LAND OF WREXHAM ROAD, HOLT
PRIDDING FARM PARTNERSHIP

Design and Access Statement

June 2024

Parkinson Inc.
Urban design & masterplanning
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Revision History

Revision	Date	By	Note
01	June 2024	IP	Prospectus

Report prepared for	Pridding Farm Partnership
Prepared by	Parkinson Inc. Urban Design and Masterplanning
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Job Title	Director
Date	June 2024

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Contents

01 Introduction 04

Purpose
The Proposal
Scope and Structure

02 Site Appraisal 08

Strategic Context
Village Context
Local Site Context
Planning Policy
Adjacent Sites and Properties
- Castle Green
- Sycamore House

Site Topography
Highways and Connectivity
Geotechnics
Flood Risk
Drainage
Utilities
Trees
Ecology
Noise and Acoustics
Soils and Agriculture
Archaeology
Planning (Planning Application Requirements)

03 Proposals 28

Masterplan Design Principles
Consultation and Design Development
Planning Parameters
Recomendations and Delivery Programme

01

Introduction

Purpose
The Proposal
Scope and Structure

01 Introduction

Purpose

This Design and Access Statement has been prepared by Parkinson Inc. on behalf of Pridding Farm Partnership in support of their proposals for Land Off Wrexham Road, Holt – a development of up to 39 homes on 4.26 acres of land at the south west of Holt Village, Wrexham. The proposals are in the district of Wrexham Borough Council.

The Proposal

The proposal is to create a new development of high-quality family housing – a desirable place to live, a place of distinction and quality that is:

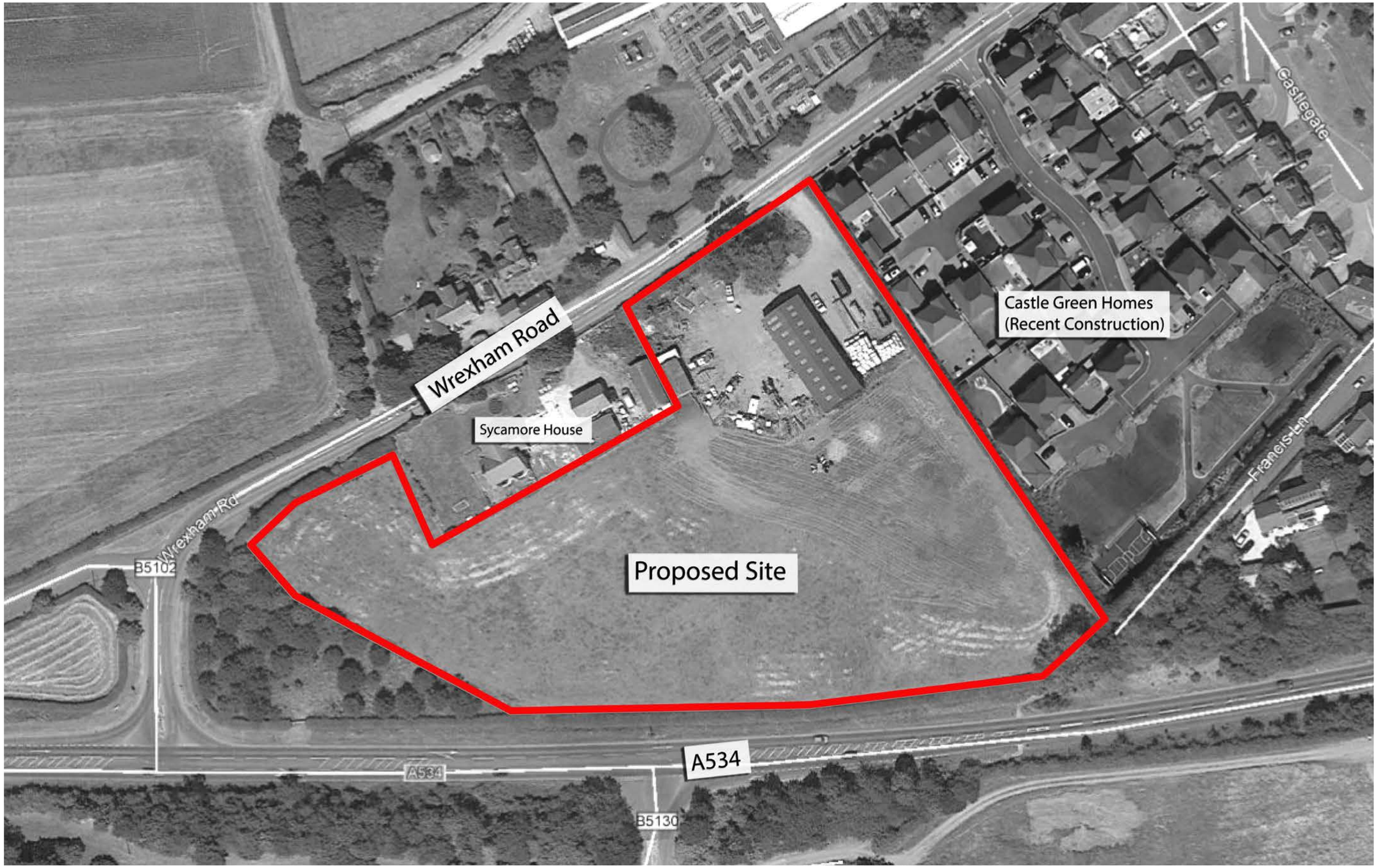
- shaped by the character of the village
- well connected to local amenities
- framed by attractive greenspaces and greenways
- inclusive, with new homes with a variety of types, sizes and tenures.

Scope and Structure

This Statement considers the site and its context, explains the evolution of design ideas and proposals, and sets out the outline design principles and illustrative masterplan that will be used as the framework for the consideration of future Outline or Detailed Planning Applications.

This Statement should be read with the following documents which support this planning application:

- Planning Statement
- Agricultural Land Quality Assessment
- Arboricultural Assessment
- Ecological Assessments
- Flood Risk Assessment
- Geo-environmental Assessment (Phase 1)
- Transport Assessment
- Utilities Assessment
- Archaeology Assessment



Site Location Plan

02

Site Appraisal

Strategic Context
Village Context
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02 Site Appraisal

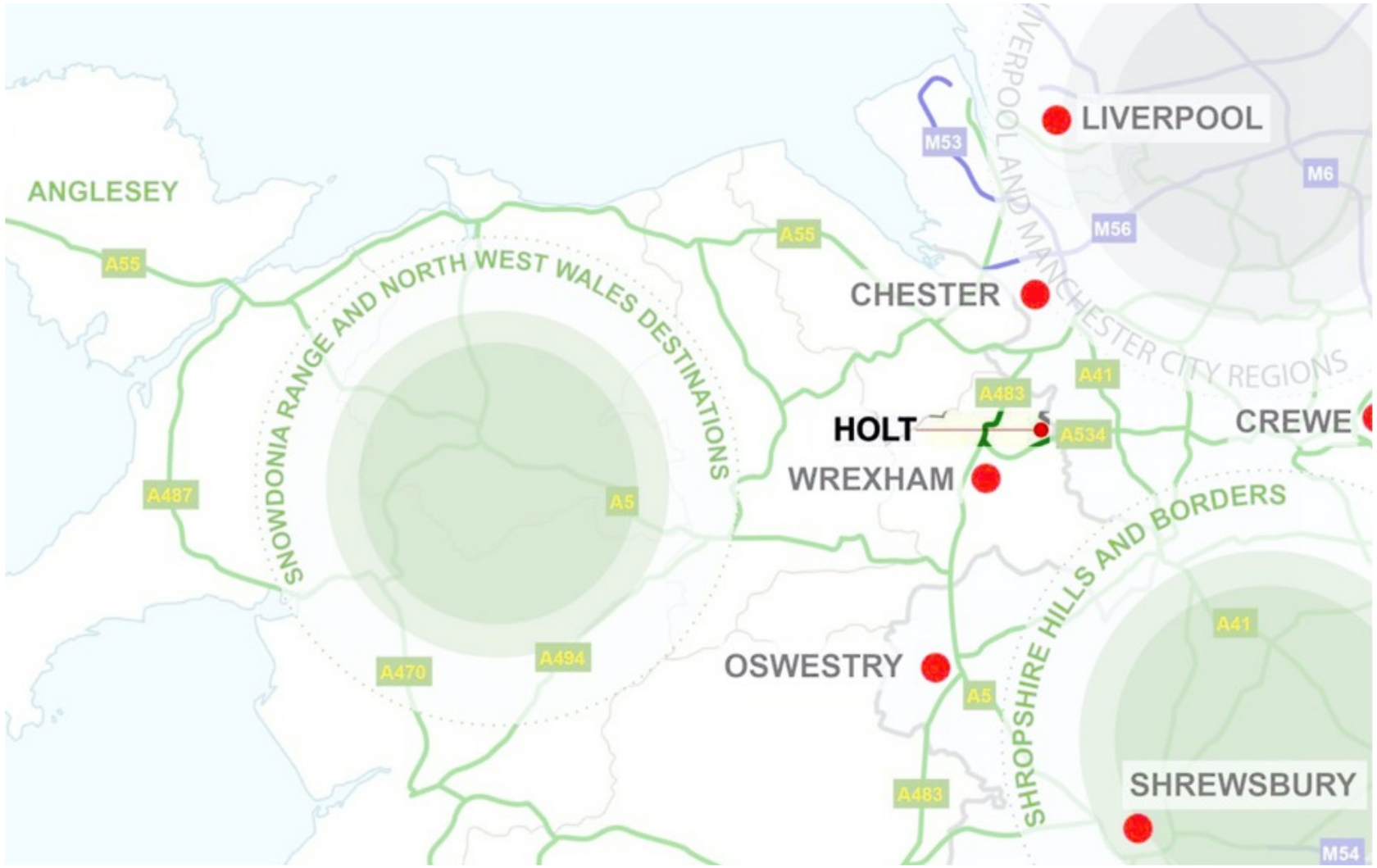
Strategic Site Context

Holt Village is located to the north east of the town of Wrexham.

