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Planning Statement

In respect of the proposed development at

Land off St Mary's Avenue, Overton, Wrexham, LL13 0ES

On behalf of

Pickstock Homes

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Appendix 1 – Summary of House Types

1 Introduction

- 1.1 This Planning Statement (PS) has been prepared by Lambert Smith Hampton [LSH] on behalf of Pickstock Homes [the Applicant]. It accompanies a full planning application for the erection of residential development together with associated infrastructure at the site known as Land Off St Mary's Avenue, Overton [the Site].
- 1.2 The purpose of this Statement is to assist Wrexham County Borough Council [WCBC] in its consideration of a full planning application for the following development:

“Erection of 45 no. dwellings and associated access, landscaping and supporting infrastructure”

- 1.3 Having regard to Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, this statement considers the proposal's conformity with the Development Plan, relevant national policy and guidance, as well as any other material considerations.
- 1.4 In line with Welsh Government legislation, a statutory 28-day Pre-Application Consultation ('PAC') period was undertaken by the applicant between 28th October 2022 – 25th November 2022 which sought the views of the local community, statutory consultees and adjacent landowners on the proposed development. The process and the comments received are addressed in detail in the accompanying PAC Report that has been prepared by the applicant separately, however in summary feedback related to:

- Access;
- Affordable housing;
- Number of proposed units;
- Traffic volumes;
- Design / Size;
- Surface water drainage;
- Ecology;

- 1.5 The above issues are identified and addressed in the submitted PAC report, as well as within the supporting technical reports and Section 5 of this Planning Statement.
- 1.6 The site has been promoted through the emerging LDP planning process and is allocated for residential development as part of the emerging allocation in the LDP

(Site Ref. 15 – Land off St Mary’s Avenue), which allocates the site for residential homes. Once the LDP is adopted, the site will be located within the adopted settlement boundary.

1.7 In addition to this Planning Statement, the planning application is supported by the following technical reports as requested in the LPA’s pre-application response dated October 2019 (ref. ENQ/2019 /0206):

- Arboricultural Survey / Impact Assessment prepared by Birch;
- Ecological Assessment prepared by Arbor Vitae;
- Landscape and Visual Impact Assessment prepared by TPM Landscape;
- Foul and Surface Water Drainage Scheme prepared by Betts Hydro;
- Design and Access Statement prepared by Pickstock Homes;
- Pre-Application Consultation (‘PAC’) Report prepared by Pickstock Homes;
- Transport Statement prepared by Mode Transport;
- Preliminary Proposed Drainage Strategy Plan prepared by Betts Hydro;
- Phosphate Budget prepared by ADAS; and
- Phase II Geo-environmental Assessment prepared by Georisk Management.

1.8 The above technical reports need to be read in conjunction with the following drawings prepared by Pickstock Homes and the wider design team as well those contained in the Design and Access Statement, these are namely:

- Site Location Plan (1522-sit-02 Rev. B) prepared by J Ross Developments;
- Proposed Site Layout Plan (1522-sit-P01 Rev. E);
- Proposed Street Elevations (1522-street ele-01 Rev. A); and
- Proposed Landscape Layout (4281-101 Rev. B)
- 4BC (AS) 4B6P House Plans (4BC_(AS)_01 Rev. A);
- Alwen 2B4P Semi-Detached Bungalow Plans (ALW_(AS)_01 Rev. A);
- Burwell (AS) + Swindale (AS) 3B5P House Plans (B+S_(AS)_01 Rev. A);
- Burwell (AS) + Swindale (AS+Bay) 3B5P House Plans B+S_B1(AS)_01 Rev. A
- Stretford House Type (1522-stret-plot 33 Rev. A);
- Swindale House Type (1522-swin-plots 34-36 Rev. A);
- The Clyde (AS) 3B5P Bungalow Plans (CLY_(AS)_01 Rev. A);
- Detached Single Garage (AS) Floor Plan & Elevations (DSG_(AS)_01 Rev. A);
- Detached Twin Garage (AS) Floor Plan & Elevations (DTG_(AS)_01 Rev. A);
- The Hertford (AS) 4B8P House Plans (HER_(AS)_01 Rev. A);
- The Roeburn - Semi (AS) 3B5P House Plans (ROE_(AS)_01 Rev. A);
- The Roeburn V2 (AS) 3B5P House Plans (ROEv2_(AS)_01 Rev. A);
- The Sherbourne (AS) 4B7P House Plans (SHE_(AS)_01 Rev. A);

- The Swindale - Affordable Terrace 3B4P House Plans (SWIN_(AFT)_01 Rev. A);
- The Tamar (AS) 4B7P House Plans (TAM_(AS)_01 Rev. A);
- The Torridge (AS) 4B7P House Plans (TOR_(AS)_01 Rev. A);
- The Tweed - Affordable Terrace (AS) 2B3P House Plans (TWE_AFT_(AS)_01 Rev. A);
- The Witham (AS) 3B5P House Plans (WIT_(AS)_01 Rev. A);
- The Witham (OPP - with Bay Window) 3B5P House Plans (WIT_B3_(OPP)_01);
- Off-Site Storm Drain (1522-sit-P03 Rev. A)

Validation Checklist

- 1.9 The Council's Validation Checklist has been consulted as part of the proposals. Accordingly, the aforementioned plans and technical reports have been submitted in support of this planning application submission. The supporting information provided accords with the provisions of the Council's validation checklist and is sufficient to ensure the validation of the application in a prompt and timely manner.

Pre-Application Engagement

- 1.10 Pre-application has been undertaken with the LPA (Wrexham Council) prior to submission. Pickstock Homes and their design team then held a formal pre-application meeting with the LPA in 2019, with a formal pre-app response received in October 2019 (ref. ENQ/2019 /0206). The design team presented the proposals and design approach. With reference to the development being outside defined settlement limits, officers during the pre-app noted that the proposal would not fall under the criteria allowed under Policy H5 of the UDP and that there is a presumption against the development.
- 1.11 Despite the above, the LPA recognised that important material considerations such as housing land supply must be recognised when determining any future planning application at the Site. This will be expanded on and considered further in Section 5 of this planning statement.
- 1.12 The pre-application engagement process also enabled us to scope the application submission with all supporting material identified being included in the current submission.
- 1.13 Further to the ENQ/2019 /0206, the applicant re-engaged on the 31st August 2022 with the LPA (Matthew Philips, Interim Head of Service (Planning Policy) at WCBC to ensure that there were no changes to validation requirements of the application. The

LPA confirmed that there were changes to the requirement apart from the requirement for the consideration of phosphates. This is important as at the timing of writing, the Overton wastewater treatment works (WWTW) is currently not equipped with any phosphates stripping provision so any development that connects to the WWTW will be considered harmful to the River Dee SAC due to additional phosphorous discharges. As such, the applicant has provided a Phosphate Assessment to support this planning application.

