



Bellway Homes Limited (North West)
Land North of Holt Road, Wrexham

Application for Reserved Matters Approval (including access, appearance, landscaping, layout and scale) pursuant to outline Planning Permission P/2018/0673 for up to 74 dwellings and other associated works

Planning Statement

June 2023

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Contents

Report

1	Introduction	3
2	Site Description and Planning History	5
3	Proposed Development	8
4	Planning Policy Context	14
5	Planning Analysis	26
6	Benefits of the Proposed Development	34
7	Summary and Conclusion	35

Appendices

Appendix 1: Appeal Decision (PINS Ref: APP/H6955/A/19/3238470)

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1. Introduction

- 1.1 This Statement is submitted by Peacock + Smith in support of a Reserved Matters application (including access, appearance, landscaping, layout and scale) for the erection of 74 dwellings and other associated works on Land North of Holt Road, Wrexham. It has been submitted on behalf of our client, Bellway Homes Limited (North West).
- 1.2 The application for 74 dwellings is submitted pursuant to an outline planning permission (ref. P/2018/0673) at Land North of Holt Road, Wrexham. The application was submitted in outline with all matters reserved for future approval. It sought permission for *"The development proposed is the erection of up to 74 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure"*.
- 1.3 The outline application was submitted on behalf of Glyndwr University. It was initially refused by Wrexham County Borough Council but allowed on appeal (PINS Ref: APP/H6955/A/19/3238470) dated 21 June 2021. The appeal decision established the principle of development for this quantum of housing.
- 1.4 The Reserved Matters application therefore seeks approval for the following matters:
- Access;
 - Appearance;
 - Landscaping;
 - Layout; and
 - Scale.
- 1.4. The application also includes details which will allow the discharge of planning conditions including Condition 8 – Arboricultural Method Statement.
- 1.5. The application site comprises open land formerly maintained as a sports pitch benefitting from an extant outline planning permission, within the urban area of Wrexham. The site access is proposed from the existing residential road of Holt Road in the south-eastern corner of the site.

Purpose and Structure of Report

- 1.7 The report seeks to address all relevant planning considerations prior to drawing conclusions as to the merits of the application.
- 1.8 The remainder of this report is structured as follows:
- **Section 2:** describes the site and considers the planning history;
 - **Section 3:** describes the proposed development;
 - **Section 4:** positions the proposal in the context of planning policy;
 - **Section 5:** considers the key planning issues in the context of the relevant planning policy and analyse the planning considerations relevant to the proposal;
 - **Section 6:** outlines the positive benefits of the proposed development; and
 - **Section 7:** provides and a summary and conclusions, taking account of the planning balance.
- 1.9 This Statement should be read in conjunction with the other documents submitted in support of the application which include:
- Design and Access Statement prepared by APD;
 - Arboricultural Impact Assessment prepared by Ascerta;
 - Arboricultural Method Plan prepared by Ascerta;
 - Landscaping Strategy prepared by Highstone Design;
 - Preliminary Ecological Assessment prepared by Leigh Ecology;
 - Drawing pack prepared by APD.

2 Site Description and Planning History

- 2.1 The purpose of this section is to outline the site, describe the surroundings and to assess the character of the area. It should be read in conjunction with the Design and Access Statement prepared by APD which includes full consideration of the Site Analysis which fed into the Design Considerations.

Site Description and Local Context

- 2.2 The site is located to the north of Holt Road, Wrexham as seen in Figure 1 below and measures 3.27 hectares (c. 8 acres). The site is broadly rectangular in shape. It is currently undeveloped and has previously been used (informally) for open space as part of the wider Glyndwr University campus. Topographically, the site is generally flat and there are no public rights of way across the site.

Figure 1: Site Location



- 2.3 The site is currently fenced off open land although the western part of it is maintained as a sports pitch and is used by local sports clubs under an informal arrangement with Glyndwr University. There are various existing trees around the perimeter of the site, although none within the main body of the site.

- 2.4 The site is not within, nor within the setting of, a Conservation Area. There are no Listed Buildings on the site. The site is classified as being at Very Low risk of flooding.
- 2.5 In terms of surrounding area, the site is bound:
- To the north: by the rear gardens of houses fronting Denbigh Close and Monmouth Road. These properties are traditional 2 storey residential properties which are typically semi-detached.
 - To the east, the site is bound by the rear gardens of houses fronting Goulbourne Avenue. These properties are a mix of detached and semi-detached 2 storey residential properties;
 - To the south by Holt Road and the houses located on Langford Close. Due to the nature of the development, these properties typically overlook the site. Properties are typically in a short row of terraced properties 2 storey in height.; and
 - To the west by some open space used by Borrass Park Albion Football Club, beyond which lie the rear of properties fronting onto Dean Road and the Dean Road Family Centre.
- 2.6 The surrounding area is considered to be residential in nature and the site is approximately 1 mile north-east of Wrexham town centre where restaurants, bars, banks, shops and other amenities can be found. There are schools in close proximity to the site as well as small convenience stores, local pubs/restaurants and parks.
- 2.7 Bus services run along both Holt Road and Dean Road to the south and west of the site. The nearest train stations to the site are both within the centre of Wrexham approximately 1.4 miles away - Wrexham Central and Wrexham General.
- 2.8 In summary, the application site comprises an area of undeveloped land in an established residential area within Wrexham. There are no designations or features on the site that could be considered to be of high environmental value. The site benefits from good accessibility to frequent bus services, schools and local amenities and is within walking distance of Wrexham Town Centre that provides a wider range of uses and services.