The Village sits on a historic crossing point across the River Dee - the boundary between Wales and England.

Holt is well connected to Wrexham town centre to the immediate south west, Mid Wales and the Shropshire Hills and Borders to the south, Snowdonia to the west and Chester and Liverpool and Manchester City Regions to the north east.

The Site is forms the south western extents of Holt Village. It is bounded to the immediate south by the A534 - the strategic highway connection between Wrexham (to the south west) and Crewe (to the east).



Strategic Site Context Plan

Village Context

Holt Village was founded in the 13th Century. Its historic core in centred upon Holt Castle, the Village Green, a cluster of local shops and community buildings including Holt CP Primary School, a Post Office, places of worship, convenience stores and cafes.

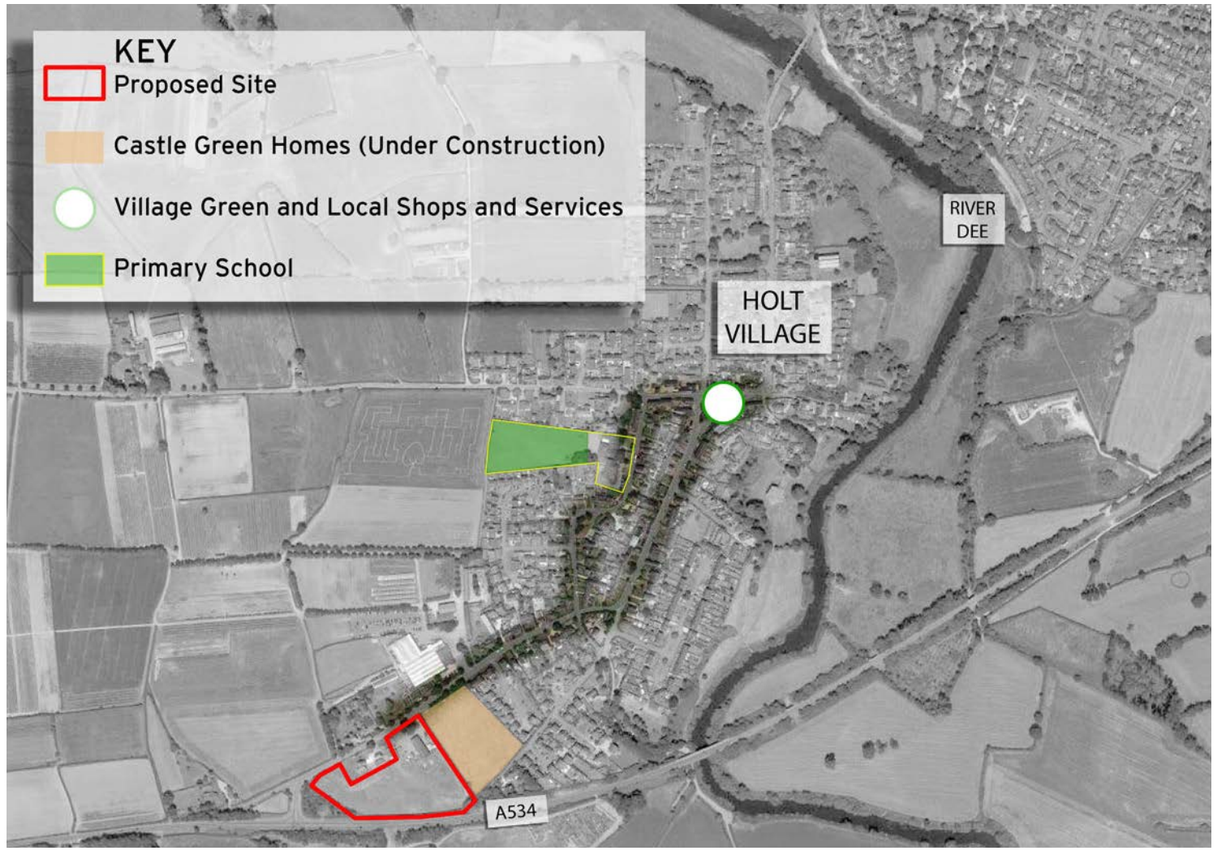
The Village is well served by local bus services and is well connected to Chester and Wrexham - via Wrexham Road (A534).

Historically, the Village has grown in stages - with growth to the east limited by the topography of the banks of the River Dee and associated seasonal flooding. The historic core is now protected by planning designations and the Holt Conservation Area and the setting of Holt Castle.

Future Village growth is ideally placed to the south west of the historic core. The most recent stage of growth are the recently completed new Castle Green homes.

The proposed Holt Pridding site is next to (west of) the recently completed Castle Green Homes development. It forms an appropriate and well sited location for the next stage of planned growth.

The location is ideal - being within easy walking/cycling distance of the Village centre and well connected to local and strategic servicing by bus services along the B5102 and A534.



Village Context Plan

Community facilities accessible within the Village:

- Convenience Store
- Places of Worship
- Village Green
- Public Houses
- Post Office
- Hairdressers and Barbers
- Village Hall
- Primary School
- Food Takeways
- Bus Services and Stops







Local Site Context

The site is an open field of circa 1.7 Hectares/4.26 acres.

It is currently in agricultural use for grazing/ pasture. The field is bound by hedgerows with no features within the field.

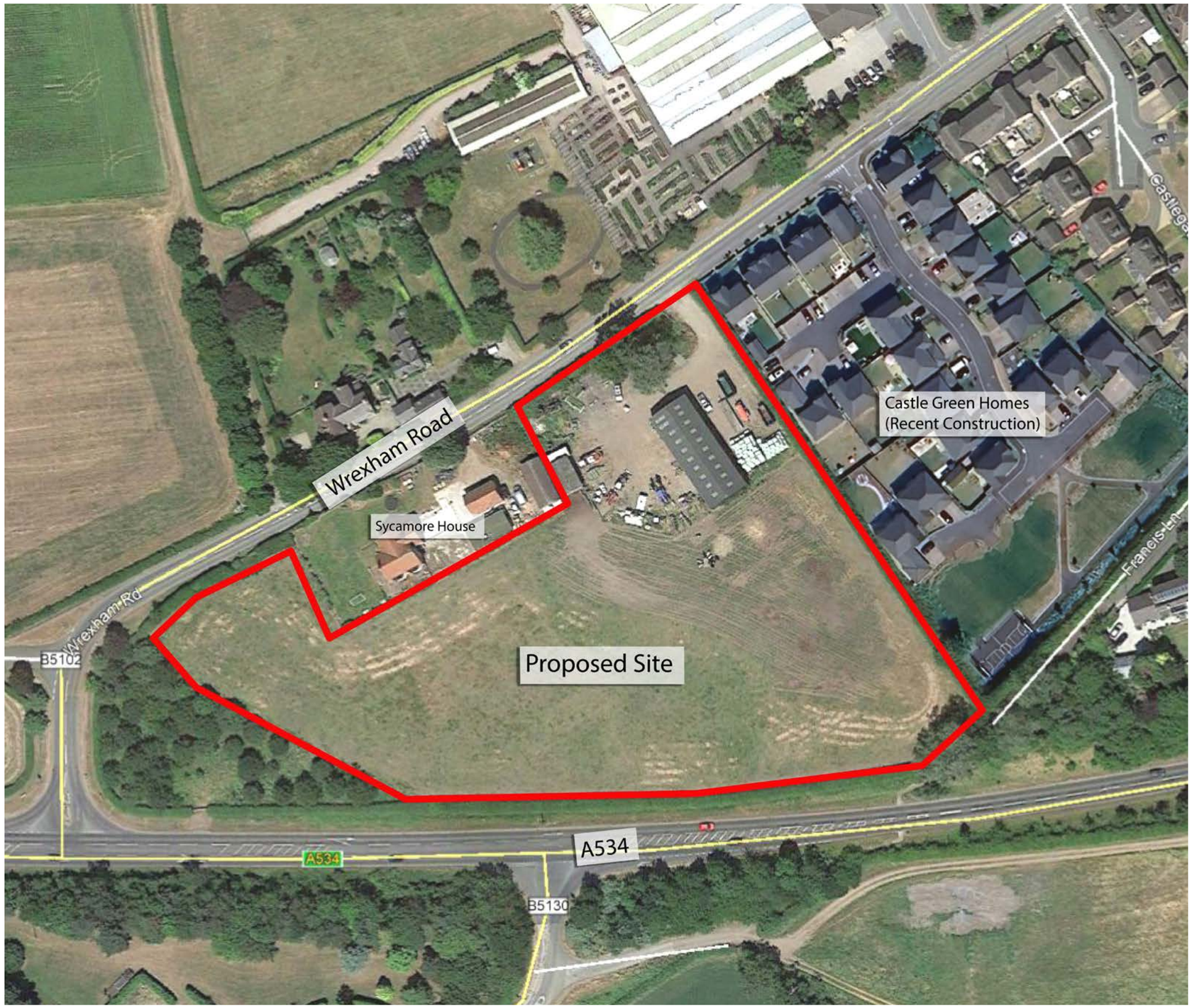
To the north-east, there is a building group of agricultural sheds and structures.