- 1.14 The applicant is also aware that further borough wide work is being undertaken alongside that with Welsh Water on understanding 'phosphorus source apportionment'. This work is being reviewed by Natural Resource Wales (NRW) and will ultimately inform the review of wastewater permits for WWTW and Welsh Water's investment programme in the short to medium term. These strategies are expected to be complete in early 2023 and will inform any decision on this planning application.
- 1.15 In December 2022, Welsh Water provided a pre-application consultation response as a Specialist Consultee. The response considered the impact of foul flows generated by the proposed development and concluded that it can be accommodated within the public sewerage system.
- 1.16 The response also considered surface water drainage, noting that the proposed development would be subject to SuDS approval by the SuDS Approval Body (SAB).
- 1.17 Lastly, in terms of sewerage treatment, Welsh Water confirmed that no problems were envisaged with the WWTW for the treatment of domestic discharges from the Site.

Structure of the Report

- 1.18 The remainder of this report is structured as follows:
- **Section 2.0** considers the Site's context and provides a description of its existing form;
 - **Section 3.0** sets out the development proposals for the Site;
 - **Section 4.0** sets out the national and local policy framework which will be used to assess the proposals;
 - **Section 5.0** demonstrates that the proposals are in accordance with national and local policy guidance, and satisfy the relevant conditions; and
 - **Section 6.0** summarises the key points and concludes that the proposals should be positively determined.

2 Site and Surroundings

Introduction

- 2.1 The application site comprises a section of land in Overton, allocated for up to 40 houses under the emerging Wrexham Local Development Plan (LPD) 2013-2028.
- 2.2 A site location plan is provided as part of this application, which identifies the proposed development site in the context of the wider area.
- 2.3 Pre-application advice for this site was sought in 2019, which demonstrated the suitability, availability, achievability and deliverability of the site.

Overton

- 2.4 Overton (Overton-on-Dee) is a village in Wrexham, Wales. It is located on the Welsh-English border with, approximately 5 miles to the south-east of Wrexham, 15 miles south of Chester and 19 miles north of Shrewsbury. According to the 2020 ONS population estimates, Overton has a population of 1,355.
- 2.5 The village has a rich history and subsequently, there is a designated conservation area in the centre which has developed alongside the key routes of the A539 Wrexham to Whitchurch Road and the A528 Marchwiel to Ellesmere which converge at its centre. The Conservation Area Assessment and Management plan was first designated in 1971. The Site does not form part of the conservation area.
- 2.6 The town is relatively well connected by the A528 and A539 which link to the surrounding villages of Bangor-on-Dee (approximately 2.9 miles north) and Owestry (approximately 9 miles to the south-west).

Background and Context

- 2.7 The site is located to the east of Overton, adjacent to but outside of the existing settlement boundary as per the Wrexham Unitary Development Plan (UDP) Policies Map and is designated as a 'Special Landscape Area'. Under the emerging LDP, the site is allocated for residential development as part of the emerging allocation in the LDP (**Site 15 – Land off St Mary's Avenue**), which allocates the site for 40 residential units. Once the LDP is adopted, the site will be located within the adopted settlement boundary.
- 2.8 The site is located approximately 130m to the east of Overton's main high street. The site is surrounded by a mix of land uses including residential, education, commercial and sport facilities and is well positioned to access a number of services. The

surrounding residential development is characterised by a mix of single and two storey, terraced, semi-detached and detached dwellings.

- 2.9 The proposed development site extends to 2.0ha in an irregular shape, which currently comprises grazing agricultural land.



Figure 2.1: Site in the surrounding context (Source: DAS, Pickstock Homes)

- 2.10 The site is bounded to the north by a mature tree belt, which delineates the boundary of the playing fields associated with the St Mary's Aided School. Beyond this lies residential development. To the east, the site is bounded by a field, incorporating a hedgerow with intermittent trees. To the south of the site is the curtilage of residential properties which front Station Road. Beyond this lies agricultural land and intermittent residential properties. Finally, to the west, the site is bounded by sports facilities, including tennis courts and a cul-de-sac of residential properties fronting Clerc-Y-Mendy with residential development further beyond this. The site is made up of a relatively flat topography.



Figure 2.2: View into site along the north end (Source: DAS, Pickstock Homes)

- 2.11 As mentioned, the Village of Overton-on-Dee has a designated conservation area, however the application site does not form part of this. The Overton Conservation Area lies approximately 130m to the east of the site. Further to this, the site does not include any listed buildings or designated heritage assets on or adjacent to it.
- 2.12 The Natural Resources Wales Map indicates that the site is within Flood Zone A which is an area at low risk of flooding. A small area, located towards the centre of the site is identified as being of low risk of surface water flooding. No trees are included within the site, however a number are present on the boundary; none of which are known to be protected.
- 2.13 The site is sustainably located in relation to its proximity to local services and facilities together with education opportunities. It is well served by public transport; a bus service operates along A528, providing access to Whitchurch together with other surrounding centres. The nearest bus stop to the site is approximately 216m to the west, on the A528.
- 2.14 The nearest train station to the site is located in Chirk, 10km to the southwest of the site, which provides access to the Transport for Wales service.

Planning History

- 2.15 A review of the Council's online planning portal did not identify any applications of relevance to the proposals.

3 Development Proposals

3.1 Full planning permission is sought for:

“Erection of 45 no. dwellings and associated access, landscaping and supporting infrastructure”

Residential Development

3.2 The proposed development seeks to accommodate 45 dwellings at a net density of 30.78 dwellings per hectare (dph) and a gross density of 23.94dph.

3.3 The proposed development will comprise a mix of single storey and two storey dwellings and the housing typologies are focused on 2-bedroom (9 no. units), 3-bedroom (21 no. units) and 4-bedroom (14 no. units) dwellings also. This is represented below in Table 3.1.

3.4 This scale of development is considered appropriate in the context of the surrounding residential development, formed largely of detached and semi-detached family housing ranging between 1-2 storeys with associated gardens.

House Type	No. of Units	% of Total
4 Bed	15	33%
3 Bed	21	47%
2 Bed	9	20%
Total	45	100%

Table 3.1 – Unit Mix

3.5 Just over 30% of the housing provision will be affordable, meaning 14 affordable dwellings are proposed out of the proposed 45 units.

3.6 Each of the proposed dwellings have well-proportioned private gardens as well as curtilage landscape area fronting onto the estate road.

3.7 Parking is included within the curtilage of the dwellings in line with the councils parking strategy.

Design and Layout

3.8 The proposed site will deliver a number of dwellings fronting onto a legible network of streets, avenues and lanes that lead from the main access point from St Mary's Avenue west of the site.

- 3.9 Although adequate green space and appropriate landscaping has been incorporated into the proposal, there is also a key public open space to the south-east of the proposed housing. As well as creating an openness to the development, the location of the public space is also an important position for the drainage of surface water.
- 3.10 Through the network of pedestrian routes, integrated greenspaces and active frontages, the layout seeks to create a sense of community and opportunities for activity throughout the Site.