Relevant Planning History

- 2.9 The most relevant planning history relates to the extant outline planning permission to which this application is pursuant.
- 2.10 Application P/2018/0673 sought Outline planning permission residential development for up to 74 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure. It was submitted by Glyndwr University following a strategic review of their estate – the University Campus 2025 Estates Learning and Environment Strategy which had confirmed that the site was surplus to their requirements.
- 2.11 The application was initially refused by Wrexham CBC dated 12 July 2019 for 2 reasons for refusal, namely:
- *"The proposed development would result in the loss of a playing field in an area deficient of such provision. As no alternative provision of equivalent community benefit is made available, its loss would be detrimental to the amenity offered to the community, contrary to Wrexham UDP policy CLF4 and Welsh Government TAN16";*
and
 - *The Council consider that the additional traffic generated from the proposed development will have an adverse impact upon the Greyhound public house roundabout on Holt Road which already operates beyond its design capacity. To allow further development would be contrary to the Wrexham UDP policy GDP1(d).*
- 2.12 The decision was appealed. It was afforded PINS reference APP/H6955/A/19/3238470. The appeal was allowed dated 21 June 2021 and outline planning permission was granted. A copy of the appeal decision forms **Appendix 1** of this Statement.
- 2.13 This application for reserved matters approval is submitted pursuant to the aforementioned outline planning permission.
- 2.14 There is no other relevant planning history.

3 Proposed Development

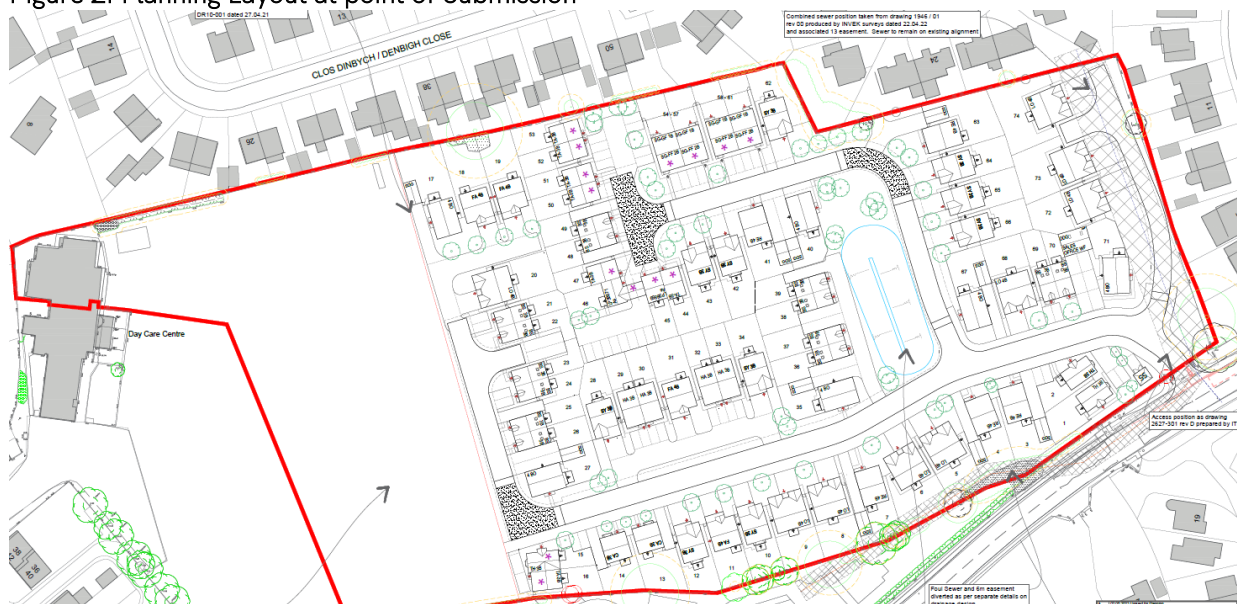
3.1. The purpose of this section is to outline the site, describe the surroundings and to assess the character of the area. It should be read in conjunction with the Design and Access Statement prepared by APD which includes full consideration of the Design Considerations and scheme as submitted.

3.2. The Reserved Matters application is submitted by Bellway Homes Limited (North West) and seeks approval for all matters. This comprises:

- Access;
- Appearance;
- Landscaping;
- Layout; and
- Scale

3.3 The submitted Reserved Matters application comprises of 74 dwellings in accordance with the outline planning permission. Figure 2 below shows an extract of the planning layout at the point of submission.

Figure 2: Planning Layout at point of Submission



- 3.4 The residential elements of the application are proposed on the eastern side of the site. The western part of the site is proposed to be left as open space and will be transferred to a third party in accordance with the terms of the Unilateral Undertaking. This area of POS amounts to 0.96Ha.
- 3.5 The proposal has been developed with a range of factors in mind, including:
- A desire to use the land as efficiently as possible and provide a mix of housing;
 - A legible hierarchy of streets, with a main loop road around the site and smaller spur roads running from this;
 - Building heights predominantly no higher than 2.5-storeys;
 - Provision of adequate off-road parking for each dwelling;
 - Seeking to promote a style of development which reflects the character and appearance of the local area;
 - Usable and significant open spaces which integrate with adjoining land;
 - A positive relationship and interface between the proposed housing and the neighbouring residential properties to maximise natural surveillance, respect the living conditions of the existing occupiers and integrate the proposal into the wider environment.
- 3.6 The overall scheme has been designed to incorporate distinctive features and characters that reflect and respond to the surrounding architectural language and topography of the site to create unique and well-defined space. Existing trees will be retained wherever possible, and additional tree planting will take place.
- 3.7 Condition 6 attached to the outline planning permission requires access to be provided from Holt Road. Whilst access in this case is a reserved matter, details demonstrating how access could be achieved from Holt Road were submitted alongside the outline planning application. The appeal decision confirms that neither the Inspector or the Council's highways officer had any concerns and the reserved matters proposals are consistent with the access. Pedestrian and cycle access through to the development would also be possible from a track leading from the adjacent sports pitch car park that is accessed via Dean Road to the west.

