

P /2016/0871
LAND OFF BLAST ROAD,
BRYMBO

VARIATION OF CONDITION:
Extension of Period of Time within
which to Commence Development

SUPPORTING STATEMENT
and
DESIGN AND ACCESS
STATEMENT

September 2016

BRYMBO DEVELOPMENTS
LIMITED



Blast Road, Brymbo

SUPPORTING STATEMENT

Introduction

Outline Planning Permission was granted for Residential Development and Construction of New Vehicular and Pedestrian Access on land at Blast Road, Wrexham on 7th March 2005 (BRY P/2005/0014). The necessary Reserved Matters application was submitted on 21st February 2008. Following a resolution to permit on 7th July 2008, and successful completion of an Agreement under Section 106 of the Town and Country Planning Act, Reserved Matters permission was issued on 3rd September 2009 (BRY P/2008/0184).

Amongst other matters, the S106 Agreement placed the following obligations on Brymbo Developments Limited (BDL) as landowner:

- To transfer ownership of an adjoining piece of land, incorporating a Play Area and a Multi-use Games Area (MUGA), to the Council before fifteen of the seventeen permitted properties are occupied.
- To pay the Council the sum of £10,000 for future maintenance on the date of transfer.
- To provide a right of access for maintenance purposes to the Council through the housing land.

Shortly after completing the S106 Agreement and issuing the planning consent the Council asked if BDL would be prepared to vary the S106 Agreement to allow the immediate transfer of the land and to allow access across the development site in advance of the development being carried out.

BDL had no objection in principle to the suggested variation, subject to the following:

- The £10,000 to be paid to the Council will not be paid on the date of the transfer, but on occupation of the fifteenth house (i.e. the point at which the transfer would normally have taken place),
- In light of the national economic situation at the time and the consequent slump in development opportunities, the period within which the permitted housing development must commence be extended by a further two years.

On this basis planning permission BRY P/2010/0733 was issued on 14th October 2011, varying planning permission BRY P/2008/0184 dated 3rd September 2009 so as to require the permitted development to be begun by 14th October 2016. In all other respects the permission would be subject to the same conditions as at present.

Throughout this period BDL has continued in its efforts to secure the reclamation and redevelopment of the adjacent former Brymbo Steelworks site to the south and that work is still ongoing. Of particular significance in that scheme was the necessity to complete the construction of a Spine Road linking Brymbo and Tan y Fron. It was always considered that the Spine Road would influence the interest generated in this site. Following the grant of the necessary Detailed Planning Permission the Spine Road has now been constructed and it was opened for public use in June 2015. During the construction period and since that time BDL, the Council and Brymbo Heritage Group in association with the Prince's Regeneration Trust have been considering modifications to the current Brymbo Masterplan, particularly around the northern parts of the site, perpetuating an element of uncertainty for developers. Despite recent interest and ongoing discussions with a Social Housing group, the site remains undeveloped.

This planning application seeks to vary the existing planning permission to extend the period of time within which development must commence by a further period.

No changes are intended with regard to the contribution of £10,000 for future maintenance of the adjacent MUGA – to be paid on occupation of the fifteenth property. This matter can again be secured through an appropriately amended S106 Agreement.

This Statement deals primarily with the Development Plan policies relating to the site and also incorporates a Design and Access Statement.

Planning Policy

The current Development Plan for this area is the Wrexham Unitary Development Plan 1996 – 2011, which was adopted in February 2005. This shows the site located within the settlement boundary of Brymbo. The development plan policies, which applied when the Blast Road site was permitted, remain unchanged. Of particular relevance are Policies PS1, PS2, PS3 and PS4.

Policy PS1: New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.

The proposed development site is located within the defined settlement limit of Brymbo.

Policy PS2: Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

It has been determined on previous occasions that the proposed development will have no materially detrimental impact on any of the above.

Policy PS3: Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.

The site is vacant and underused and has minimal ecological, landscape or amenity value and offers limited potential for agricultural use.

Policy PS4: Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

Development of the site will not affect the existing settlement pattern and can readily be incorporated into the existing public transport network, which itself has been improved with the completion of the Brymbo Spine Road.

Local Planning Guidance Notes (Landscape, Parking, Crime, and Space around Dwellings) remain unchanged.