Appearance

- 3.11 The houses comprise a range of typologies with traditional details similar in style to dwellings along St Mary's Avenue.
- 3.12 A local vernacular study informed the choice of materials and characteristics of the dwellings, ensuring they are complementary to each other and to the existing residential development in the area.
- 3.13 The house types will include traditional detailing, corbled brick eaves, brick arches, stone cills and oak porches. Street patterns within the development have also been chosen to reflect those currently existing within the locality.
- 3.14 A summary of house types are provided in Appendix 1, but we can confirm that there will be several house types being provided on the site as per the following:

Type	No. of Bedrooms	No. of Storeys	Net Internal Area (NIA sq.m)
Alwen	2	1	64.40
Burwell / Swindale	3	2	75.58 / 84.20
Burwell / Swindale (+ Bay)	3	2	75.58 / 85.84
Clyde	3	1	104.21
Hertford	4	2	117.52
Roeburn (Semi)	3	2	87.42
Roeburn V2	3	2	90.64

Sherbourne	4	2	123.96
Stretford	4	2	119.56
Swindale (Affordable Terrace)	3	2	84.20
Tamar	4	2	138.66
Torridge	4	2	142.53
Tweed (Affordable Terrace)	2	2	70.48
Witham	3	2	92.96
Witham (+ Bay)	3	2	93.99
4BC	4	2	117.98

Table 3.2 – Proposed House Types

Access

- 3.15 Principal access to the site will be via St Mary's Avenue which would be extended to the east and lead centrally throughout the site, providing direct access to the houses.
- 3.16 Plans submitted within this application also indicate where a potential connection to a future site could be situated, subject to further consultation with the council and the allocation of additional land to the north of the site.
- 3.17 Routes for pedestrians are provided throughout the site, following the key vehicle routes.
- 3.18 The site can be accessed via sustainable modes of travel, including walking, cycling and public transport which offers a sustainable alternative to single occupancy car trips.

Landscaping

- 3.19 The site includes one distinct area of public open space and incorporates landscaping features throughout. A variety of shrubs, hedges and trees will be incorporated into the proposal to encourage biodiversity.

- 3.20 A public open space is located to the southeast of the development site, comprising a predominantly grassy area with additional planting.
- 3.21 As well as the public open space in the southeast of the site, there is also a required pumping station which is a minimum of 15m distance from the proposed dwellings.
- 3.22 Sustainable Urban Drainage systems (SUDs) are also proposed as part of the development and are located along the eastern edge of the site boundary. The SUDs feature is required to drain surface water from the site and will connect to the existing ditch. The proposed SUDs will be submitted to Wrexham Council's Sustainable Drainage Approval Body (SAB) for full consideration alongside the Council's Local Planning Authority (LPA).

4 Planning Policy Context

Introduction

- 4.1 Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act states that planning applications should be determined in accordance with the Development Plan unless material considerations indicated otherwise.
- 4.2 An assessment of both National Planning Policy and Local Planning Policy has been undertaken in this section of the planning statement.
- 4.3 At national level, the planning policy context consists of:
- Future Wales: The National Plan 2040 (published February 2021);
 - Planning Policy Wales (PPW, Edition 11) (published February 2021);
 - Technical Advice Notes (TANs), including:
 - TAN 2: Planning and Affordable Housing;
 - TAN 5: Nature Conservation and Planning;
 - TAN 6: Planning for Sustainable Rural Communities
 - TAN 11: Noise
 - TAN 12: Design
 - TAN 15: Development for Flood Risk
 - TAN 18: Transport
 - TAN 21: Waste
- 4.4 TAN 1 (Joint Housing Land Availability Studies) was removed with immediate effect in March 2020.
- 4.5 At a local level, the Development Plan for the Site comprises the Wrexham Unitary Development Plan [UDP] (2005) and covers the plan period 1996 to 2011.
- 4.6 The UDP is significantly out of date and is time expired. There is no up-to-date evidence base to justify the existing policies. Consequently, less than full weight can be afforded to the policies therein.
- 4.7 In terms of emerging planning policy, WCBC are currently preparing the Local Development Plan [LDP] which will replace the UDP. The LPD is currently undergoing

independent examination by the Planning Inspectorate [PINS] which commenced in September 2019. Between 23rd May 2022 – 6th July 2022, the Council consulted on a number of changes to the LDP which emerged during the examination period, known as 'Matters Arising Changes' (MACs).

- 4.8 Given the advanced stage of the LDP examination process, it is considered that significant weight should be attached to the policies set out within the emerging LDP. This judgement has been reinforced by a recent Appeal Decision (appeal ref. APP/H6955/A/21/3275733) which confirmed that the emerging LDP is already an 'important material consideration'.¹

Wrexham Unitary Development Plan [WUDP] 2005

- 4.9 The WUDP was adopted in 2005 and sets out a series of policies for the use and development of land in Wrexham between 2006 and 2026. Through these policies, it seeks to achieve the Council's vision for growth and sustainable places during this period.
- 4.10 **Strategic Policy PS1** states that new development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.
- 4.11 **Strategic Policy PS2** mentions that development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- 4.12 **Strategic Policy PS3** states that 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.
- 4.13 **Strategic Policy PS4** outlines that 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.
- 4.14 **Policy GDP1 (Development Objectives)** summarises that new development should adhere to various criteria, including but not limited to ensuring the scale, design

¹ This was also confirmed by Matthew Phillips of Wrexham Council on email dated 31st August 2022)

and layout accords with the character of the site as well as making sure the safety and amenity of the public is safeguarded from adverse effects.

- 4.15 **Policy GDP2 (Capacity of Infrastructure and Community Facilities)** states that where the capacity of infrastructure, including community facilities, is likely to be deficient as a consequence of new development, a planning agreement/obligation will be negotiated whereby the developer provides the additional capacity either on or off-site, and/or provides funding for the Council to provide the additional capacity itself.
- 4.16 **Policy EC2 (Agricultural Land)** emphasises that development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land.
- 4.17 **Policy EC4 (Hedgerow, Trees and Woodland)** notes that development proposals should provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.
- 4.18 **Policy EC5 (Special Landscape Areas)** recognises that within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. The policy wording adds that development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.
- 4.19 **Policy EC6 (Biodiversity Conservation)** outlines that development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.
- 4.20 **Policy H5 (Housing in the Countryside)** states that new dwellings outside defined settlement limits will only be permitted where proposals adhere to the following:
- proposals accord with Policies H3, H4, and H8; or
 - proposals comprise infilling subject to Policy GDP1; or

- an essential need to house a full time agricultural or forestry key worker can be established.
- 4.21 **Policy H7 (Affordable Housing)** notes that where there is a proven lack of affordable housing to meet local needs, the Council will negotiate with developers to provide an element of affordable housing in new proposals of 25 or more homes.
- 4.22 **Policy CLF5 (Open Space Requirements from new Residential Developments)** requires that new development of ten dwellings or more must provide informal public open space within the site at a minimum level of 0.4 hectare per 50 dwellings, be conveniently located for users, and usable for playing fields and / or equipped children's play areas and open amenity areas. In exceptional circumstances, the application of these standards may be varied.
- 4.23 **Policy T8 (Parking)** requires development granted planning permission to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards.
- 4.24 In addition to the adopted Unitary Development Plan, WCBC has prepared the following Local Planning Guidance that are of relevance to the proposed development:
- Local Planning Guidance 07 – Landscaping and Development;
 - Local Planning Guidance 10 – Public Open Spaces on New Housing Developments;
 - Local Planning Guidance 13 – Housing in the Countryside;
 - Local Planning Guidance 16 – Parking Standards;
 - Local Planning Guidance 17 – Trees and Development;
 - Local Planning Guidance 21 – Space Around Dwellings;
 - Local Planning Guidance 27 – Developer Contributions to Schools;
 - Local Planning Guidance 28 – Affordable Housing; and
 - Local Planning Guidance 32 – Biodiversity and Development;