- 3.8 From Holt Road there will be a cul-de-sac running along the eastern boundary of the site on which there are only properties on the western side of the road. There is a distributor road running along the southern boundary on which properties will be on either side. This reflects the pattern of development on Longford Close in which properties face away from Holt Road and create a safe frontage which is not dominated by a major road.
- 3.9 There are subsequently two further cul-de-sacs running along a north/south axis both of which feature development predominately on the eastern side to create a sense of openness.
- 3.10 In total, the scheme proposes a total of 74 residential units of which 75% or 56 will be open market and 25% or 18 being affordable houses. The precise mix of set out below:

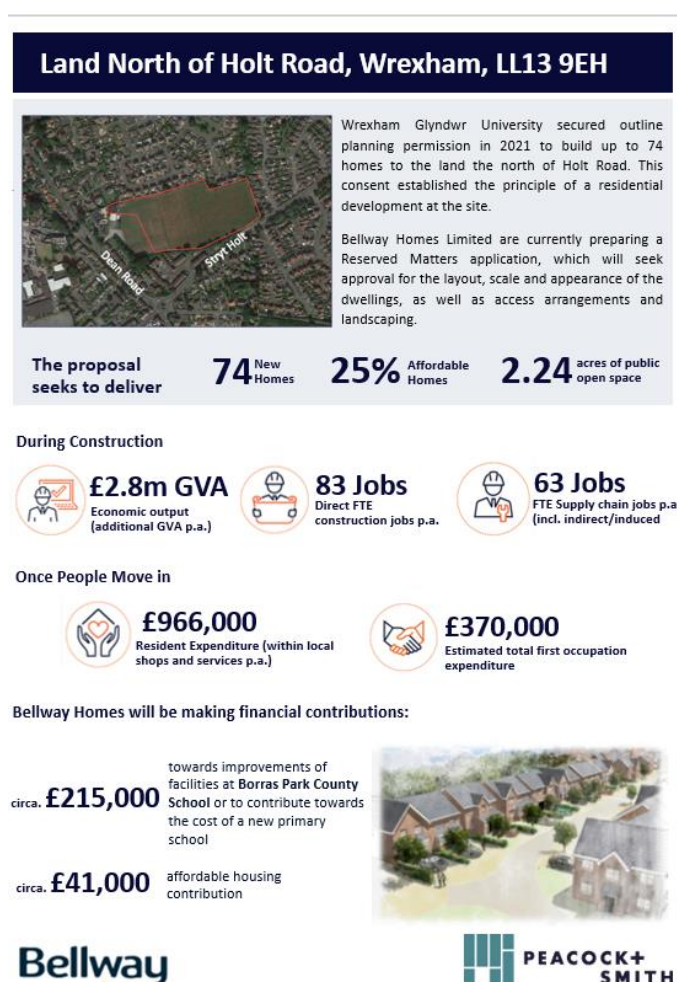
Dwelling Type	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Open Market	0	0	32	24	0	56
Affordable	4	4	10	0	0	18
Total	4	4	42	24	0	74

- 3.11 The layout incorporates a variety of well-integrated units. The density of the development will be approximately 35 dwellings per hectare.
- 3.12 Each dwelling would have space within its curtilage to accommodate the required number/size of waste, recycling and garden waste bins. These would be stored within a defined enclosed area to the rear or side of the dwellings, all of which will have direct access to the frontages either around individual buildings or via shared paths. Dwellings served by a shared private drive would have a dedicated bin collection point (BCP). The BCP has been appropriately sized to accommodate one bin per dwelling on bin collection day
- 3.13 It is considered that the proposal not only meets the policy requirements of Planning Policy Wales, Future Wales: The National Plan 2040 and Wrexham Borough Council's Development Plan as will be set out in the next section of this statement, but also meets the needs of the local community and the demand of the local housing market. The scheme has been carefully considered to integrate a variety of dwelling types within the overall application site and

existing urban form. Further details of the proposal are set out in the Design and Access Statement and submitted plans.

Public Consultation

- 3.14 As a reserved matters application, there is no requirement for the scheme to be subject to a formal public consultation exercise. Notwithstanding, being a responsible developer and due to the level of interest in the outline application, the applicant has undertaken some public consultation.
- 3.15 A leaflet has been designed to inform residents of the proposals and timescales. A copy of the leaflet is provided below.





Placemaking

The proposal is being designed in accordance with the design principles established by the outline planning permission which include:

- A range of dwelling sizes and styles, ranging from 1 bedroom units to 4 bedroom units
- Green Infrastructure, extending to approximately 2.24 acres, will be provided on-site. This includes land that will be transferred to Wrexham Council and will be made available for sports and recreation use in perpetuity.
- The design will draw from the character and appearance of the local area
- Provision of off-road parking for each dwelling
- The proposal will be of high quality design and include high quality materials to ensure that the development integrates into the surrounding area

Have Your Say:

- Post: Peacock + Smith, Unit 17, Connect Business Village, 24 Derby Road, Liverpool, L5 9PR
- Email: holtroadwrexham@peacockandsmith.co.uk

Any correspondence should be clearly marked with the reference 'Holt Road Wrexham'. Please send us your comments before **Sunday 18th June**

- 3.16 The leaflet was arranged to be delivered across a drop zone of local neighbours. A plan of the drop zone is shown below.

Map of Leaflet Drop Zone



- 3.17 Copies of the leaflet have also been provided for local ward councillors.
- 3.18 A dedicated email address was set up for residents to respond to with a deadline of 18th June 2023. Although this sets a deadline to allow for comments, the address will be kept open for a period of time and all results can be reported to Wrexham CBC at a relevant point during the planning application process.

4. Planning Policy Context

4.1 This section outlines the relevant national, strategic and local planning policies against which the proposals will be considered. The following section examines the relationship between the proposal and the relevant areas of planning policy outlined above in more detail.

4.2 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act require that planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise.

The Statutory Development Plan

4.3 At the time of making this application the Development Plan for the Wrexham District is the Wrexham Unitary Development Plan (UDP) that was adopted in February 2005. In future this will be replaced by the Wrexham Local Development Plan (LDP) 2013 to 2028. The UDP is significantly out of date and does not fully reflect the current housing and planning context, however the LDP has not yet been adopted.