To the immediate east next to the site, new homes have been completed as part of the Castle Green Homes development. Sycamore House, an existing residence, is being extended to the immediate north.

The Site has immediate access to the B5102 which forms the north eastern boundary.

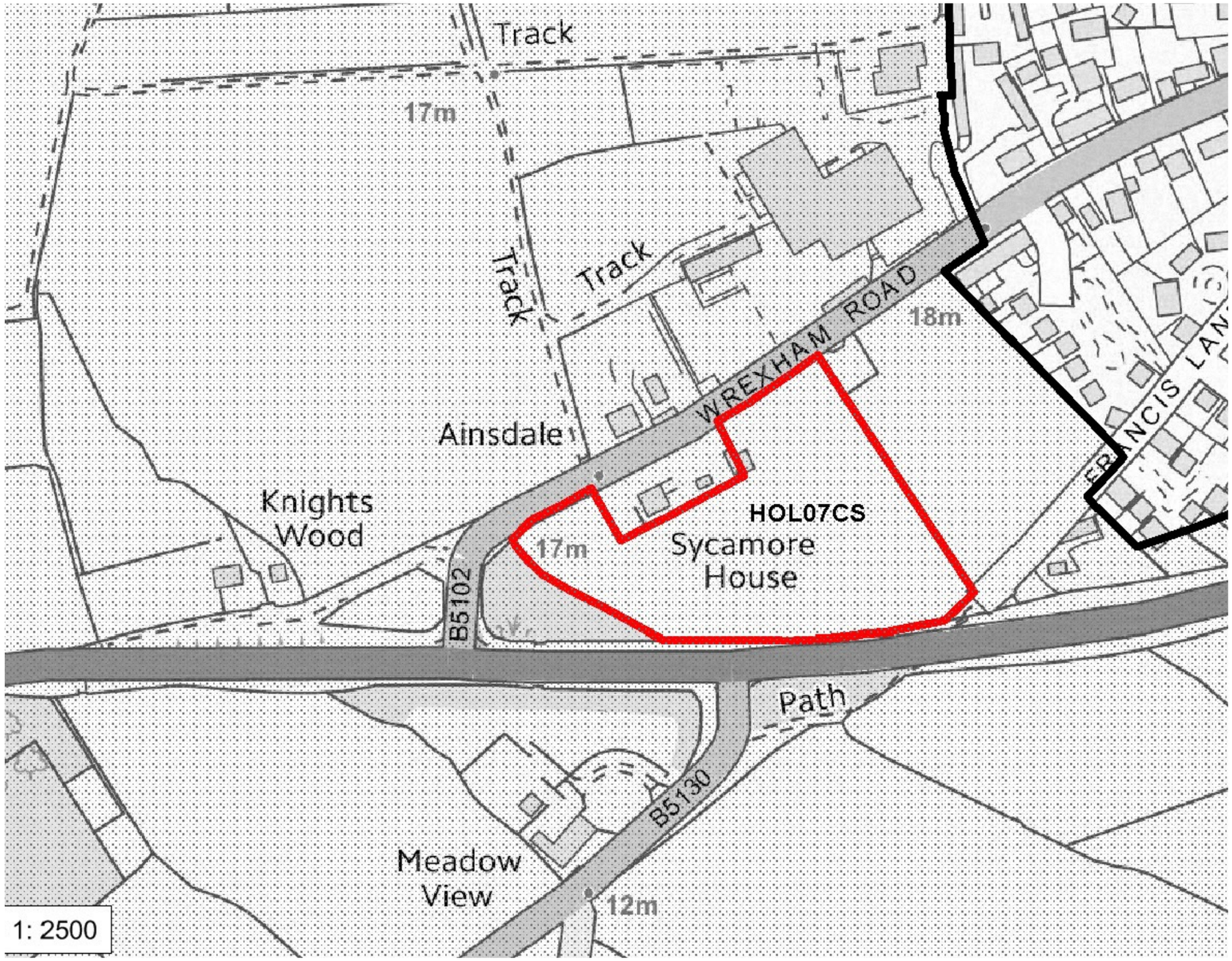






Local Site Context Plan

Planning Policy



Planning Policy - Site Location Plan

The current Development Plan is the Wrexham Local Development Plan (LDP), which was adopted in December 2023 and covers the Plan Period 2013 -2028.

Holt is identified under Policy SP2 as Tier 3 Local Service Centre in the settlement Hierarchy, where brownfield and greenfield allocations and windfall sites are encouraged to come forward.

The LDP has identified the site as a proposed housing allocation site under Policy H1 (14) for 35 dwellings and the housing trajectory at Appendix 2 of the LDP assumes delivery within the Plan period.

The target figure is not expressed as a cap or a minimum so, the proposal for 39 dwellings is considered to be appropriate having taken account of all technical and design parameters.

The applicant is aware that Wrexham Council is currently addressing the issue of phosphates, which has added some slippage to plan preparation.

Holt feeds into a waste treatment plant that has limited phosphate mitigation in place, but this site will offer a trade-off/betterment given it will be taken out of what would be considered to be a higher phosphate generating agricultural use into a low-impact residential use.

Adjacent Sites and Properties

There are adjacent sites are properties to the immediate north-east (Castle Green) and north (Sycamore House).

Castle Green

The adjacent site to the immediate east is being developed by Castle Green Homes to deliver 24 new homes on the former football playing field pitch, pursuant to P/2013/0823 and P/2018/0009.

The Castle Green development involves mitigation for the playing pitch loss through provision of a community MUGA on its southern boundary with the A534.

The layout has been shaped by the need to deliver a MUGA but also a strong streetscape frontage along Wrexham Road.







Castle Green - Proposed Site Plan

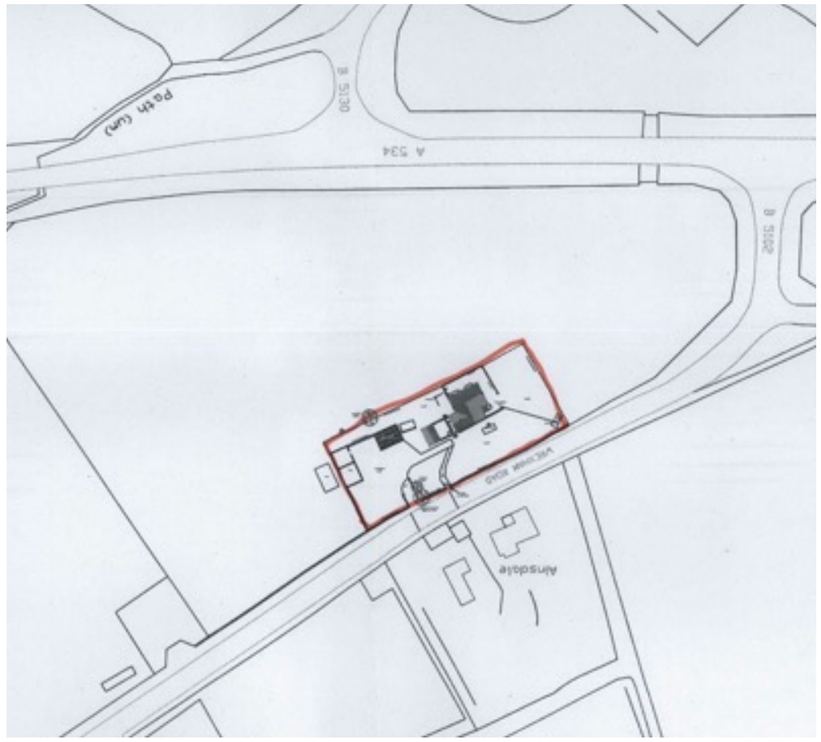
Adjacent Sites and Properties

Sycamore House

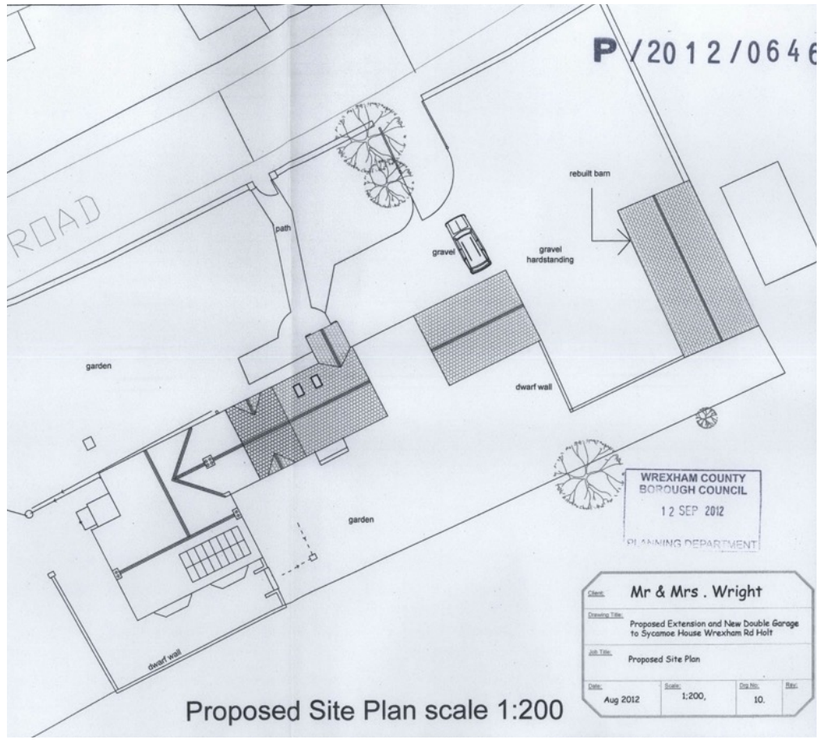
The existing Sycamore House, an occupied dwelling, adjoins the northern boundary of the Pridding Farm Partnership Site.