Emerging Planning Policy

Wrexham Local Development Plan 2 (LDP2) 2013 - 2028

- 4.25 As outlined previously in this Section, WCBC are currently preparing the Local Development Plan [LDP] which will replace the policies of the UDP. The LDP has been through significant public consultation and is at the latter stages of the Local Plan process with changes to the LDP resultant from matters arising during hearings and the Examination in Public. A consultation to 'Matters Arising Changes' has been completed and the LDP received the Planning Inspector's Report on 27th February 2023 which confirmed that, subject to the recommended Matters Arising Changes (MACs) and Inspector Changes (IMACs), the Wrexham LDP provides an appropriate basis for the planning of the County Borough up to 2028. The Inspector also confirmed that with the recommended changes, the Plan satisfies the requirements of section 64(5) of the 2004 Act and meets the tests of soundness in the Development Plans Manual edition 3. The report will be taken to full council for adoption. As such, the LDP has material consideration of **significant weight** on the basis of the Inspector's report.
- 4.26 Based on the above, it is considered that significant weight should be attached to the policies set out within the emerging LDP.
- 4.27 The following LDP policies are considered most pertinent to the application site.
- 4.28 **Emerging Policy SP1 (Housing Provision)** states that provision is made for 8,083 new homes of which 717 will be affordable in order to deliver a requirement of 7750 over the plan period. As part of this policy, new development will be expected to maximise the delivery of affordable housing as well as achieve a minimum density of 30 dwellings per hectare amongst other matters.
- 4.29 **Emerging Policy SP2 (Location of Development)** requires development to be directed to the defined settlement limits and employment areas as identified on the Proposals Map.
- 4.30 **Emerging Policy NE6 (Wastewater Treatment and River Water Quality)** states that 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 wastewater. Development creating wastewater discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.
- 4.31 **Emerging Policy H1 (Site Allocation)** confirms that the site (Site 15, Land off St. Mary's Avenue) will be allocated under Tier 3 (The Local Service Centre of Overton). The allocation is for 40 units. The policy wording states that all proposals which are allocated under Policy H1 must demonstrate compliance with Policy NE6 (as above).

- 4.32 **Emerging Policy H2 (Affordable Housing)** requires 30% of the proposed development to be affordable housing on sites that fall within the Rural East sub-market area (which the application site falls within). This will be required on developments of 10 or more units.
- 4.33 **Emerging Policy SP12 (Transport and Accessibility)** requires Wrexham's transport network to be developed in a safe, efficient and sustainable manner through criteria such as restricting development that would have an unacceptable impact on the safe and efficient operation of the transport network.
- 4.34 **Emerging Policy T1 (Managing Transport Impacts)** notes that proposals for new development will be supported where they facilitate increased journeys by more sustainable modes of travel.
- 4.35 **Emerging Policy T2 (Active Travel)** demonstrates that new development will be supported where walking and cycling infrastructure is an integral part of the overall design of the scheme.
- 4.36 **Emerging Policy DM1 (Development Management Considerations)** states that all development must, amongst other matters, not have an unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking; and provides a satisfactory standard of amenity for the occupiers/users of the development itself.
- 4.37 **Emerging Policy CF2 (Provision of New Open Space)** requires developments of 10 or more dwellings to include provision for public open space. A minimum requirement of 0.25ha per 50 dwellings (50sqm per dwelling) is expected.

Other Documents

Housing Land Monitoring Statement

- 4.38 The Council's latest Housing Monitoring Statement was published in April 2017. The Statement sets out that the Council has a zero-land supply position.
- 4.39 With PPW11 superseding PPW10 and TAN1 being revoked, there is no longer a need in Wales to maintain a 5-year housing land supply. Housing supply is instead monitored on the basis of completions per year against the trajectory in the LDP. For Wrexham, the measure is the annual average rate of completions which is set out in the LDP as 517 per year. Completions since 2013 have been, on average, around half that, so delivery of housing land supply remains a key consideration in the event of an application being determined prior to LDP adoption.

National Planning Policy

Future Wales: The National Plan 2040 (February 2021)

- 4.40 Future Wales was published in February 2021 and acts as a national development framework for Wales. Future Wales is a spatial plan which sits at the highest tier of the development plan and is focused on solutions to issues and challenges at a national scale. The most relevant policies in Future Wales are outlined below.
- 4.41 **Policy 1 (Where Wales will grow)** demonstrates that the Welsh Government supports sustainable growth in all parts of Wales. In three National Growth Areas there will be growth in employment and housing opportunities and investment in infrastructure. The National Growth Areas are:
- Cardiff, Newport and the Valleys
 - Swansea Bay and Llanelli
 - Wrexham and Deeside
- 4.42 **Policy 7 (Delivering Affordable Homes)** notes that the Welsh Government will increase delivery of affordable homes by ensuring that funding for these homes is effectively allocated and utilised. Through their Strategic and Local Development Plans planning authorities should develop strong evidence-based policy frameworks to deliver affordable housing.
- 4.43 **Policy 20 (National Growth Area – Wrexham and Deeside)** recognises that Wrexham and Deeside will be the main focus for growth and investment in the North region. Strategic and Local Development Plans across the region must recognise the National Growth Area as the focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure. The Welsh Government will work with regional bodies and local authorities in the region and in neighbouring regions of England to promote and enhance Wrexham and Deeside's strategic role and ensure key investment decisions support places in the National Growth Area and the wider region.

Planning Policy Wales (PPW) (Edition 11, February 2021)

- 4.44 Planning Policy Wales Edition 11 (PPW 11) was published in February 2021 and sets out the latest land use planning policies of the Welsh Government since it was first published in May 1996. It constitutes a material consideration for planning applications. The primary objective of PPW 11 is to ensure that the planning system contributes towards the delivery of sustainable development as required by the

Planning (Wales) Act 2015 and the Well-being of Future Generations (Wales) Act 2015 with an over-arching objective to accommodate current and future needs.

- 4.45 Paragraph 1.18 of PPW 11 recognises that legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.
- 4.46 PPW 11 places a strong emphasis on the concept of maximising well-being and creating sustainable places through placemaking. Pg. 14 of PPW 11 defines “Placemaking” as *“a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense.”*
- 4.47 Paragraph 2.13 sets out that the plan-led system underpins the delivery of sustainable places to ensure all development plans and decisions taken by the planning system work together to deliver sustainable places. The Key Planning Principles of PPW 11 represent a guiding vision for all development plans, including Future Wales. These principles are set out as follows:
- Growing our economy in a sustainable manner;
 - Making best use of resources;
 - Facilitating accessible and healthy environments;
 - Creating and sustaining communities; and
 - Maximising environmental protection and limiting environmental impact.
- 4.48 Para 3.59 notes that agricultural land of grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable.
- 4.49 Para 3.60 states that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity.

- 4.50 Section 4 maintains that the location and design of new developments, especially housing, will have a significant role in influencing how and where people live.
- 4.51 Para 5.4.4 recognises that, wherever possible, planning authorities should encourage and support developments which generate economic prosperity and regeneration.