4.4 The emerging Local Development Plan is at an advanced stage. The document has been through Examination, and the binding Inspectors' Report was received from Planning and Environment Decisions Wales (PEDW) on 27/02/23. This represents the end of the Examination of the Wrexham LDP. The Inspectors concluded that, with the recommended binding changes outlined in the report incorporated into the LDP, the Plan satisfies the requirements of Section 64 (5) of the Planning and Compulsory Purchase Act 2004 and meets the tests of soundness set out in LDP Wales.

4.5 As a binding report, the document was taken to Full Council on 19th April 2023 to ratify the decision and adopt the document. However, members voted to not to adopt the Local Development Plan. The matter was referred to Welsh Government amidst the threat of Judicial Review of this decision. The matter was returned to Full Council on 14th June 2023. Members again voted not to adopt the plan.

4.6 The matter is now in the hands of Welsh Government. The document therefore is a material consideration but cannot be afforded full weight until its status is further clarified.

4.7 Other Material policy considerations also include Planning Policy Wales (PPW, Edition 11, February 2021), Future Wales: The National Plan 2040, various Technical Advice Notes (TANs) issued by the Welsh Government and the Local Planning Guidance Notes (LPGNs) approved by Wrexham Council.

- 4.8 The site does not benefit from any specific allocations and is simply within the settlement limit of Wrexham's urban area.
- 4.9 Within the UDP, the most relevant policies to this application are outlined below:
- 4.10 Policy PS1 states that "*New development for housing, employment and community services will be directed to within defined settlement limits.*"
- 4.11 Policy PS4 states 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.*"
- 4.12 Policy GDP1 states that "*All new development should (inter alia):*
- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.*
 - b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.*
 - c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.*
 - d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.*
 - e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.*
 - f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development....*
 - k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area."*
- 4.13 Policy GDP2 states "*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."

- 4.14 Policy EC13 states *"Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted."*
- 4.15 Policy H1 deals with housing allocations, which should be afforded little weight, as these allocations were for the period 1996-2011.
- 4.16 Policy H2 states that "Residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1.
- 4.17 Policy H7 states "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. The initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements."
- 4.18 Policy CLF4 states "The redevelopment of sports grounds, playing fields, children's play areas and informal open spaces and allotment gardens for uses other than sport and recreation will not be permitted unless:- a) redevelopment of only a small part of the site would allow the retention and enhancement of that existing facility; or b) the long term requirement for the facility has ceased and it would not lead to, or increase an existing shortfall of that facility in the immediate locality; or c) the loss can be replaced with an equivalent or greater provision in the immediate locality. Alternative sites should be within settlement limits or, in exceptional circumstances, adjacent to settlement limits provided that associated buildings, lighting, and parking facilities are not intrusive in the landscape and user accessibility is not reduced."
- 4.19 Policy CLF5 states "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 field(s) and/or equipped children's play area(s) and open amenity area(s). In exceptional circumstances, the application of these standards may be varied, in the case of small urban infill housing development, where the developer enters into a legal agreement for financial contributions towards the cost of public open space provision where:- a) the site is unsuitable for public open space provision; or b) the development would not place significant additional pressure on public open space facilities in the vicinity of the site."

- 4.20 Policy T8 "Development granted planning permission will be required to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:

a) the availability of public transport nearby,

b) proximity to public car parking,

c) proximity to local services and facilities,

d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.

Wrexham Local Development Plan 2013 - 2028

- 4.21 As above, although the LDP is at an advanced stage, and has been found to be legally sound by the binding Inspectors Report, it has yet to be adopted. Therefore, the documents is given some weight, but cannot be afforded full weight until the issue of adoption has been fully resolved.

- 4.22 The emerging LDP identifies key issues for Wrexham. These include:

- Making provisions to increase housing delivery after a period of under-delivery and meeting requirements for a 5 year land supply;
- Population and household growth is predicted over the Plan period but the capacity of some settlements is constrained;
- Providing accessible housing to meet the identified needs of the local population including the needs of an ageing population; and
- The lack of brownfield capacity to accommodate projected household and economic growth in the County Borough.

- 4.23 The following policies from the emerging LDP are relevant:

- 4.24 Policy SP1: Housing Provision - Provision is made for 8525 new homes in order to deliver a requirement of 7750 over the plan period. New development will be expected to, amongst other things, maximise the delivery of affordable housing where a need is identified and

provide the required mix of housing unit types and tenures to meet the needs of the County Borough.

- 4.25 Policy SP2: Location of Development - New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map.
- 4.26 Policy SP6: Planning Obligations - Planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case-by-case basis in line with relevant planning legislation.
- 4.27 Policy SP8: Wrexham Town - Wrexham Town as defined on the proposals map will be the focus for new development including housing, employment, commercial, retail, leisure, tourism, services, education, transport, infrastructure and the arts in order to strengthen the Town's regional function as a settlement of national importance.
- 4.28 Policy SP13: Design Principles & Master planning Framework - All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by ensuring compliance with the master planning framework and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.
- 4.29 Policy SP14: Health and Wellbeing - All development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being. This will be achieved by supporting proposals which provide access to services including primary and secondary healthcare, sports facilities and opportunities for recreation, as well as active travel opportunities, high quality sustainable design, open space, green infrastructure, food growing and allotments.
- 4.30 Policy SP19: Climate Change To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following:
- i. Reducing carbon emissions;
 - ii. Protecting and increasing carbon sinks
 - iii. Adapting to the implications of climate change at both a strategic and detailed design level;

- iv. Promoting energy efficiency and increasing the supply of renewable energy; and
- v. Maintaining ecological resilience
- vi. Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and
- vii. Preventing development that increases flood risk