Sycamore House has planning permission for an extension and works are on-going.

We have reviewed the approved drawings and consideration has been given to the residential amenity of this dwelling and by also adhering to meeting the standard interface distances.



Sycamore House - Location Plan



Sycamore House - Proposed Site Plan







Site Topography

A detailed Topographical Site Survey has been completed. The site is a low-lying, flat, intensively farmed pasture field enclosed by field boundary hedgerows with trees.

There are no landform features, and the site falls gently and uniformly to the south and the A534.





Topography Plan

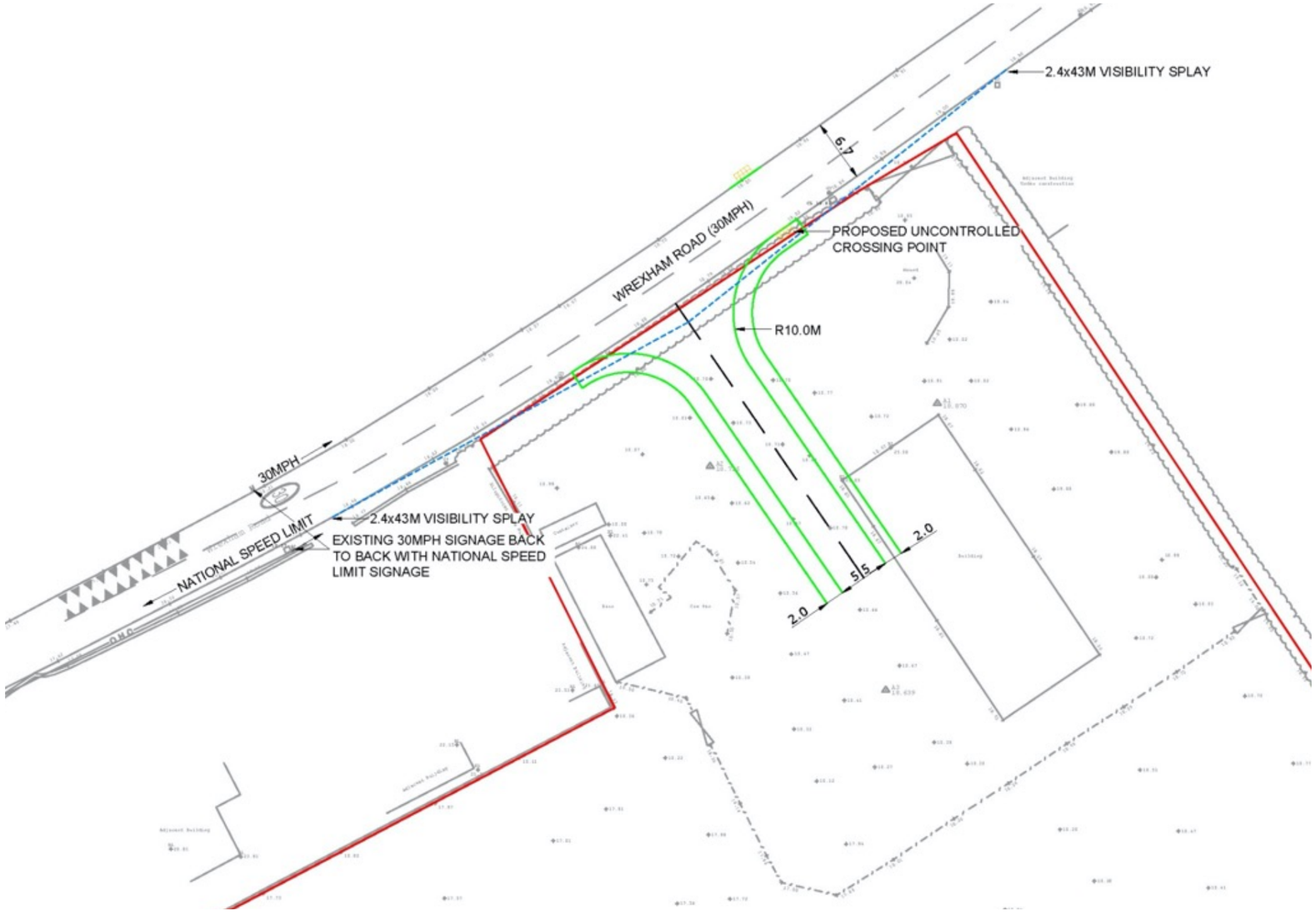
Highways and Connectivity

A Highway Appraisal has been completed.

Wrexham Road (B5102) is a local distributor road through Holt. The north eastern site frontage is circa 60m in length – providing sufficient space for a high quality access point with associated clear visibility splays – this being deemed the best location for a principal site access, which will also maximise active travel and allow for a high quality landscape scheme.

The opportunity to deliver new housing in a highly accessible location that is served by public transport and is withing easy walking distance of local shops and services, including educational provision is achieved through this site coming forward. Existing pavement routes are good and there is an opportunity to make a direct pedestrian connection with the new MUGA to the east





Proposed Site Access Plan

Geotechnical

A Phase 1 Geo Environmental Site Assessment has been completed.

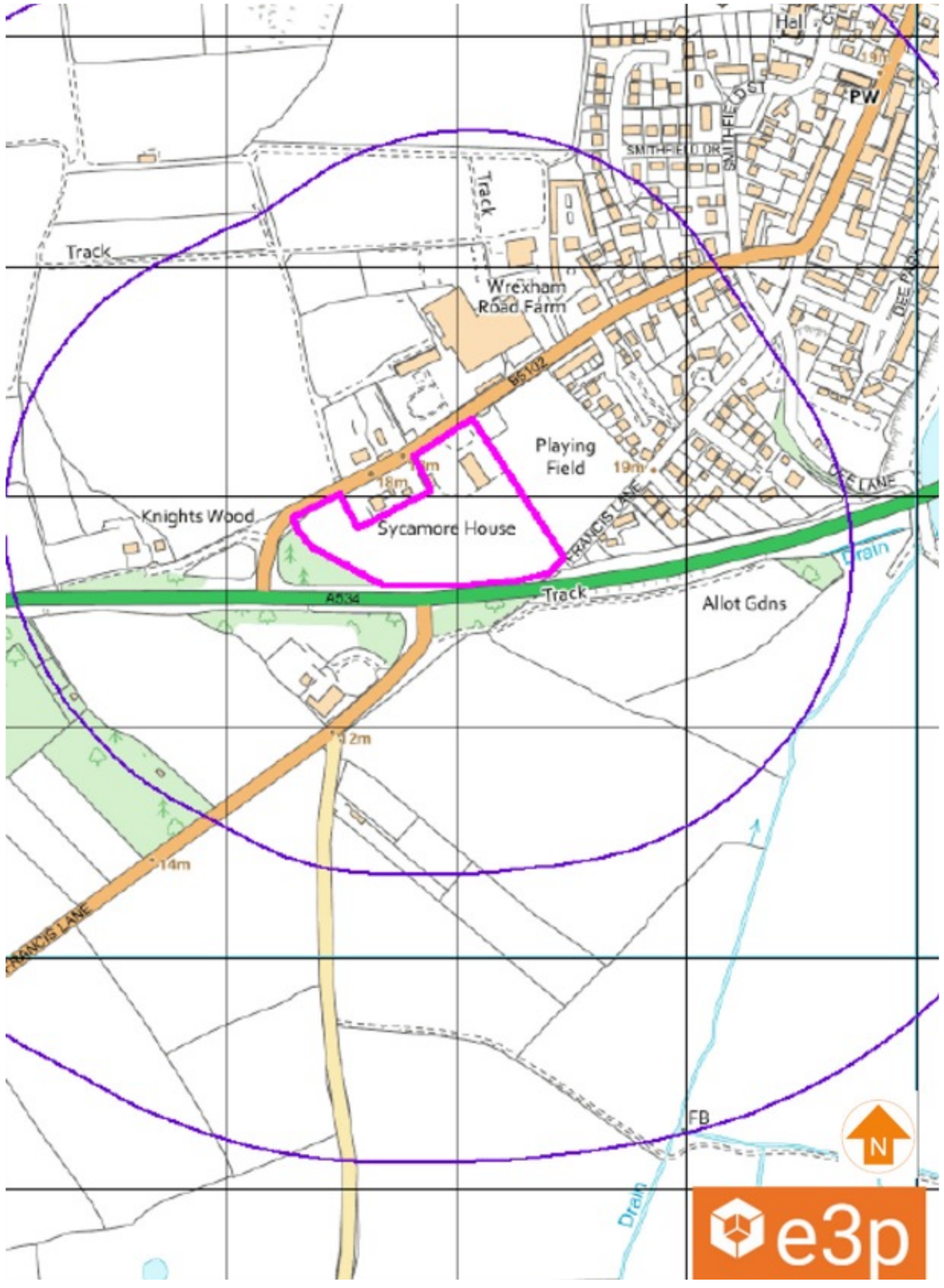
There are no current or historical landfill sites within 250m of the site.