Technical Advice Notes (TANs)

- 4.52 The guidance provided by PPW 11 is supplemented by a series of TANs. Together, PPW and TANs set out the Welsh Government's national policies and principles on different aspects of planning and sustainable development. The relevant TANs are identified and summarised below:

TAN 2 (Planning and Affordable Housing)

- 4.53 TAN 2 provides guidance on the role of the planning system in delivering affordable housing and provided advice to local planning authorities on how to determine affordability.

TAN 5 (Nature Conservation and Planning)

- 4.54 TAN 5 sets out advice on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

TAN 6 (Planning for Sustainable Rural Communities)

- 4.55 TAN 6 provides practical guidance on how the planning system can support the delivery of sustainable rural communities. The guidance states that planning authorities should support developments that would help to achieve a better balance between housing and employment, encouraging people to live and work in the same locality.

TAN 11 (Noise)

- 4.56 TAN 11 provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development. It outlines some of the main considerations which local planning authorities should take into account when determining planning applications for development which will either generate noise or be exposed to existing noise sources.

TAN 12 (Design)

- 4.57 TAN 12 equips those involved in the design of developments with advice on how promoting sustainability through good design and planning for sustainable building may be facilitated through the planning system.

TAN 15 (Development for Flood Risk)

- 4.58 TAN 15 provides technical guidance on development and flood risk, providing a framework within which risks arising from both river and coastal flooding, and from additional run-off from development in any location, can be assessed.

TAN 18 (Transport)

- 4.59 TAN 18 provides advice on the integration of land use planning and transport infrastructure. The guidance note seeks to advise on the location of new development to reduce the need to travel and to promote sustainable modes of transport.

TAN 21 (Waste)

- 4.60 TAN 21 provides advice on how the land use planning system should contribute towards sustainable waste management and resource efficiency, reflecting waste management drivers at a national level.

Conclusion

- 4.61 In conclusion, this section has set out the prevailing development plan policies relevant to the proposed development at Land off St Mary's Avenue, Overton, as well as emerging planning policy and other key guidance documents that would be material considerations in the determination of this planning application.

5 Planning Issues

Introduction

- 5.1 This Section of the report considers the compliance of the proposed development with the relevant policies of the statutory development plan and supplementary planning guidance, alongside PPW 11 and Future Wales 2040 as material considerations which should be afforded substantial weight.
- 5.2 This Section demonstrates that the proposed development accords with the relevant policies of the adopted unitary development plan and the emerging LDP. There are no other material considerations which indicate that permission should not be granted in accordance with Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act.

Principle of Development

- 5.3 The site is technically located in the countryside under the UDP; however, it is important to recognise that the site is located adjacent to the settlement boundary as per the adopted UDP. PPW 11 is clear in recognising that development in the countryside should be adjoining settlements. Similarly, PPW adds that minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing.
- 5.4 Under the emerging LDP, the site is allocated for residential development as part of the emerging allocation in the LDP (Site 15 – Land off St Mary's Avenue), which allocates the site for 40 residential units. As per emerging Policy SP2 of the LDP, the site will form part of the defined settlement boundary given its draft allocation for housing.
- 5.5 The proposed development seeks to incorporate residential development on the emerging allocated site. A total of 45 units are proposed on the site, with 14 of the total units (30%) offered as affordable housing.
- 5.6 Given the emerging site allocation and the guidance set out in PPW 11, these factors clearly establish the principle of development on the Site for residential development and the proposed development is in accordance with Emerging Policy H1 and Emerging Policy SP2.

Housing Need and Delivery

- 5.7 Currently, in the absence of an up to date UDP and adopted LDP, the LPA has not produced a recent Joint Housing Land Availability Study ('JHLAS') and as such, the authority is considered to have a zero land supply.

- 5.8 The latest Housing Land Monitoring Statement is from April 2019 which was produced as part of the draft LDP and acknowledges the Council's lack of five-year housing land supply. Paragraph 3.2 of the Statement recognises that in the meantime, the Council will continue to *'take a pro-active stance in supporting appropriate growth in the County Borough where it meets policy objectives and identified local needs'*.
- 5.9 The 2019 Statement also estimated the number of units that were likely to be completed in the next 5 years (2019-2024) which is set out in the table below.

5-Year Estimated Source of Supply (2019 – 2024)	Total No. of Units	Yearly Average
Large Sites	1,027	205
Small Sites	412	82
Sites pending S106 (large and small)	16	3
Total	1,455	291

Table 5.1. Source: Housing Land Monitoring Statement (Wrexham Council, April 2019)

- 5.10 As outlined in the table above, the Council's latest Housing Land Monitoring Statement (April 2019) estimated that approximately 291 houses are to be delivered each year between 2019 and 2024.
- 5.11 It is important to note that as of July 2018, Paragraph 6.2 of TAN 1 (Joint Housing Land Availability Studies) was disappplied with immediate effect, removing the reference to attaching 'considerable' weight to the lack of a 5-year housing land supply as a material consideration in determining planning applications for residential development. The Welsh Government removed TAN 1 in its entirety in March 2020. Nevertheless, there are notable appeal decisions which provide useful commentary on the consideration of housing land supply, particularly in relation to the weight to be given to an emerging LDP in remedying the lack of housing delivery. These are outlined below:

Land south of Rhos Road, Penyffordd, Flintshire (Appeal Reference: APP/A6835/A/3243303)

- 5.12 The appeal related to a proposed residential development outside the settlement boundary. The appeal was allowed in April 2020, with the Inspector stating the following in Paragraph 8 of the Inspector's Report:

"The changes to PPW and revocation of TAN1 have not reduced the importance of delivering new housing, just the way delivery is planned, measured and monitored. PPW, as revised, states that: 'Under-delivery against the trajectory may require a specific early review of the development plan'. In my view that is a clear indication that the government is committed to ensuring that the planning system delivers the housing Wales needs and that under delivery is a material consideration."

Land west of Bryn Isa, Vicarage Lane, Gresford, Wrexham (Appeal Reference: APP/H6955/A/19/3240973)

- 5.13 This appeal was dismissed in April 2020 yet still provides an insight into weight given to an emerging LDP where there is a lack of housing delivery. Paragraph 37 of the Inspector's report states:

"It is not for me to make a judgement on the outcome of the ongoing LDP examination. Therefore, as it stands there is a need for housing, a matter which weighs significantly in favour of the appeal."

- 5.14 These appeal decisions (which were issued after March 2020) assist in demonstrating that where development plans are out of date, housing delivery is very much a material planning consideration despite the revocation of the requirement for LPAs to demonstrate a five-year housing supply.

Land off Tudor Drive, Penley, Wrexham (Appeal Reference: APP/H6955/A/21/3275733)

- 5.15 Further to the above appeal examples, the Penley appeal is useful in confirming that the emerging LDP should be given weight during the decision-making process and is considered a material planning consideration. As part of the appeal, the Inspector stated:

"I have noted that, given its age, the adopted UDP attracts less than full weight. It is therefore necessary to consider the overarching thrust of national policy and the other material considerations advanced in favour of the development [...] It is important to recognise that national policy indicates that emerging plans should not simply attract

increased weight as they progress through the preparation process. **However, in this instance, I consider that it represents an important material consideration in the overall balancing exercise.**” (LSH’s emphasis).