4.31 Policy DM1: Development Management Considerations All development must:

- a. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of its siting, layout, scale, height, design, density, use of materials and landscaping;*
- b. 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;*
- c. Safeguard the environment from the adverse effects of pollution of water, land, light or air arising from development;*
- d. Take account of personal and community safety and security in its design and layout*
- e. Be safely and conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car;*
- f. Not give rise to parking or highway safety problems on site or in the locality;*
- g. Maximise sustainable travel choices first and then provides for car related needs;*
- h. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;*
- i. Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;*

- j. Consider the needs of a diverse population including those with protected characteristics such as age or disability.*

4.32 Policy H2: Affordable Housing - Affordable housing contributions will be sought on developments of 10 or more units in accordance with the following quotas which should be taken as a starting point for negotiation on a site-by-site basis:

- i. 40% on sites in the Rural East and North Wrexham and Gresford submarket areas;
- ii. 30% in the Rural West and Chirk and the South Wrexham sub market areas;
- iii. 25% in the North West sub market area; and
- iv. 0% in the Cefn Mawr and Rhos sub market areas.

4.33 Affordable housing will be expected to be delivered on site in the first instance and only in exceptional circumstances will off site or commuted sum contributions be accepted in lieu of on-site provision.

4.34 Policy CF1 Protection of Existing Open Space, Sport and Recreation Facilities - Proposals which seek to protect, manage and enhance the existing network of diverse, multifunctional open spaces, sport and recreation facilities will be supported. Development will only be permitted on areas of existing open space, sport and recreation facilities where: i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and ii. The open space has no significant functional or amenity value and there is no prospect of improvement; and iii. The open space is of no significant quality; and in all cases; iv. Alternative open space and / or sport and recreation provision of equivalent or greater community benefit is made available in a suitable location.

4.35 Policy CF2: Provision of New Open Space - Developments of 10 or more dwellings must include provision for public open space. The open space must be accessible and integral to the proposed development and useable for both formal and /or informal play and recreation. Where on-site provision is not possible or appropriate, the provision and/or improvement of existing local provision off site will be sought through a commuted sum. The quantity, quality and location of the open space contribution required will be determined in accordance with standards set out in the most up to date open space study. A minimum requirement of 0.25ha per 50 dwellings (50sqm per dwelling) is expected. Any attempts to sub divide sites to avoid thresholds for provision of open space will not be supported.

4.36 Policy MW5: Sustainable Waste Management –

1. *Proposals for new development should demonstrate how the production of waste will be minimised during all stages of the development and how wastes which do arise would be managed in a sustainable way, in accordance with the waste hierarchy.*
2. *Proposals for new development should demonstrate, where relevant, that adequate facilities and space for collection, composting and recycling of waste materials has been made.*
3. *Any potential conflict between sensitive development and waste management uses should be minimised. Proposals for new sensitive development within 250m of Hafod landfill will only be supported where it can be demonstrated that there would be no adverse effects from the landfill site.*

4.37 Policy RE1: Development and Renewable Energy/Low Carbon Technology - 1. Development proposals are required to maximise the potential for renewable energy

Local Planning Guidance Notes

4.38 In addition to the Wrexham UDP, a series of Local Planning Guidance Notes (LPGNs) have been produced and approved by Wrexham CBC. They are material to the consideration and determination of planning applications. The key notes are as follows:

- Local Planning Guidance Note 7 which deals with landscape and development;
- Local Planning Guidance Note 10 which deals with Public Open Space in new Development;
- Local Planning Guidance Note 16 with deals with car parking;
- Local Planning Guidance Note 21 which deals with distances between dwellings and garden areas;
- Local Planning Guidance Note 24 which covers designing out crime;
- Local Planning Guidance Note 27 which details how Wrexham CBC identify and secure contributions toward the improvement of education facilities within Wrexham; and
- Local Planning Guidance Note 30 which covers design of residential developments.

- 4.39 These documents are short, detailed documents which outline key detailed criteria for development. Due to their detailed nature, they are not repeated in the following section in detail, but their content have been fully considered during the preparation of the application and in the design stage.

Planning Policy Wales (PPW, 2021)

- 4.40 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. Paragraph 2.3 states that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly and Paragraph 2.5 states that the planning system is the key mechanism for delivering sustainable places.
- 4.41 Paragraph 3.7 states that Developments should seek to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement.
- 4.42 Paragraph 3.11 states that the aim should be to produce safe environments that do not compromise on design quality in accordance with the cohesive communities well-being goal.
- 4.43 Paragraph 3.14 states that Site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings. This process will ensure that a development is well integrated into the fabric of the existing built environment.
- 4.44 Paragraph 4.1.19 states that new development should improve the quality of place and create safe, social, attractive streets where people want to walk, cycle and enjoy, and children can play. To make streets safer and more attractive places for people, the Welsh Government is making 20 mph the new default speed limit for most streets and taking measures to prevent pavement parking.
- 4.45 Paragraphs 4.1.31/32 states that Planning authorities must support active travel by ensuring new development is fully accessible by walking and cycling. The aim should be to create walkable neighbourhoods, where a range of facilities are within walking distance of most residents, and the streets are safe, comfortable and enjoyable to walk and cycle. Planning authorities must ensure new housing, jobs, shopping, leisure and services are highly accessible by walking and cycling.

- 4.46 Paragraphs 4.1.40/41 state that to encourage the use of Ultra Low Emission Vehicles (ULEVs), the planning system should encourage and support the provision of ULEV charging points as part of new development. The provision of electric vehicle charging points should be planned as part of the overall design of a development.
- 4.47 Paragraph 4.2.1 states that new housing development in both urban and rural areas should incorporate a mix of market and affordable house types, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.
- 4.48 Paragraph 4.2.17 states that Maximising the use of suitable previously developed and/or underutilised land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites.
- 4.49 Paragraph 4.2.29 states that Where development plan policies make clear that an element of affordable housing or other developer contributions are required on specific sites, this will be a material consideration in determining relevant applications.
- 4.50 Paragraph 4.2.33 states that Planning applications for residential sites that comply with up-to-date development plan policies for the inclusion of an element of affordable housing should be assumed to be viable.