No hazardous installations that could potentially prejudice the proposed residential use have been found within influencing distance of the site.

Potential contaminated land sources have been identified as farm buildings and activities. The overall risk for residential uses is considered to be low/moderate. The farm buildings will be removed for development.

There are no surface waters within influencing distance of the site – as such risk to controlled waters is considered to be low.

The site sits over cohesive glacial drift deposits – as such the overall risk from ground gas is considered to be low.



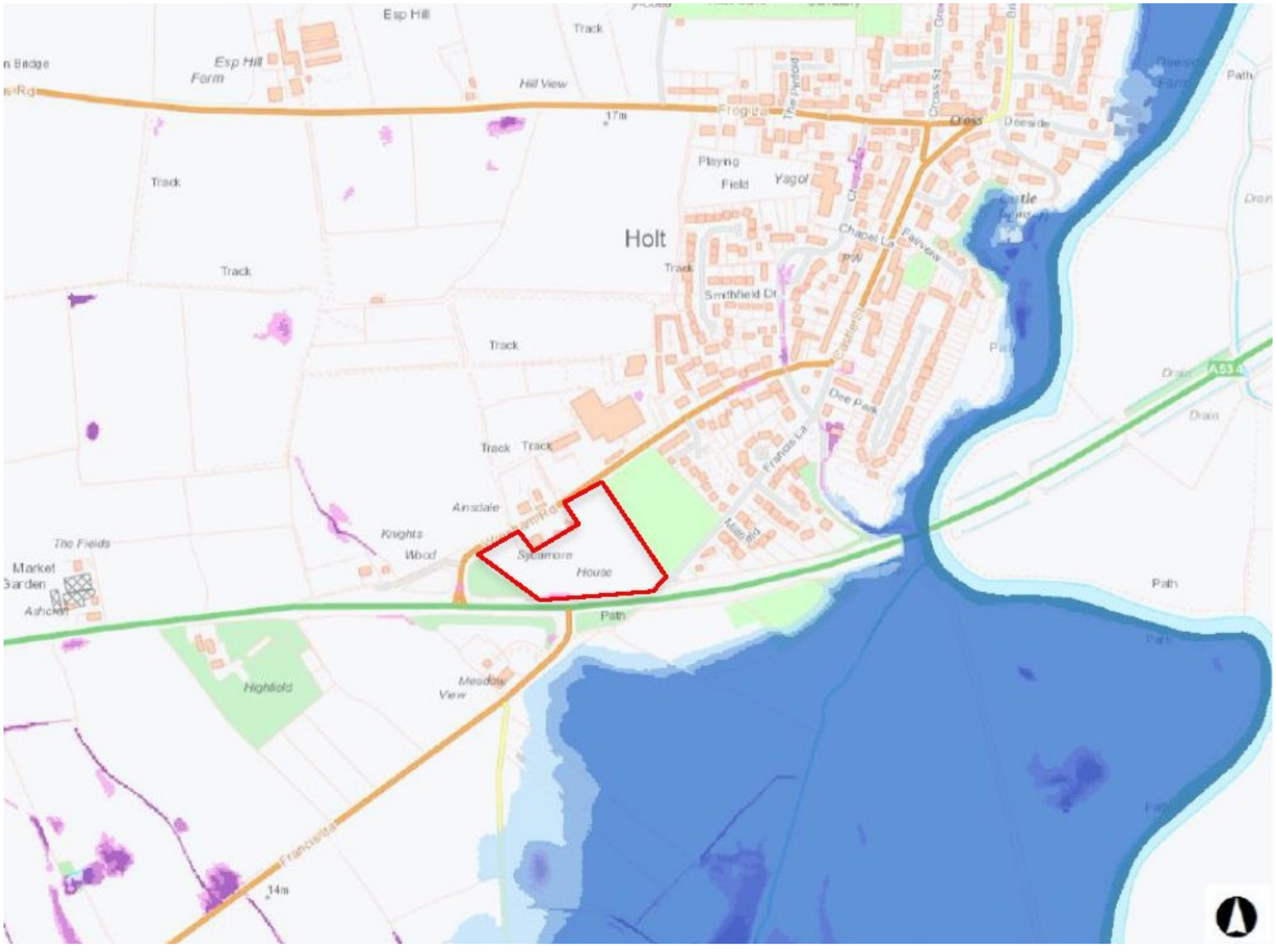
Geotechnical Plan

Flood Risk

A Flood Assessment has been completed.

The site is located within a currently defined Zone 1, considered to be at little or no risk of fluvial or coastal or tidal flooding.

Land to the south is classified as Flood Zone 2 and consideration needs to be given to potential future flooding in view of the anticipated lifetime of the development.



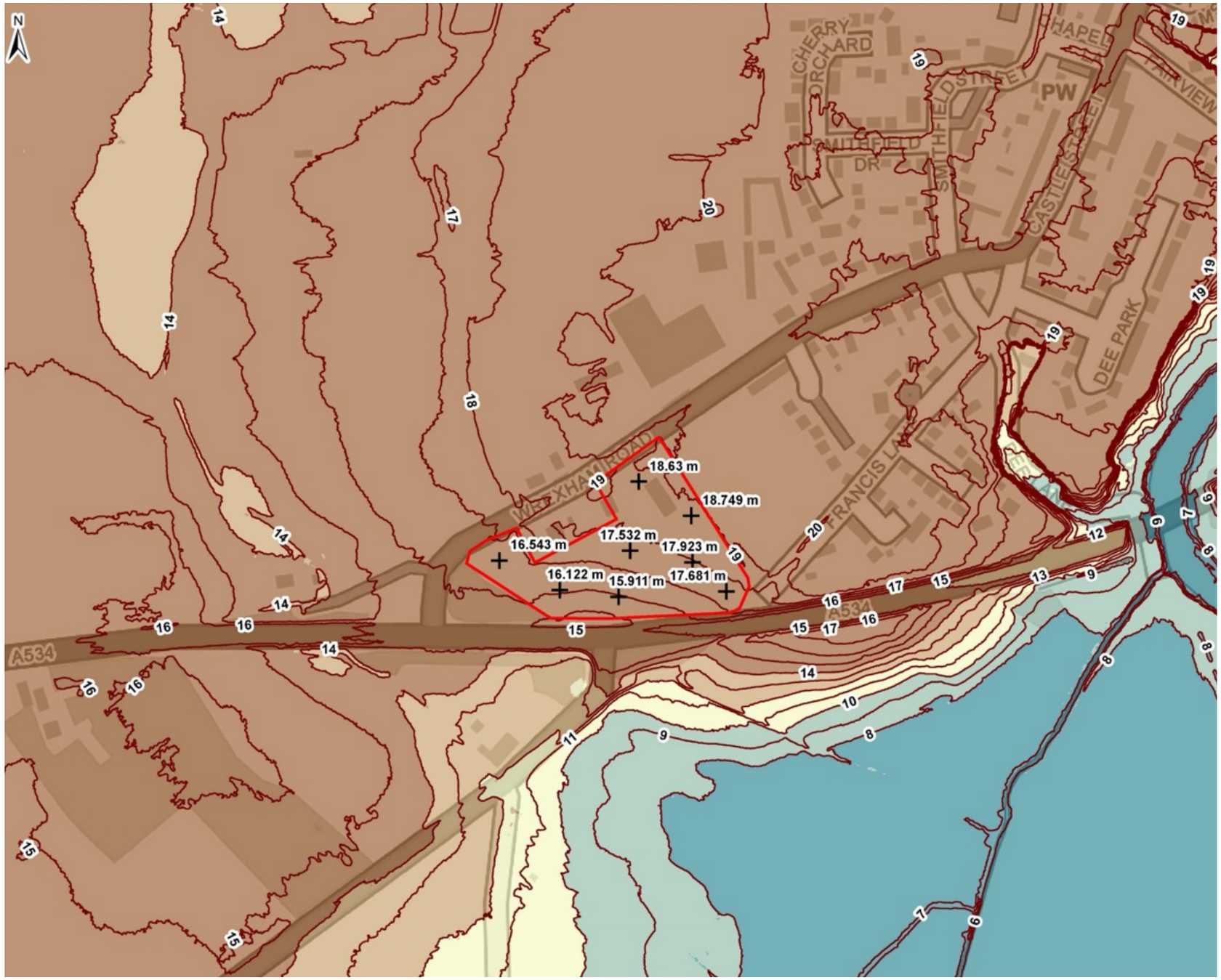
Flood Risk Levels Plan

Drainage

A Drainage Assessment has been completed.

