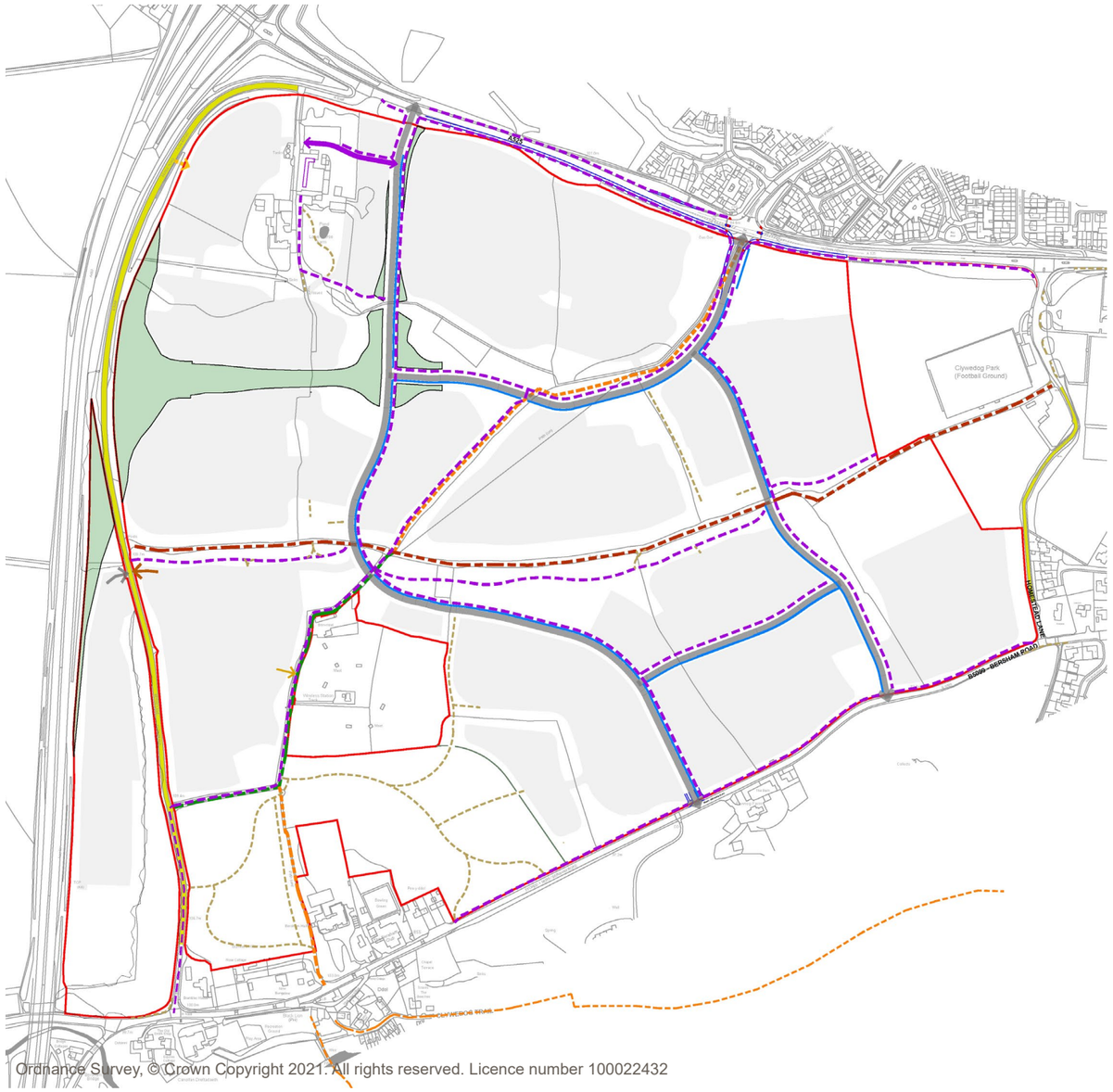
2.7 Access and Movement Parameters

The Access and Movement Parameter Plan shows the key routes for pedestrians, cyclists and vehicles travelling into and around the Site.

The plan shows the location of the Spine Road which will distribute the majority of vehicle traffic through the Site, providing access to all different areas and uses within the Site.

Walking and cycling routes are provided throughout the Site, demonstrating that sustainable modes of travel have been considered in access to all areas and land uses in the Site. A number of key access routes are shown on the plan.

The plan also shows the 2.54 hectare area in the west of the Site which has been reserved for a potential future highways scheme.