Future Wales: The National Plan 2040 (FWTNP)

- 4.51 FWTNP is Wales' national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities. It takes into account of Wellbeing of Future Generations (Wales) Act, 2015. This Act places a duty on all public bodies in Wales to carry out sustainable development in order to achieve the wellbeing goals of:
- A prosperous Wales;
 - A resilient Wales A healthier Wales;
 - A more equal Wales;
 - A Wales of cohesive communities;

- A Wales of vibrant culture and thriving Welsh Language; and
- A globally responsible Wales.

4.52 Future Wales provides evidence of the need for housing across Wales at both a national and regional level. This evidence demonstrates the need for a focus on increasing the delivery of social and affordable homes. It states that to ensure places are socially mixed and cater for varied lifestyles, they should have a mix of housing types and tenures and space that allows for home-working. Urban growth and regeneration should cater for families, couples and single people of different ages, as well as providing a mix of affordable and private housing. To enable active and healthy lives, people should be able to easily walk to local facilities and public transport.

4.53 To support the economic and social success of towns and cities, including sustaining public transport and facilities, urban growth and regeneration should increase the population density of towns and cities. New developments in urban areas should aim to have a density of at least 50 dwellings per hectare (net), with higher densities in more central and accessible locations. Over the next 20 years (2019 – 2039) the estimate of the additional housing need in Wales, under the central estimate, is around 110,000. During the initial five years (2019-20 to 2023-24) it is estimated that on average 7,400 additional homes will be required annually. The housing need estimates also indicate that the provision of affordable homes should become a key focus for housing delivery. While market housing continues to play a vital and important role in responding to housing need, to address the identified housing need in Wales a shift in the delivery model is required by building affordable homes at scale and pace.

4.54 Policy 7 – Delivering Affordable Homes states:

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, including setting development plan targets based on regional estimates of housing need and local assessments. In response to local and regional needs, planning authorities should identify sites for affordable housing led developments and explore all opportunities to increase the supply of affordable housing.

4.55 Policy 20 – National Growth Area states:

Wrexham and Deeside 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.

Technical Advice Notes (TANs)

- 4.5 Wales has a number of TANs. Of relevance are TAN2 'Planning and Affordable Housing' and TAN12 'Design'.

5 Planning Analysis

5.1 The application is a reserved matters application pursuant to outline planning permission P/2008/0673 as secured under PINS reference APP/H6955/A/19/3238470 dated 21st June 2021.

5.2 Therefore, as the permission remain extant and this application is made pursuant to it, the principle of development has already been secured. The application is to agree the detail of the remaining reserved matters. In this case all matters are reserved and therefore consideration needs to be paid to:

- Access;
- Appearance;
- Landscaping;
- Layout; and
- Scale.

5.3 Each is considered in turn.

Access

5.4 Although access is set out as a reserved matter, this was one of the main issues discussed in the appeal due to the original LPA decision. Reason for refusal number 2 set out:

"The Council consider that the additional traffic generated from the proposed development will have an adverse impact upon the Greyhound public house roundabout on Holt Road which already operates beyond its design capacity. To allow further development would be contrary to the Wrexham UDP policy GDP1(d)."

5.5 Accordingly, as a key issue in the determination of the appeal, much of the evidence covered the suitability of the access arrangements including in particular the capacity of the Greyhound public house roundabout on Holt Road and how access should be secured into the site.

5.6 The Inspector's Decision letter (**Appendix 1**) outlined at paragraph 23 that:

"23. Vehicular and pedestrian access to the development would be onto Holt Road in the south eastern corner of the site, close to an existing pedestrian crossing and bus stops. The Council's highways officer does not take issue with the safety of the access arrangements, including the adequacy of the visibility splays that can be achieved to allow vehicles to emerge safely onto this section of the highway. I am satisfied that an acceptable access could be secured at reserved matters stage."

5.7 Paragraph 25 further confirms that *"The application was supported by a Transport Assessment and a Highways Addendum, and the appellant has subsequently provided a Transport Rebuttal in response to the Council's concerns"*.

5.8 Furthermore, the Inspector concluded at paragraph 27 that *"Any associated effects on traffic flows is a reasonable cost of facilitating sustainable growth within a regionally important town and would not prejudice the development of the LDP strategic site"*.

5.9 Accordingly, the Inspector's overall conclusion on highways and access was that:

"29. I find that the proposed development would not jeopardise highway safety or harm the efficient operation of the road network. Thus, it would not conflict with criterion d) of UDP policy GDP1 which seeks safe and convenient pedestrian and vehicular access."

5.10 Notwithstanding, in order to confirm compliance, Condition 6 of the outline planning permission set out that:

"6) Vehicular access to the site shall only be made from Holt Road (A534).

REASON: To ensure that the development makes provision for a safe and convenient access to the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan."

5.11 Access into the site is proposed to be from Holt Road in accordance with the principles established by the outline planning permission.

5.12 In terms of pedestrian access, the scheme has been designed to reduce the impact and dominance of the car and to create more liveable spaces. This has been demonstrated by maximising the use of shared spaces and allowing pedestrian permeability across the site.

5.13 Furthermore, in order to ensure a robust assessment, further detailed tracking works have been undertaken which are submitted as part of the application. These drawings, prepared

by CBO Transport demonstrate that the site can be accessed safely by a refuse lorry of 11.22m in overall length along with a fire engine of 7.7m in length.

- 5.14 Additionally, a plan outlining EV Charging location is also submitted in support of the application. This demonstrates that the site is accessible for all forms of vehicles.
- 5.15 It is considered that the scheme is acceptable in access terms.