Surface water is able to be drained through SUDs with gravity drainage systems falling to attenuation ponds positioned within the south west part of the site. DCWW have confirmed a connection into the wider combined sewer network is acceptable – via a Surface Water Pumping Station in the south west part of the site.

Foul drainage is able to be drained to the south west part of the site and connected into the wider combined sewer network via a Type 3 Foul Pumping Station sited in the south west part of the site.



Topography and Drainage Plan

Utilities

A Utilities Survey has been completed.

The existing utility infrastructure is capable of supporting additional demand and connections into the site to enable residential development.

Capacity checks with relevant statutory network operators have confirmed that the existing electricity, water and services in the vicinity currently have sufficient capacity to serve future development.

Cadent Gas have confirmed that network reinforcement will be required to service development of the site – deliverable through a standard application process.



Utilities Plan

Trees

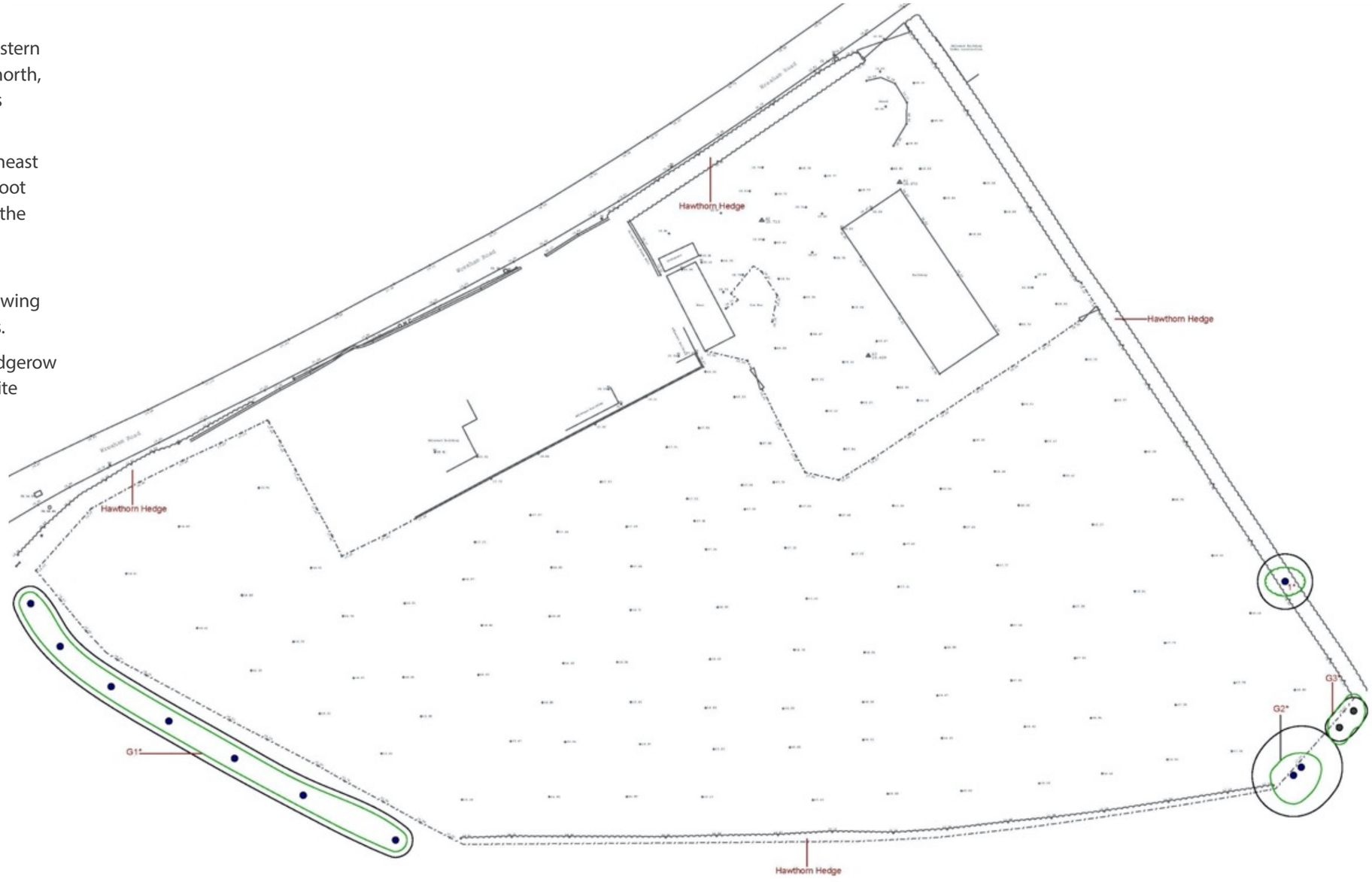
A Tree Survey has been completed.

There is a single sycamore tree located within the hedgerow along the site's eastern boundary, and field hedgerows to the north, south and east. There are no other trees present within the site itself.

There are tree groups outwith the southeast and west site boundaries - with some Root Protection Areas (RPA's) extending into the site.

All trees and tree groups and can be retained and RPA's protected whilst allowing development of the site for new homes.

A section of the northern boundary hedgerow will need to be removed to create the site access.



Tree Survey Plan

Ecology

A Ecology Survey has been completed.

The site is a heavily poached open field grazed by cattle.

There are no ponds within 500m of the site, and the site is separated from the wider landscape. Therefore, it is considered very unlikely that great crested newts will be affected.

There is no evidence of badger activity, although the site may be used for occasional foraging.

The field hedgerows are likely to support birds in the nesting season.

No other species are considered to be present within the site.

Key

- Study Site
- Target Note
- Tree
- Fence
- Hedgerow

Phase 1 Hab

- Inproved grassland
- Ruderal herb
- Bare ground
- Building



Ecology Plan



Noise Assessment Plan

Noise and Acoustics

A Noise Constraints Assessment has been completed.

A 24-hour road traffic sound measurement survey was completed for Wrexham Road (A543).

The survey recommended that good acoustic design measures be incorporated into design proposals, particularly along the southern boundary.

Measures include an acoustic barrier along the southern boundary, homes orientated so that rear gardens are protected by buildings, gaps in building lines facing the southern boundary be kept to a minimum, open space and landscape planting along the southern parts of the site, and the use of high performance (acoustic) windows.

Key

Daytime Noise Level, LAeq, 16hr (dB)

- ...<= 55
- 55 < ... <= 63
- 63 < ... <= 72
- 72 < ... <= 100
- 100 < ...

Noise Map Objects

- Road
- Building
- Barrier
- Contour Line
- Calculation Area

Soils and Agriculture

An Agricultural Land Quality Survey has been undertaken.

The soils were found to comprise slightly stony sandy clay loam topsoil and upper subsoil, in the west over gravel and in the east over less stony sandy clay loam or sandy loam layers. The soils are permeable to over 80cm depth, but the subsoils now show evidence of seasonal waterlogging (greyish colours with ochreous mottles).

Given the size and scale of the parcel and the fact it is not contiguous with a wider area it cannot be farmed in a productive viable manner. This means that its loss would not be harmful compared with a site that might form part of a much larger more agriculturally viable parcel.



Key

- Grade 2
- Subgrade 3a
- Other land
- Site boundary

Agricultural Land Quality Plan

Archaeology

An Archaeological Desk Based Asssessment has been undertaken – key findings being:

- The potential for significant Prehistoric remains to be found within the site boundary is low.
- The potential for Roman archaeological remains to be found within the site boundary is low to medium.
- The site lies outside the Medieval Core (Of Holt). There is low to medium potential for Medieval and Post Medieval below ground surviving remains.
- The Roman tile works and Medieval fishpond Scheduled Ancient Mounuments are not visible from the site – as such any new development would not affect their setting.
- Intervisibility between the northern edge of the site and the Holt Conservation Area is very minor. The Castle Green development will block visibility (once complete) and has set a precedent for modern construction. As such, the proposals are considered to have little further impact on the setting of the Conservation Area.
- There are several Listed Buildings in close proximity to the site. They have no intervisibility and the proposals are not considered to have any impact on their setting.
- To the immediate north of the site, there is a Post Medieval Listed Stone Gate (36758). The setting of the direct view from Wrexham Road will be affected by the proposals which will be visible behind and surrounding the site of Sycamore House. However, the current Sycamore House is a 20th Century rebuild and not an original structure. The Castle Green homes under construction have already affected the setting of the monument.
- Installing a hedgerow between the site and the rear of Sycamore House would greatly reduce the impact of the new development on the setting of the Listed Gates.