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Access and Movement Parameter Plan

Proposed

- Spine Road
- Emergency Access
- Walking Route
- Walking and Cycling Route
- Roadside Swales
- Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)
- Access to Western Parcel N
- Potential Access/Interconnectivity between development either side of Berse Lane if Berse Lane closed and becomes a Greenway; or Emergency Access and pedestrian cycle connection to east parcel
- Access to Local Centre
- Potential new access to existing dwelling Bryn-moel and Telecoms Masts
- Potential opportunity for closure of Berse Lane and Homestead Lane to vehicles to create Greenway for pedestrians and cyclists

Key

Existing

- Application Boundary (72.85ha)
- Public Right of Way (PRoW) Footpath
- Public Right of Way (PRoW) Bridleway
- Public Right of Way (PRoW) BOAT

Chapter 3: Summary

3.0 Summary

3.1 Summary

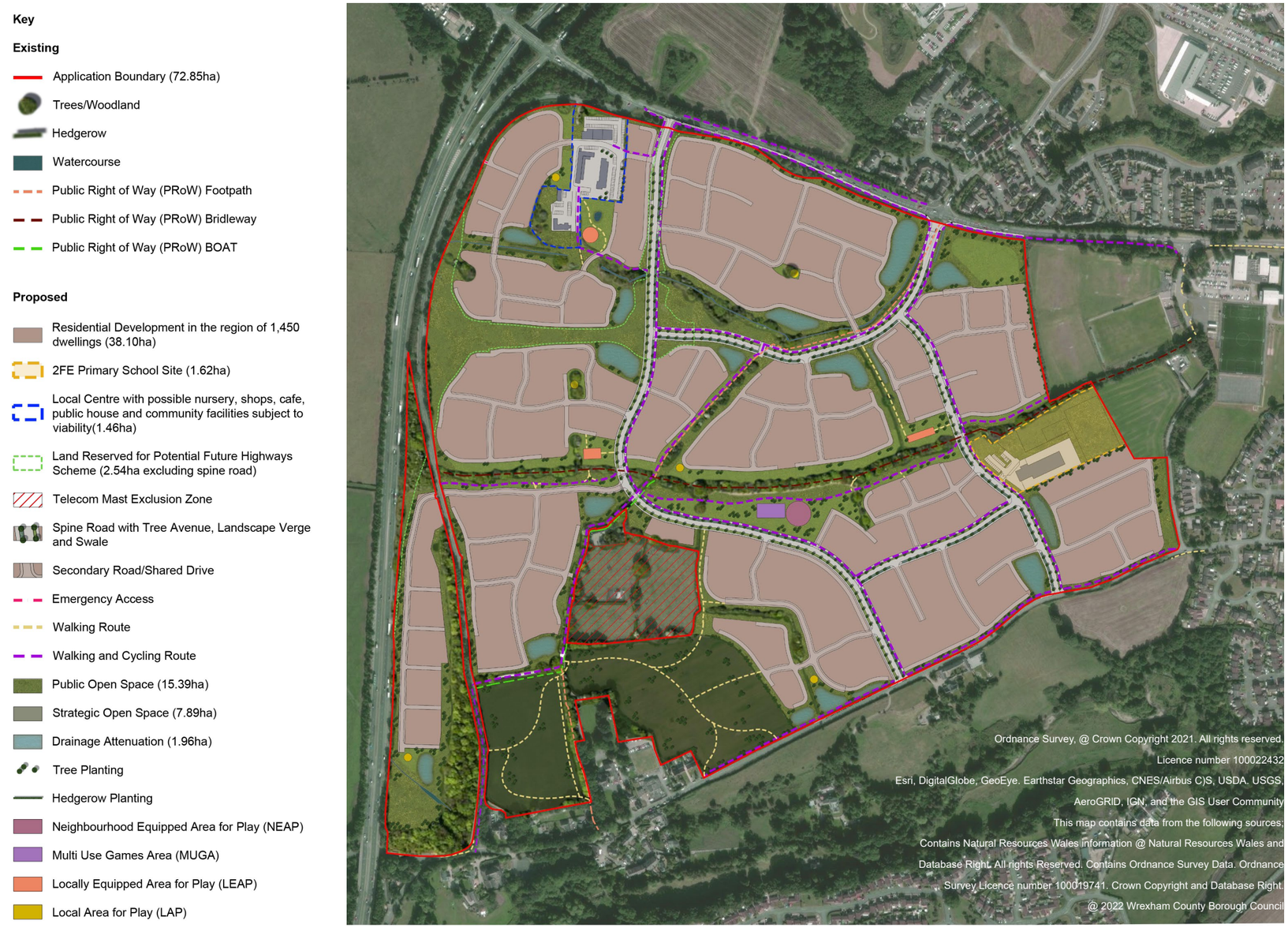
This Land and Buildings Parameters Statement has been prepared in support of an outline planning application for the erection of 'a residential development for up to 1450 dwellings, plus associated roads, open space, community facilities and a site for a primary school with all matters reserved except for points of access'.

This document outlines proposed land use and building parameters for the development; detailing the land uses proposed, including their areas and location within the Site, and minimum and maximum building sizes.

A parameter plan is presented for each land use, along with a table setting out building parameters.

The open space parameters plan shows the type and extent of green infrastructure throughout the Site.

This provides further detail regarding the scale and extent of proposed development.



Proposed Masterplan Framework

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