Appearance

- 5.16 The application is supported by a detailed Design and Access Statement prepared by APD. This document fully considers the design ethos following a site evaluation and site constraints assessment. The document considers the prevailing character of the wider residential area along with consideration of prevailing materials which set the local vernacular, heights and general density of development.
- 5.17 The prevailing character of the area is brick built, 2 storey development of a predominantly sub-urban density. There are typically a mix of properties of differing sizes within streets to the north and east of the site.
- 5.18 In order to reflect this wider local vernacular, the development proposes predominately brick properties of typically 2 storey development. The density is set to be approximately 35 dwellings per hectare which will be in keeping with the local area along with planning policy guidance which requires the efficient use of land.
- 5.19 Notwithstanding the above, to ensure an attractive and interesting development, street scenes have been considered to ensure visual interest along the key routes and to create a sense of place. This is a separate plan, although key extracts from the submission scheme are provided below.
- 5.20 Amongst the key views are considered to be those properties which overlook the proposed open space. In this location, it is considered that to maximise natural surveillance and to create a sense of place, properties of 2.5 storeys in height are appropriate.

Figure 3: Street scene as viewed from Open Space



- 5.21 Further street scenes are provided within the application submission package. Figure 4 is an extract of the street scene on the main internal distribution road.

Figure 4: Street scene of Plots 27-35



- 5.22 It can be seen that the proposed development is consistent with the local vernacular, and the mix of properties create a uniformity in terms of height, scale and massing whilst mixing detached and semi-detached properties to create visual interest, highlighted by the provision of feature gables on the frontage.
- 5.23 It is considered that the scheme is fully acceptable in appearance terms.

Landscaping

- 5.24 A detailed landscaping scheme has been prepared and submitted by Highstone Design.
- 5.25 The overriding landscaping principles have been to consider the current provision on the site, as evidenced by the Arboricultural Impact Assessment prepared by Ascerta. There are some trees located on the site, although these are typically located on the fringes of the site rather than the main body of the developable area. Trees have been retained wherever possible to maintain the existing character.
- 5.26 Subsequently, the landscaping scheme seeks to improve the current position and to create an environment which creates an attractive environment in which residents will enjoy. The landscaping plan works around the key structural landscaping areas including the open space drainage locations to soften the necessary infrastructure whilst allowing the area to function for their intended purposes.
- 5.27 It is considered that the site is acceptable in landscaping terms.

Layout

- 5.28 The design ethos has been set out in the Design and Access Statement. The layout has been designed to respect the area of playing fields to the west of the site, and to locate development on the eastern part of the site. Access is to be secured from Holt Road as per Condition 6 of the outline planning permission.

- 5.29 Thereafter, development has been concentrated on the eastern part of the site. It has been designed reflecting modern residential design standards seeking to create a sense of place whilst respecting the wider local vernacular.
- 5.30 In planning policy terms, the most relevant document in considering the layout of the residential development is Local Policy Guidance Note 21 – Space around Dwellings. This document has been fully considered in the preparation of the draft designs.
- 5.31 In order to test the initial design, the proposed layout was submitted to the LPA as part of a pre-application discussions. The plans were reviewed by officers, and there were a few minor amendments which were suggested to ensure that the development would be fully in accordance with LPGN21.
- 5.32 These amendments have been fully taken on board and the layout has been amended accordingly. It is considered that the revised scheme now fully accords with LPGN21 and is acceptable in all regards.

Scale

- 5.33 The application is made pursuant to the outline planning permission LPA ref P/2018/0673 as secured by appeal under PINS Ref APP/H6955/A/19/3238470. This secured planning permission for development up to 74 residential units. This reserved matters application proposes 74 residential units and therefor falls entirely within the scale parameters of the outline permission.
- 5.34 Furthermore, although there are no conditions which restrict the nature and form of the design of the development *per se*, the Design and Access Statement prepared by APD outlines the design process and includes a review of the wider prevailing character of the area. This concludes that residential development in the locality is broadly 2 storey development.
- 5.35 The scheme has subsequently been designed to reflect the wider prevailing character of the area with development being 2 storeys. There is a small area where development is increased to 2.5 storey development overlooking the open space for design reasons. However, as 2.5 storey buildings this results in the ridge line remaining of a similar height to the wider overall development to ensure the scale and massing of development is entirely appropriate.
- 5.36 The density of development is set to be approximately 35 dwellings per hectare. This is entirely suitable and in keeping with planning policy suggestions which seek to ensure that

residential development land is used efficiently to limit the need for additional land, whilst ensuring a suitable development density which creates an attractive living environment.

- 5.37 The scale of the development proposed is entirely in keeping with the principles secured in the outline permission. Furthermore, the overall design character is within scale of the wider prevailing area and national planning policy.

Other Material Considerations

- 5.38 Aside from the key headings for which reserved matters is sought, there are other material considerations which need to be considered. These include phosphates and nutrient neutrality, open space provision, affordable housing provision and ecology.

Phosphates and Nutrient Neutrality

- 5.39 The site benefits from outline planning permission which has already secured the principle of residential development as the site. The Inspector's decision clearly considers drainage and surface water issues at paragraphs 30 to 31 and concludes at paragraph 37 that no condition is required to be discharged in regard to drainage and surface water. Therefore, this is a reserved matters application which simply considers the reserved matters and does not require any additional information in this regard. However, following pre-application discussions with officers, it has been requested that to ensure a robust assessment, this issue is considered.
- 5.40 Wrexham is served by mains drains that connect to the Five Fords wastewater treatment works (WwTW). This has provision to remove a percentage of phosphates from wastewater and consents to discharge treated water into adjacent watercourses (and therefore indirectly into the River Dee), subject to specific limits on the amount of phosphate within the treated water.
- 5.41 The proposed development will drain into the main sewer systems which will potentially increase foul water discharged to Five Fords and in due course into the River Dee.
- 5.42 Whilst the Five Fords WwTW is currently operating within its consented limits, the existing discharge consent is around 10 years old and pre-date recent case law. Therefore, it is required to be reviewed using new data and specially developed models. It is understood that the outcome will result in a reduction in the currently consented permit level from 1.0mg to 0.7mg.