Archaeology Desk Based Assessment Plan

Planning (Planning Application Requirements)

The adopted Wrexham Local Development Plan (2013 - 2028) relevant housing policies include:

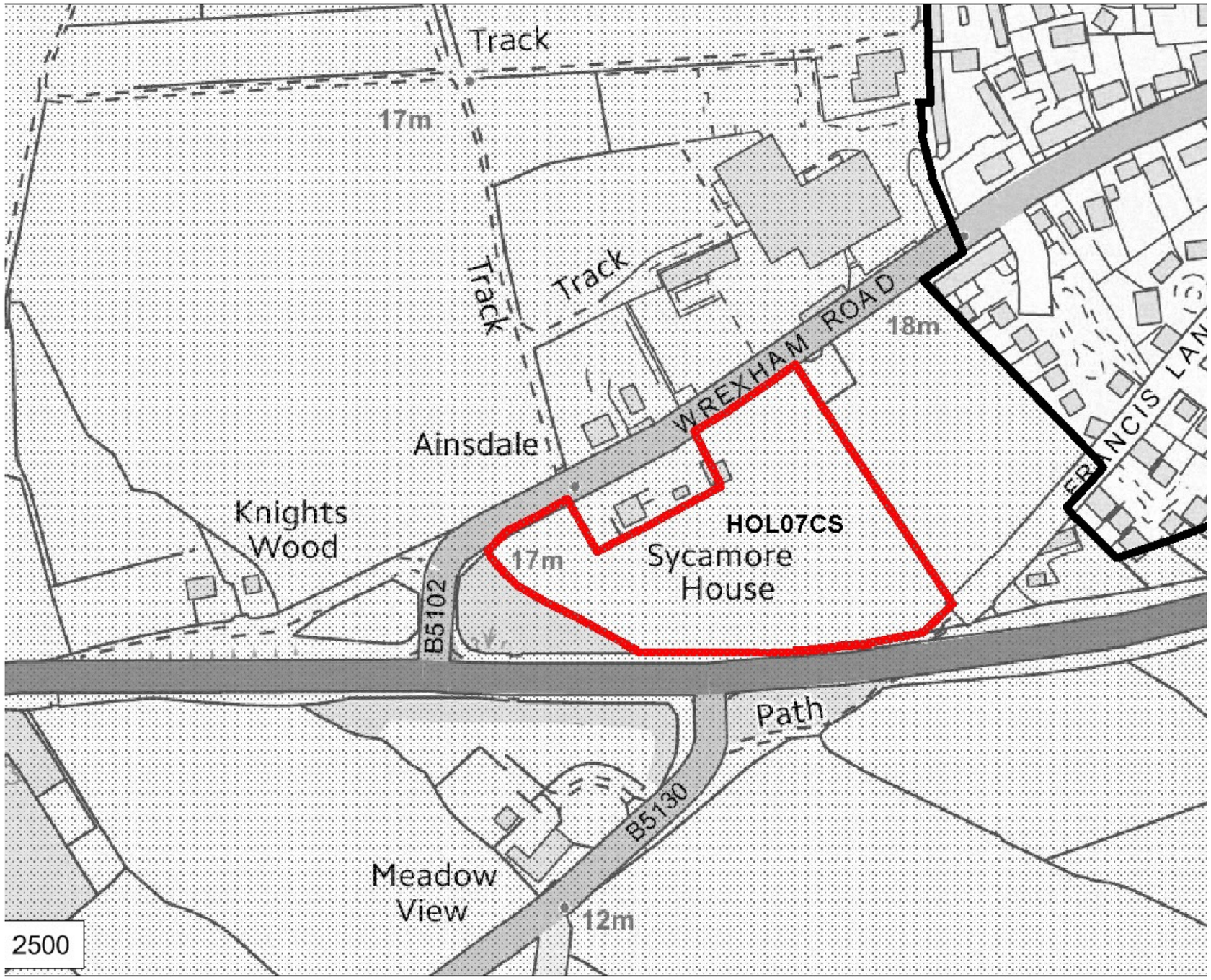
Public Open Space/Greenspace

- Policy CF2 requirement is 50 sqm of greenspace/dwelling.

Affordable Housing

- LDP Policy H2 seeks 30% affordable homes on schemes of over 10 units.

The Outline Masterplan indicates CF2 can be met (and is exceeded) and that H2 can also be met.



Planning - Site Red Line Application Plan

03

Site Setting

Masterplan Design Principles
Consultation and Design Development
Planning Parameters
Recommendations and Delivery Programme

Masterplan Design Principles

In response to the existing conditions and opportunities set out in Chapter 2, comprehensive and robust design proposals have been developed to illustrate how a high quality place delivering new homes may be created.

The proposals are founded on the Masterplan Design Principles set out below and illustrated across the page.

Masterplan Design Principles

- Deliver a choice of housing types and sizes, with affordable homes 'pepper potted' throughout.
- Create village scale parcels and development patterns – shaped by the field pattern.
- Create a strong street frontage and sense of enclosure along Wrexham Road – supporting the approach taken at Castle Green to the east.
- Create a clear street pattern linking new homes to the principal access point along Wrexham Road.
- Larger properties are located along key street and greenspace frontages, and at junctions to provide a sense of enclosure and townscape.
- Provide sensitive boundaries with Sycamore House with generous offset distances and the use of gable/rear elevations.
- Create a continuous building line along the southern edge to provide a strong sense of enclosure and natural surveillance for the park – and buffer rear gardens from noise from the A534.
- Retain and strengthen existing boundary hedgerows and tree groups.
- Create a native landscape corridor along the southern edge – linking with Castle Green (MUGA) to the east and Community Woodlands to the west.
- Deliver SUDs with attenuation ponds and pumping stations along the southwest boundary.



Design Drivers and Principles Plan

Consultation and Design Development

A Pre-Application Design Workbook was submitted to Wrexham Council in July 2021.

The Workbook summarised preliminary design development and technical work for consideration by Council Officers and consultees.

Comments were provided in Council Correspondence (September 2021 - with recommendations from Council Officers and consultees on how the proposals may be best progressed. All recomendations have been incorporated in the final Planning Submission.

Key Council recommendations and the associated design responses are set out below:

Further consultation views were provided by Holt Community Council and local residents in response to the Council DMO Consultation process.

These views and associated design responses are set out across the page.

Council Recommendations in response to Pre-Application Design Workbook

Principle of Development

- The site would represent a logical extension to the settlement (of Holt Village).
- There is the potential for the development of the site to be acceptable in principle.

Design

- The proposed layout appears to be an acceptable basis for a future application.
- An open frontage onto the B5102 is encouraged - in keeping with the neighbouring (Castle Green) development.
- Any forthcoming applications should acknowledge the design and scale of adjoining
- The majority of dwellings should be orientated south to maximise solar gain.
- The indicative plan exceeds open space policy requirements.

Neighbour Amenity and Quality of Accomodation

- Window - window and window - gable distances should be 22m and 13m respectively.
- Gardens should be 30sqm+ and 50sqm+ for 2 and 3+ people respectively.

Ecology and Trees

- Any hedgerow loss (to form the entrance) will need to be mitigated.
- New planting should enhance the character of the site.

Parking and Vehicular Access

- Private and shared drives will need to accomodate turning of 7m delivery vehicles.
- Connections to Francis Lane and the adjacent MUGA are needed to the south east.

Design Responses to Council Recommendations

All Recommendations have been progressed into the Masterplan including:

- The open frontage onto the B5102 has been progressed - matching the approach and character of the neighbouring (Castle Green) development.
- The scale and layout of the proposals responds to the neighbouring (Castle Green) development - detailed design is a Reserved Matter.
- The majority of dwellings are orientate south.
- Direct oblique window to window distances are achieved.
- Hedgerow loss (to form the entrance) has been mitigated with addtional native planting on site and the strengthening of retained hedgerows along the east and south site boundaries.
- New planting is set out as a native-led, naturalistic landscape approach.
- Private drives have included turning heads for delivery vehicles of 7m in length.
- The connection to the existing MUGA in the neighbouring (Castle Green) development has been strengthened.
- A new entrance and connection to the Holt Copse Community Wood to immediate west has been introduced.
- A new connection to the existing cycleway along Francis Lane (to the south east) has been introduced.
- A new footpath connection within the site linking Holt Copse Community Wood and Francis Lane has been introduced.

Representations to Council DMO Consultations from Holt Community Council and Local Residents and Design Reponses

The density of the housing is too high, and homes are too close.

The density of the proposals is in accordance with Council Policy for Wrexham and for the site, and with design guidance and policies regarding housing separation distances.

Impact on amenity and privacy of existing residents.

The proposals have been developed through several design options, working with Council Planners and their consultees. This has considered how the amenity and privacy of existing residents may be best protected. The proposals are in accordance with Council design guidance regarding housing separation distances.

Increase in traffic, pollution and provision of car parking.

The proposals are ideally placed for bus services and are within comfortable walking/cycling distance of local shops and services. The layout is in accordance with Councils parking standards.

Loss of hedgerows and habitats.

The Project Team has included an ecologist from the start. The proposals retain hedgerows and trees, provide wildlife features and have been designed to respond sensitively to the adjacent Holt Copse North Wales Wildlife Trust Reserve. The Ecology Report supporting this application has found that no harmful or negative impacts will result from the proposals.

How will shared boundary fences with the Castle Green homes and hedgerows be treated?

Existing boundary fences with Castle Green Homes will stay as they are. Existing hedgerows will be retained and strengthened – whist allowing for new openings for access and connections.

The mix of housing needs to include homes for smaller families and older people.