- 5.16 On this basis, the above appeal examples confirm twofold:
- a) Housing delivery is very much a material planning consideration despite the revocation of the requirement for LPAs to demonstrate a five-year housing supply;
 - b) Significant weight should be given to WCBC’s emerging LDP as an important and material planning consideration.
- 5.17 Consequently, the proposed development offers a clear opportunity to assist WCBC in meeting the growing demand for housing in Wrexham. Wrexham’s Population and Household Projections Background Paper (March 2015) indicates that a range of population growth over the plan period (2013 – 2028) of between 15,900 (11.6%) and 22,350 (16.2%) people is projected.
- 5.18 In light of this, the Council suggest that within the emerging LDP, which will cover the period 2013-2028, provision is made for 8,083 new homes (of which 717 will be affordable) in order to deliver a requirement of 7,750 over the plan period (Emerging Policy SP1).
- 5.19 This provision of 8,083 new homes equates to approximately 539 dwellings per year across the plan period in the County Borough of Wrexham. The proposed development of 45 no. units would therefore be providing approximately 8% of the Council’s annual residential target, acting as a catalyst in the need for the delivery of housing and assisting the Council’s aspirations and targets set out within Emerging Policy SP1. As such, the delivery of much-needed housing should be considered a key material consideration in the determination of this planning application.
- 5.20 Further to this, LSH has undertaken an exercise which identifies that the built-up, residential area of the Overton settlement equates to approximately 22 hectares of land. As of 2021, the population of Overton stands at 913 people, which actually equates to a 0.5% decrease in population from previous 2011 Census Data (Source: ONS Census Data, 2021). As such, the existing urban density within the village is 41.5 dwellings per hectare (dph). As outlined in Section 3 of this Planning Statement, the proposed development would result in a net density of 30.78 dph and a gross density of 23.94 dph.
- 5.21 On this basis, it can be confirmed that the proposals would not represent over development, and the delivery of housing in this location could result in an

approximate and sustainable population growth potentially up to 11%², thereby arresting the further decline in settlement population and ensuring that Overton remains a healthy and sustainable place to live, whilst also providing much needed and high quality housing stock for new and existing residents.

- 5.22 Further, the proposed density of the development is wholly consistent with the existing character, scale and density of the existing settlement and is therefore acceptable in principle.

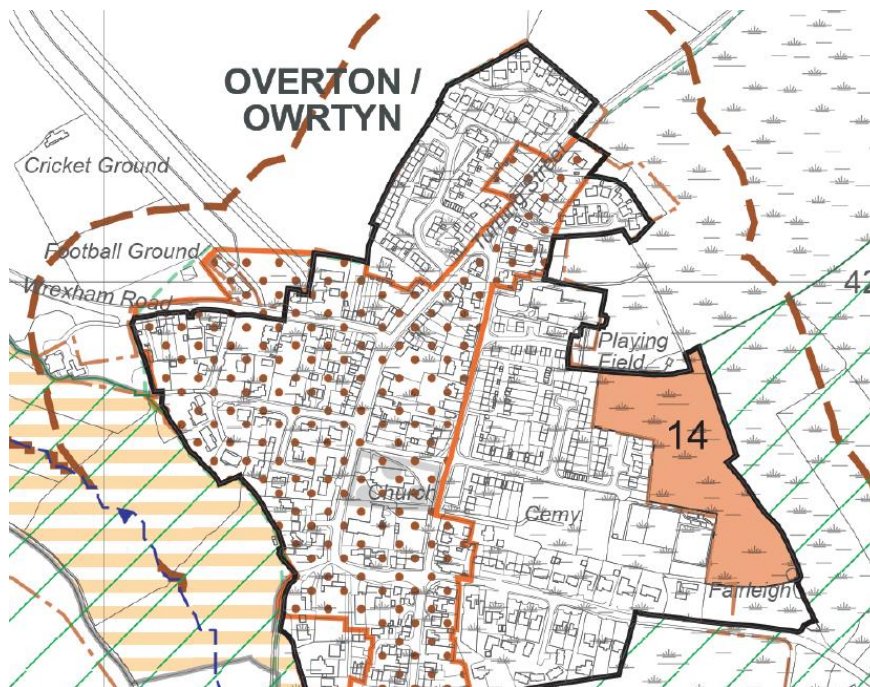


Figure 5.1: Emerging Policy Map showing Site Allocation '14' (**Note: Site ID Reference is now Site 15**) (Source: Map 4 Inset WCBC)

Affordable Housing Need

- 5.23 Delivery of affordable housing is highlighted as a key priority within Wrexham's adopted UDP and emerging LDP.
- 5.24 The proposed delivery of affordable housing complies with the requirements of adopted Policy H7 which, as confirmed in the Council's pre-app response, requires a 25% affordable housing contribution.
- 5.25 As part of the Emerging Policy H2 (Affordable Housing), the Site falls within the Rural East sub-market area and as such 30% of the proposed development is required to be affordable housing. The level of proposed affordable housing will provide 2% of

² Based on an average household size of 2.4 people

the required affordable housing (717 homes) need in the plan period. The proposed development, which is providing 30% affordable housing, clearly complies with both the adopted Policy H7 and emerging Policy H2 on affordable housing.

Design, Layout, Amenity and Appearance

- 5.26 The layout of the proposal reflects the form, scale and density of the surrounding residential development, respecting the character of the locality and therefore blending with the existing residential grain. Further to this, layout of the proposed development has been carefully considered to ensure that the amenity of residents and the public is safeguarded from adverse effects. For example, there will be a minimum separation distance of 21 metres between the rear and frontages of each dwelling, ensuring any impacts such as overlooking are reduced insofar as possible in accordance with Policy GDP 1 of the UDP and emerging Policy DM1 of the LDP.
- 5.27 As illustrated within the submitted Design and Access Statement, the materials, detailing and features chosen for the dwellings reflect those that dominate the surrounding architecture.

Natural Environment and Ecology

Ecology

- 5.28 An Ecology Appraisal was carried out by 'Arbor Vitae', involving an initial desk study and a site survey which took place on 07/10/2022. The full document has been submitted alongside this application and the following section summarises the findings.
- 5.29 While the proposal will result in the loss of approximately 2 hectares of improved grassland, in its current state, the habitat offers limited opportunities to wildlife due to a lack of diversity or flowering species.
- 5.30 The proposal will retain all hedgerows and trees around the periphery of the site, apart from tree no.81 which is in poor condition. The design of the proposed development has ensured that the mature oak at the northeast corner of the site can be retained. With regard to protected species and bat activity, the ecology statement advises that no further survey work is required if all hedgerow and trees are retained, and that mitigation for bats will centre on ensuring that artificial lighting is sympathetic for nocturnal wildlife.
- 5.31 The report also confirms that there are no Great Crested Newts (GCN) within 1km of the site boundary.

- 5.32 Overall, the proposal will have no impact upon breeding birds, local badger sets/ individuals nor habitats providing suitable terrestrial opportunities for otters. The provision of the 0.4ha open grassland will provide high quality, species-rich grassland which will provide a betterment with regard to pollen and nectar resources on site and in turn create biodiverse pockets amongst the development. As such, the proposed development from an ecology perspective conforms with Part H of Policy GDP1 (Development Objectives) and emerging Policy SP15 (Natural Environment) given that the development will have no impact on biodiversity and ecology.