5.43 The permit review is being undertaken NRW and Welsh Water and formally commenced in May 2023. It is anticipated that the detailed results will be published in July 2023. However, preliminary findings published in February 2023 indicate that there is likely to be capacity at Five Fords under the reduced permit level for all of the committed developments / LDP housing allocations swerved by Five Fords to proceed without mitigation.

5.44 Therefore, it is currently anticipated that the final findings will be available to be considered prior to the determination of this application. However, should this not be the case, then it is considered that a suitably worded condition could control the matter. The applicant would be willing to discuss the proposed wording, but would suggest:

"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".

Open Space

5.45 As part of the outline planning permission, a Unilateral Undertaking was signed which undertook to provide and manage public open space within the site, and to offer the existing playing fields to the Council, and if not accepted, to offer it to Acton Community Council. In the event that neither accepts the offer the landowner is committed to make the land available for sport and/or recreation.

5.46 The wording of the Unilateral Undertaking was so worded to ensure the use of the site as open space, and also as the then applicant, Glyndwr University are not housebuilders and were proposing to sell the site in the future. This has subsequently happened with the applicant securing a contractual position on the site. Since securing a contractual position on the site, Bellway Homes have been in touch with Wrexham CBC regarding the first preference suggestion – that the existing playing fields would be offered to the Council.

5.47 An agreement in principle has been reached where the playing fields will be transferred to Wrexham CBC to allow their use in perpetuity.

Affordable Housing

5.48 The outline permission was secured by a Unilateral Undertaking which required the applicant to deliver 25% of the properties to be affordable housing. The application proposes 18 of the

74 units will be delivered as affordable housing units. This represents the closest possibly affordable housing units delivery possible without rounding. It equates to 24.3%.

5.49 In order to fully address the 25% requirement, the applicant will make a financial contribution at the correct level as set out in Wrexham CBC's relevant policy guidance in regard to this situation.

5.50 Therefore, the proposed development will fully meet the 25% affordable housing requirement.

Ecology

5.51 The outline planning application was supported by an Ecology report which confirmed that there was no ecological reason why the development could not be commenced. Furthermore, there are no planning conditions which require the applicant to provide Ecological reports directly, although Condition 9 requests a Bio-Security Risk Assessment.

5.52 Notwithstanding this, as a responsible developer, Bellway have sourced a further ecological report to ensure that there has been no material change in the position since the submission of the application. This report, prepared by Leigh Ecology is submitted in support of the application. It addresses ecological issues along with Bio-Security Risk Assessment matters.

5.53 The report confirms that there are no statutory designated sites (such as Special Protection Areas, Special Areas of Conservation, Ramsar sites or Sites of Special Scientific Interest) within a 1km radius of the Site. The assessment considers habitats along with any protected species including, reptiles, amphibians, birds, bats, badgers and other mammals.

5.54 The report concludes that there is no ecological reason why planning permission should not be granted. However, the report recommended that any removal of bordering hedgerow, scrub or amenity features should be undertaken outside the bird nesting season (March-August).

5.55 The report also suggests the retention of hedges and mature trees should be retained wherever possible. This recommendation has been taken fully on board when devising the landscaping strategy as outlined above.

6 Benefits of the Proposed Development

6.1 The purpose of this section is to consider the benefits arising from the development were the scheme to be approved planning permission.

6.2 It is considered that there are a range of benefits including:

- Deliver 74 residential units on an allocated housing site;
- Delivers 18 affordable houses;
- Provides a mix of house types, sizes and tenures;
- Bringing an approved residential site into use;
- Addresses the housing need within the borough;
- Dedicated on-site open space;
- Attenuation and soft flood mitigation measures on-site;
- Cycle and pedestrian routes through the site;
- Planning Obligation Contributions, to include an approximately £213,000 education contribution;
- The delivery of construction jobs; and
- The delivery of a well-designed scheme, utilising local vernacular and materials in an accessible location.

7 Summary and Conclusion

- 7.1 This Planning Statement has been prepared by Peacock + Smith on behalf of our client Bellway Homes in support of a reserved matters application for the erection of 74 dwellings. The application is submitted pursuant to outline planning permission (ref. P/2018/0673) which was submitted in outline with all matters reserved for future approval. It sought permission for *"The development proposed is the erection of up to 74 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure"*.
- 7.2 Section 2 of this Statement considers the site and surroundings including the planning history of the site. It concludes that the site comprises undeveloped land formerly used informally as open space within the urban area which benefits from extant outline planning permission.
- 7.3 Section 3 of this Statement outlines the proposed development. It should be read in conjunction with the submitted Design and Access Statement and plans. However, it outlines that the scheme is a scheme of 74 residential houses set around a layout which is in keeping with the wider residential character of the area. The development encompasses a residential development with a variety of house types and sizes. A total of 18 affordable homes which represents a full policy compliant 25% affordable housing provision will be pepper-potted throughout the scheme.
- 7.4 Section 4 considers the prevailing planning policy framework. Section 5 of this Statement provides a planning analysis of the proposed scheme in respect of the relevant key issues highlighted. In particular, it is considered that the site benefits from an outline permission and therefore the principle of development is already established. Subsequently, Section 5 considers each of the reserved matters to be considered – namely access, appearance, landscaping, layout and scale – and concludes that the application is acceptable in each of these regards.
- 7.5 Furthermore, to ensure a robust assessment, other material considerations are considered including nutrient neutrality, open space and ecology. It concludes that the scheme addresses each of these positively.
- 7.6 Section 6 sets out the benefits of the proposed development which should be given weight in the determination of the application.

- 7.7 In conclusion, the proposals fully accord with the principles established by the outline planning permission. The application proposals will assist in significantly boosting the supply of homes in Wrexham, helping to meet the needs of specific groups through affordable homes, whilst delivering several positive benefits.
- 7.8 Accordingly, in the light of the presumption in favour of sustainable development, we respectfully request that this application is approved without delay.