The proposals show a mix of 2, 3 and 4 bedroom houses – following discussions with the Council. This in an Outline Planning Application and the final mix and types of housing will be considered further by the Council at the later Reserved Matters Application stage.



Draft Site Masterplan (July 2021) submitted as part of Pre-Application Design Workbook (July 2021)



Proposed Site Masterplan (Feb 2022) including Design Responses in response to Council Recommendations of September 2021

Planning Parameters

The Masterplan Design Principles have been progressed through a place-led design approach - informed by technical and planning parameters.

This provides a robust, planning and environmental policy compliant Technical Masterplan that demonstrates how 39 high quality, sustainable new homes may be delivered.

Key Planning Parameters delivered are set out below and illustrated across the page.

Masterplan Planning Parameters

- The Application seeks outline approval for 39 new homes.
- The application (gross) site is 1.72 Hectares (4.26 Acres) giving a density of 22.6 dwellings per hectare.
- A mix of housing types and sizes is provided across the Masterplan – all as 2 storeys.

Public Open Space/Greenspace

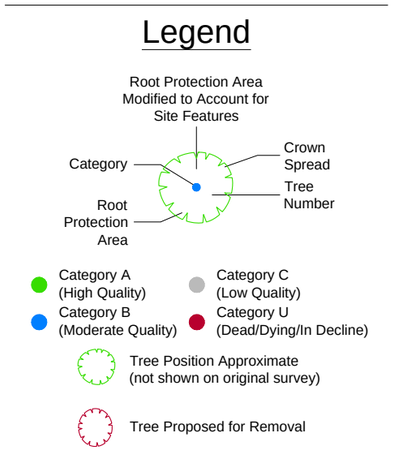
- UDP Policy CLF15 requirement is 80sqm of greenspace /dwelling – so 39 homes = 3,120 sqm.
- Emerging LDP Policy CF2 requirement is 50 sqm of greenspace/dwelling – so 39 homes = 1,950 sqm.
- The Masterplan provides for 4,100sqm (0.41 Hectares/1 Acre) of greenspace. As such, the provision of 1 Acre exceeds the policy requirement.

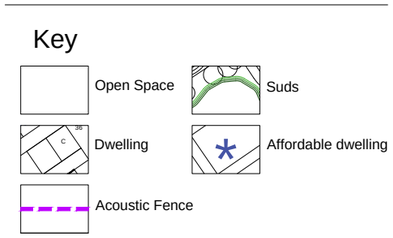
Affordable Housing

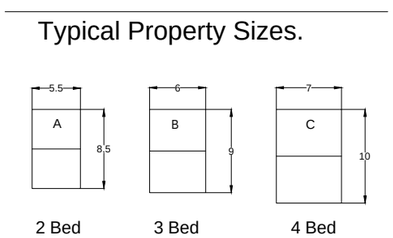
- UDP Policy H7 seeks 25% affordable homes on schemes of over 25 units - so 39 homes = 9.75 (10) units.
- Emerging LDP Policy H2 seeks 30% affordable homes on schemes of over 10 units - so 39 homes = 11.7 (12) units.
- 12 Affordable Homes are 'pepper-potted' across the Masterplan – meeting the highest policy requirement.
- The Masterplan provides SUDs and Surface Water and Foul Water Pumping Stations along the southwest boundary.
- The Masterplan delivers high quality, sustainable growth and is in accordance with/exceeds policy requirements.

REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	964	17	16388	2 BED SEMI
B	3	1100	10	11000	3 BED SEMI
C	3	1200	5	6000	4 BED DETACHED
D	3	1245	3	3735	4 BED DETACHED
E	3	1250	2	2500	4 BED DETACHED
F	4	1350	2	2700	4 BED DETACHED
		TOTAL	39	42323	

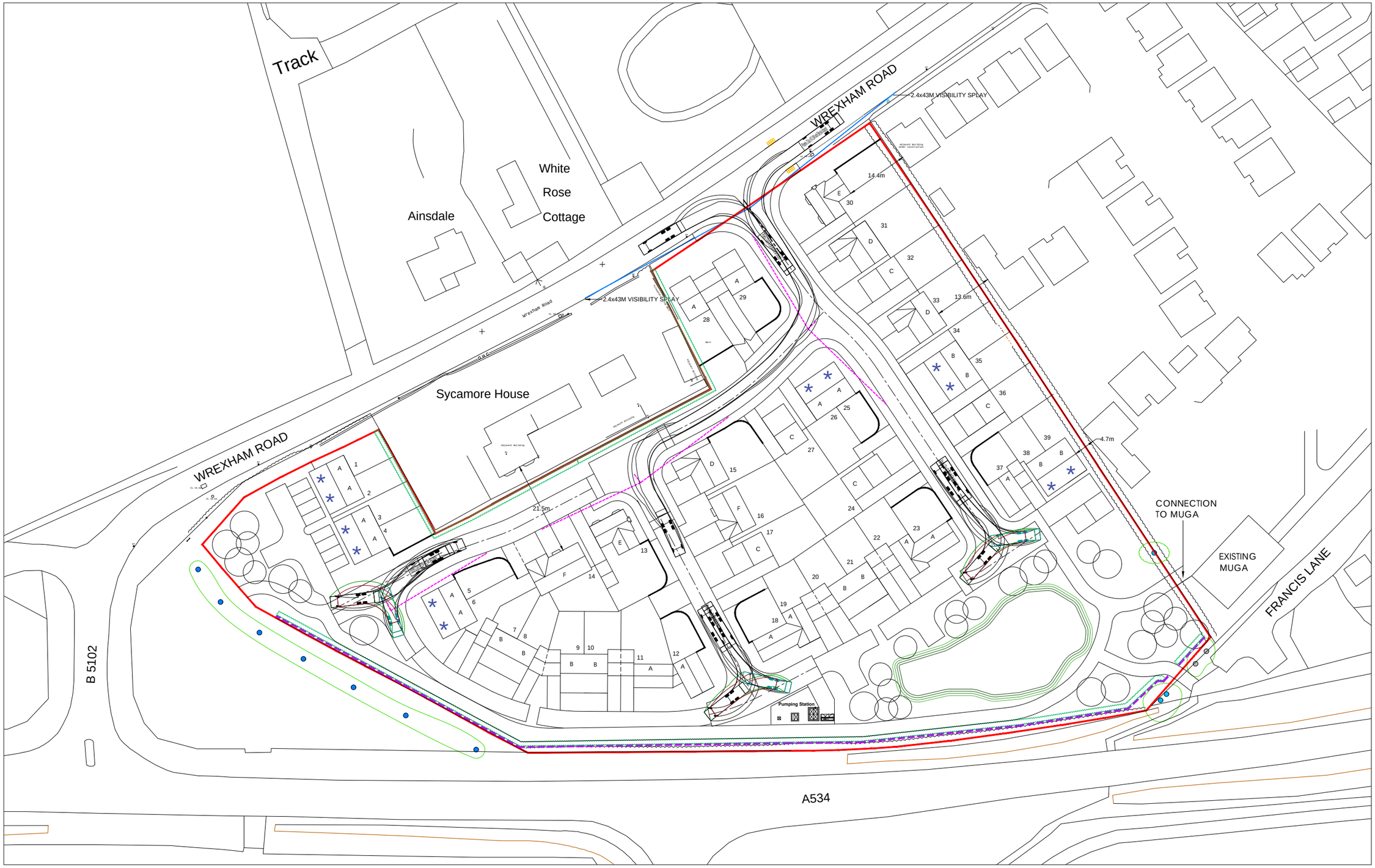
Units / Net/ Hectare / Acre	31 / 12
Gross area	1.72 hectares / 4.26 acres
POS area	0.41 hectares / 1.01 acres
Undevelopable area	0.06 hectares / 0.15 acres
Net area	1.24 hectares / 3.10 acres







* NOTE
ALL BUILDINGS ARE UP TO 2.5 STOREY MAX
(9.7m GROUND TO RIDGE LEVEL)
DIMENSIONS SHOWN HAVE A DEVIATION OF +/- 3m



Site Masterplan (Technical)

Recommendations and Delivery Programme

This Prospectus demonstrates how a high quality, sustainable residential development of 39 new homes may be delivered on the south western settlement edge of Holt.

The site is in a highly sustainable location with direct links to public transport bus services to Wrexham and a choice of walking and cycling connections to local Village shops, services and greenspaces.

The proposals contribute to and support local communtity facilities and enable the planned growth of the Borough of Wrexham over the Development Plan period.

The proposals have been developed in accordance with the principles set out in relevant national and local planning and design policy.

The site is available and deliverable - as set out in the Delivery Programme below.

The Site Masterplan (Rendered) shows how the proposals will deliver high quality, place-led new homes and an attractive place in keeping with the character of Holt Village.

Delivery Programme

- Summer 2024 : Application Submission.
- Autumn 2024 : Application Determination.
- Winter 2024 / Spring 2025: Site Marketed for Development.
- Summer 2025: Reserved Matters Submitted; Allowing for Commencement of Development in Autumn 2025.
- Autumn 2026: Site to be Completed and Occupied.



Site Masterplan (Rendered)

Parkinson Inc.
Urban design & masterplanning
www.parkinsoninc.co.uk