There is nothing contained in the emerging Wrexham Local Development Plan 2, 2013 - 2028 (currently at the Preferred Strategy post Consultation stage), which suggests any fundamental changes in policy which might affect this site.

Guidance suggests that applications of this type should be determined in line with the extant planning permission unless there are material changes in circumstances such as to justify an alternative decision. It is considered that in this case there are no such material changes in circumstances since the original permission and the requested extension of time should therefore be allowed.

DESIGN AND ACCESS STATEMENT

The Site

The site is located off Blast Road in the village of Brymbo. The site is currently vacant and has been disused for a number of years. It has previously been utilised as grazing land.

Environmental Sustainability

Landscape/Habitat

Landscaping is an important element in the design.

The development site is currently devoid of trees and consists of only rough grass. The proposed landscaping will enhance the street scene. Adequate green spaces have been provided around the development allowing for the canopies and roots of proposed trees.

Changes in materials will be used to identify the 'pedestrian' priority areas. Street furniture and good lighting will be used to accomplish a 'pedestrian first' principle. A full landscaping scheme will be designed to enhance the built environment, particularly with the careful use of shrub/tree planting to soften the property boundaries and to provide a landscape buffer to the adjacent uses.

Car parking bays are planned to minimise the impact of vehicles from the site frontage and landscaping through large areas of shrub planting on the boundary of the site will partly conceal vehicles further and maintain and enhance the 'green corridor' currently experienced along Blast Road.

Energy Resource Efficiency

The site is currently vacant and consequently there will be no requirement for demolition or recycling.

The buildings will be of a standard design and will be designed to take account of current recommended insulation levels.

As far as possible, natural, locally sourced materials will be utilised in the construction.

Water and Waste Management

Surface water will be dealt with through a SUDS scheme. Rainwater harvesting systems will be utilised where appropriate.

Access and Movement

Site Location

The site is well located in terms of proximity to Brymbo's existing and proposed facilities (shops, public houses, Community Centre, school and medical centre) with good pedestrian links. Public transport links to nearby Wrexham are also available.

Following construction of the proposed Spine Road, accessibility between Brymbo and Wrexham is much improved.

Inclusive Design

The development will be accessed direct from Blast Road via a purpose built access. Local shops and school and other local facilities are all easily accessible from the site.

With regard to **Public Transport** it is anticipated that the current regular bus services operating through Brymbo will continue, thus enabling regular and easy access to facilities further afield without the necessity to rely on the private car.

The development is closely related to a network of **Footpaths/Cycleways**, many of which are 'off-road', which in turn provide access to other housing areas and local facilities.

In terms of **Site Design** the Council's current policies, standards and guidance have been utilised in formulating detailed design for the proposal:

- The site is relatively level and it will be possible to provide level access to entrance doors, with no stepped changes in level from car parking areas.
- Standard car parking spaces
- Pathways minimum 1.8 metres wide
- Pathways to be clear of obstacles
- Tactile paving to be introduced where appropriate
- Dropped kerbs as appropriate
- Ramps and handrails to be provided as appropriate
- Within buildings, main facilities will be at the main entrance level
- Routes to all facilities to be clearly defined and unobstructed.

Appearance and Character

Layout

The approved plans show the development site and its connectivity to adjacent developments. The Site Layout maximises the accommodation in a footprint which is relatively compact but it has been developed to follow good design principals and makes provision for appropriate levels of parking and servicing facilities.

Scale

The design has evolved around the principle of providing dwellings which are not built as a monotonous block, but domestic in character and **Scale**.

The **Amount** of development is designed to ensure a contemporary infill development of quality, creating a new identity and community in an established residential area.

Density, Mix and Use

The amount of development is dictated by the principle of maximising the accommodation in a restricted footprint but following good design principals.

Architectural Design and External Spaces

The internal spaces are minimalist (without compromise to what is expected in a home) but modern, to reflect the contemporary way of living. Each dwelling has at least two good sized bedrooms, en suite, living room dining room and kitchen.

Public Safety

The integration of Secure by Design principles is a key element in the final design. The public amenity areas will remain relatively open, with a high degree of intervisibility. The development will be suitably illuminated at all appropriate times.