Arboriculture

- 5.33 Further to the Ecology Appraisal, Birch has produced an Arboricultural Report (November 2022). The report confirms that the tree cover at the site comprises typical, well-established agricultural hedges of hawthorn and blackthorn and a relatively small number of established broadleaved hedgerow trees at the eastern and south-eastern perimeter of the grassland.
- 5.34 Additionally, there is a principal tree at the Site which is a large, healthy mature oak at the north-east edge of the site. This tree is a significant existing environmental feature and the proposed development seeks to retain this. A high-quality owl box is also installed in this oak tree. Retention and protection of the hedges and where appropriate hedgerow trees is recommended within the report. This will ensure the continuing provision of valuable landscape screening, ecological connectivity and aesthetic value by retaining and protecting these tree features.
- 5.35 Therefore, the proposal is in line with **Policy EC4 (Hedgerow, Trees and Woodland)** of the WUDP (2005) and emerging Policy SP15 (Natural Environment) which note that development proposals should provide for the conservation and management of hedgerows, trees, wildlife and other natural landscape and water features.
- 5.36 The proposal is also in line with **TAN 5 (Nature Conservation and Planning)** which sets out advice on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

Phosphate

- 5.37 Natural Resources Wales (NRW) has published targets in relation to reducing river phosphate levels in Special Areas of Conservation (SAC) across Wales. As outlined previously, the Site falls within the River Dee SAC. It is understood that the river is currently failing against NRW's targets.

- 5.38 Under Policy NE6 of the emerging LDP, planning applications are required to provide mitigation measures in relation to river water quality. As part of this application, the submitted phosphates report, prepared by ADAS, confirms that the proposed development is not phosphate neutral, however the increase in phosphate levels would be negligible. The report debates that since the sensitive area is not currently failing its phosphate levels it follows that the development would not need to be strictly phosphate neutral in this instance. If, however, strict phosphate neutrality is needed to be achieved, the ADAS report outlines that the tertiary treatment at the outfall of the wastewater treatment works (WWTW) would be seen as a viable option through an appropriately designed constructed wetland to remove sufficient phosphorus entering the sensitive site.

If required, it is recommended that this phosphates matter is dealt with via a planning condition which follows the below suggested wording:

“No part of the development shall commence until a sewerage scheme to satisfactorily accommodate the foul water discharges from the development has been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the foul water system has been fully implemented and brought into use in accordance with the approved scheme”.

- 5.39 As set out in Section 1.12-1.13, WCBC have commissioned work alongside investigations by Welsh Water and Natural Resource Wales (NRW) to understanding ‘source apportionment’ of wastewater to better inform the review of permits on existing WWTW and the wider investment programme by Welsh Water. WCBC have confirmed that until the phosphates mitigation strategy is resolved, then any application may need to be held in abeyance. However, the applicant believes that the above condition provides a sufficient safeguard to the LPA and ensure that a robust planning decision can still be made.
- 5.40 As outlined above, it is understood that the proposed development complies with emerging Policy NE6 (Waste Water Treatment and River Water Quality) as per the conclusions of the submitted Phosphates Assessment.

Transport Assessment

- 5.41 A Transport Assessment (TA) has been produced by ‘Mode Transport Planning’, to assess the development proposal with consideration to expected trip generation and traffic impact, accessibility by sustainable modes of travel, accessibility for refuse vehicles and car parking provision.

- 5.42 The TA shows that the site can be accessed via sustainable modes of travel and offers an alternative to single occupancy car trips, with full details of these alternatives available on the main report.
- 5.43 The TA determines that the layout of the site has been designed in accordance with the Manual for Streets, which includes a 5.5m wide access road and footway provision throughout. There is no evidence to show that the proposed development will have a detrimental impact on highway safety.
- 5.44 The proposal is expected to generate 20 two-way trips during the AM peak period and 33 two-way trips during the PM peak period. This equates to one trip every 3 minutes on average during the AM and one trip every 2 minutes in the PM peak period. It has therefore been concluded that St Mary's Avenue will provide safe and suitable access to the development site and will have a low impact on the local highway network.
- 5.45 Overall, Mode has determined that there should be no highways or transport planning reasons that prevent this planning application from being approved.
- 5.46 The proposal is therefore in line with **Emerging Policy T1 (Managing Transport Impacts)** of the Wrexham Local Development Plan 2 (LDP2) 2013 – 2028 which notes that developments that facilitate more sustainable modes of travel will be supported by the LPA.
- 5.47 The proposal is also in accordance with **TAN 18 (Transport)** which provides guidance on the location of new developments and promotes sustainable modes of transport.

Transport, Access and Parking

- 5.48 In accordance with Policy T8 (Parking) of the UDP, the proposed development complies with WCBC's maximum car parking standards, ensuring there is sufficient provision on-site and the traffic and number of vehicles generated by the new development does not overspill into the surrounding area. In terms of car parking provision, the submitted TTA confirms that, as requested by WCBC Highways during pre-application consultation, the proposed development provides the maximum level of car parking provision at all dwellings, except for 8no. 3-bedroom dwellings where 2no. car parking spaces are provided.
- 5.49 In terms of cycle parking standards, the proposed development is in accordance with WCBC's minimum cycle parking standards, with 2no. cycle parking spaces proposed within each dwelling. These are to be located within the garages, or via a secured cycle space in the garden where a garage is not provided.

- 5.50 Further to this, the submitted TA concludes that the proposed development would not have an unacceptable impact on the operation of the existing transport network, thereby in compliance with the requirements of Strategic Policy PS4 of the UDP and Emerging Policy SP12 of the LDP.
- 5.51 Public footpaths and access to the site via cycling are also incorporated throughout the proposed development which will help encourage the use of alternative modes to the car as per Strategic Policy PS4 of the UDP and Emerging Policies SP12, T1 and T2 of the LDP. Further to this, the proposed development thereby incorporates sustainable design principles to create developments suitable for future generations as per the objectives and aspirations of PPW 11 and Future Wales 2040.

Ground Conditions, Landscaping and Drainage

- 5.52 Based on the Predictive Agricultural Land Classification (ALC) Map, the land is classed as BMV Grade 1 (excellent quality agricultural land). Policy EC2 states that development on agricultural land of grades 1, 2 or 3a will only be permitted if it does not lead to the irreversible loss of that land. Whilst the land is classified as BMV Grade 1, the site is allocated for residential development under the emerging LDP, meaning the principle of development on this Site has been established.
- 5.53 The submitted Phase II Geo Environmental Assessment prepared by Georisk Management demonstrates that there was no visual evidence of potential significant contamination during the Site investigation. Further to this, the study confirmed that no remediation is necessary for the proposed development at the Site.
- 5.54 As required by Policy EC5 (Special Landscape Areas) of the UDP, development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.
- 5.55 The submitted Landscape and Visual Impact Assessment (LVIA) prepared by TPM Landscape demonstrates that the proposals will introduce housing development over an area of open grassland and within a framework of settlement edge and managed hedgerow and hedgerow trees. Given this, the LVIA notes that the development will be able to integrate into the established urban fabric of the town through its physical proximity to the existing settlement edge and its direct connection onto St Marys Avenue.
- 5.56 In terms of visual change, the LVIA states that the change is assessed as low with a Slight-Moderate adverse landscape effect becoming neutral as the proposals become integrated into the village and once proposed mitigation measures (such as increased

planting and diversity in woodland structure) become established. On this basis, it can be confirmed that the scheme is wholly in compliance with Policy EC5 by ensuring that visual impact is minimised insofar as possible.

- 5.57 Similarly, since January 2019, all new developments in Wales that have more than one building or have a construction area of 100m² or more will need to include SUDS as part of the proposed development (as per Schedule 3 of the Flood and Water Management Act 2010).
- 5.58 In light of this, the submitted drainage strategy demonstrates that the SUDs has been designed in compliance with national standards, and the surface water drainage arrangements for site will ensure that surface water is properly managed within the proposed development. Drainage plans have also been submitted alongside this application demonstrating schemes of sustainable foul and surface water drainage.
- 5.59 Further to this, the development incorporates SUDS within its areas of Public Open Space (POS), as indicated in the submitted drawings and drainage strategy. The chosen systems will not only effectively manage surface water but also enhance the biodiversity of the site and offer opportunities for recreation and leisure, fully in compliance with Policy EC6 of the UDP.
- 5.60 The POS has been designed fully in accordance with Policy CLF5 of the UDP which requires a minimum of 0.4 ha per 50 dwellings (80 sq.m per dwelling), and Emerging Policy CF2 of the LDP which expects a minimum requirement of 0.25ha per 50 dwellings (50 sq.m per dwelling). As 45 dwellings are proposed as part of this planning application, a minimum of 3,600 sq.m POS will be required under the adopted UDP, or 2,250 sq.m under the emerging LDP policy position. The provision of POS (based on 45 dwelling proposed) is outlined in the table below. The POS (as shown on the proposed layout plan) is measured at 3,528 sq.m, a figure which complies with the emerging policy requirement of 2,250 sq.m and also roughly equates to the requirement of 3,600sqm under the adopted UDP.

	Adopted Policy CLF5 POS Standards (sq.m)	Emerging Policy CF2 POS Standards (sq.m)	Proposed POS (sq.m)
Public Open Space	3,600	2,250	3,528

Table 5.2 – Proposed Public Open Space provision

Sustainable Development

- 5.61 The proposed development accords with the aspirations and vision of PPW 11 and the Well-being of Future Generations (Wales) Act 2015 which has an over-arching objective to accommodate current and future needs through placemaking and sustainable development which is at the forefront of Welsh Government's policy objectives.
- 5.62 The site is located approximately 150m east of the centre of Overton via St Mary's Avenue and approximately 300m from the centre via Station Road. Connectivity into the village via the above is achievable by footpaths and the site is sustainably located in this respect. From an environmental dimension, the proposed development will encourage sustainable modes of transport through the integration of dedicated footpaths across the Site, whilst also being sustainably located within walking distance of the centre of Overton.
- 5.63 Further to this, the proposal will incorporate 30% affordable housing, thereby also meeting the social and economic dimensions of sustainable development. Expanding on the economic dimension, it is also important to ascertain how the proposed development would benefit the economic function of the Borough as a whole. As such, a review of HMRC's Council Tax records has found that the residential properties which surround the Site are broadly within Council Tax bands C-D. For the purposes of this exercise, should it be assumed that the proposed 45 units would fall under Band D once built, an annual fund of approximately £80,000³ would be received by WCBC which the Council would subsequently be able to invest towards further improvements and services such as housing, social care and education across the Borough. This figure would increase should the properties' Council Tax be higher than the assumed Band D.
- 5.64 From a cultural perspective, the integration of Public Open Space across the site will provide residents with key open amenity areas which are usable for families, assisting in fostering a sense of community across the Site. As such, it is considered that the proposed development has regard to, and meets, the social, environmental, economic and cultural dimensions of sustainable development, as set out in the Well-being of Future Generations Act (Wales).

Conclusion

- 5.65 It has been demonstrated within this section that the proposals accord with the relevant development policies and the policies contained within PPW 11 and Future

³ Based on WCBC's Council Tax Band Sheet for 2022/2023 of £1776.15 for Band D, Overton

Wales 2040 relating to housing, design, the environment and sustainable development. The proposals should therefore be considered in the context of Section 70(2) of the 1990 Act and Section 38(6) of the 2004 Act.

6 Conclusions

- 6.1 As demonstrated within this Planning Statement, the proposed development represents a sensitive, comprehensive and sustainable development of an allocated site as per the emerging Local Development Plan.
- 6.2 On the basis of the above and in accordance with the balance of considerations in local and national planning policy, the proposal contributes to providing much-needed residential development in Wrexham, and there are no significant demonstrable adverse impacts arising from the proposals that would outweigh the considerable benefits of the scheme. Given the Council's zero housing land supply and lack of an adopted Local Development Plan, it is paramount that the Council approve schemes which are well-designed and provide residential homes for the Borough.
- 6.3 The site has been promoted through the LDP and benefits from a draft allocation (LPA Ref: Site 15: Land off St Mary's Avenue) that has been subject to significant public consultation and review by the Planning Inspectorate, and therefore this is a material consideration with significant weight to be attached to the decision-making process. In addition, the site delivers the following benefits:
- No highway capacity or safety impact, and found that the site benefits from the availability of public transport and sustainable modes of travel;
 - No significant loss of bio-diversity or tree coverage, in fact all peripheral green infrastructure will be retained to protect the integrity of the site boundaries;
 - Delivers much needed new high quality homes, including policy compliance affordable provision. This is important in light of well-known housing delivery failure across the Borough since 2013;
 - No or limited visual impact on the settlement due to the retention of existing green infrastructure;
 - Improved public open space and native planting on an area of low quality grassland;
 - No flood risk or drainage issues that would result in increased flood risk elsewhere.
 - The housing growth as a result of this application meets the local plan growth predictions for the settlement, which in the medium to long term will ensure that a vibrant rural economy is retained, including local shops, amenities and

services. The primary school also has sufficient capacity to accommodate any new pupil growth and will ensure its future is maintained.

- The proposed development results in a net density of approximately 30dph which is less than the existing net density of the residential area of Overton as a whole (approximately 40dph) and is therefore considered acceptable on this basis given that it does not result in overdevelopment of the Site.

6.4 The proposals accord with the Policies contained within the adopted and emerging Development Plan and bearing in mind Section 38(6) of the Planning and Compulsory Purchase Act 2004, we therefore consider that planning permission should be granted for the proposed development without delay.

APPENDICES

Appendix 1 – Summary of House Types

Type	No. of Bedrooms	No. of Storeys	Net Internal Area (NIA sq.m)
Alwen	2	1	64.40
Burwell / Swindale	3	2	75.58 / 84.20
Burwell / Swindale (+ Bay)	3	2	75.58 / 85.84
Clyde	3	1	104.21
Hertford	4	2	117.52
Roeburn (Semi)	3	2	87.42
Roeburn V2	3	2	90.64
Sherbourne	4	2	123.96
Stretford	4	2	119.56
Swindale (Affordable Terrace)	3	2	84.20
Tamar	4	2	138.66
Torridge	4	2	142.53
Tweed (Affordable Terrace)	2	2	70.48
Witham	3	2	92.96
Witham (+ Bay)	3	2	93.99
4BC	4	2	117.98