



# Land North of Gatewen Road, New Broughton, Wrexham

Reserved Matters Application DESIGN PROGRESSION STATEMENT

September 2021



**Bellway**

***“Our vision is to create a place to achieve strong, sustainable growth to make a difference to people’s lives, homes and communities”***

**Bellway Homes’ vision for the site is to create a scheme that will provide the following:-**

The development of this site has been guided by a simple and robust vision, which has evolved through the masterplanning process based on the outline planning approval.

This vision is to create a unique design led solution which responds to the needs and characteristics of the area and the site by forming reflective identity of the immediate area of New Broughton, Wrexham.

A high quality sustainable residential neighbourhood which maintains and enhances the key existing landscape features, integrating the site into the wider development.

To create a well-informed attractive neighbourhood, not overly dominated by the car.

To provide sensitive and robust solutions to the interfaces between existing and proposed dwellings.

To create a sense of place by making reference to the local architectural language.

## Introduction

This Design Progression Statement has been prepared by Astle Planning and Design, in support of a Reserved Matters planning application for 112 dwellings at Gatewen Road, Wrexham. This includes 2 storey housing, with some focal 2.5 storey, in the form of detached, semi detached, mews style dwellings, two 3 storey apartment blocks all with associated car parking & landscaping.

This Design & Access Statement has been prepared in accordance with the requirements of Tan12 and Wrexham UDP to explain the evolution of the plans that form the basis of the details now proposed on behalf of Bellway Homes North West Region.

The site has outline planning permission secured on appeal ref APP/H6955/A/19/3238474 15th February 2021 for up to 112 dwellings together with vehicular / pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure at Land North of Gatewen Road, New Broughton, Wrexham in accordance with the terms of the application, Ref: P/2018/0674 dated 12 June 2018, subject to the conditions set.

The site is allocated in the Wrexham UDP 1996-2011 as H1 REF 2 - Broughton : Former Gatewen Colliery Site for 214 dwellings. There is also a draft housing allocation in the emerging LDP for 127 dwellings.

This Design and Access Statement should be read in conjunction with the supporting reports which also form part of the application.

This statement explains the concepts and principles applied to the development and explains the steps taken

to appraise the context within which the application has been developed.

The decision to produce a design progression statement has been informed from the current 'Design and Access Statements in Wales guidance June 2017' where it states:

*"An application for reserved matters is not an application for planning permission and, therefore a DAS is not a statutory requirement. However, the DAS should act as a 'living document' and, such as, a reserved matters application should be accompanied by a progress statement updating what changes, if any, have occurred since the original DAS was submitted."*

This document also has regard to "Site and Context Analysis Guide: Capturing the value of a site," prepared by the Design Commission for Wales (DCW) for the Welsh Government.

This document has also been developed alongside the BFL12 criteria for residential development. Building for Life (BFL)12 is an industry standard endorsed by the Design Commission for Wales. The Design Commission for Wales and the Welsh Government view the BFL approach as a useful tool in achieving better urban design quality in residential development and in complementing the requirements of Planning Policy Wales and Technical Advice Note 12: Design. The document provides a detailed summary of the evaluation against the 12 Building For Life questions and links to the evidence that supports the evaluation.

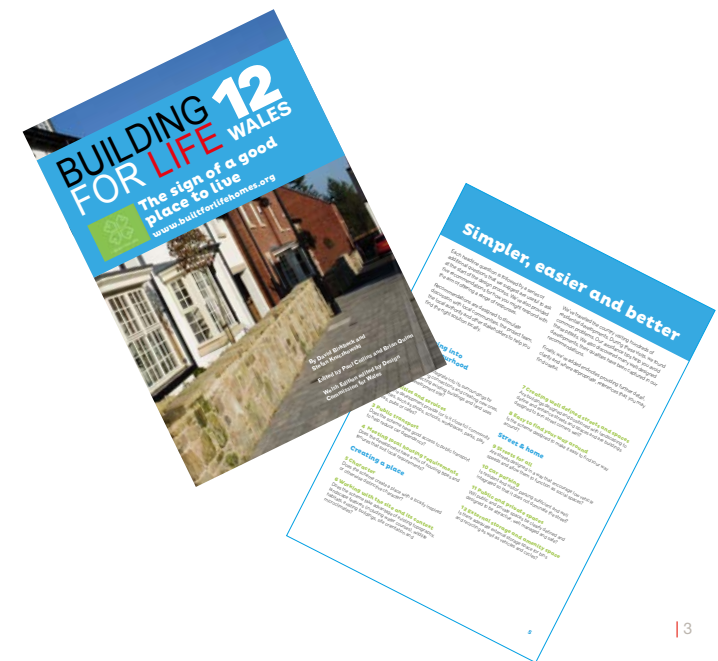
The 12 questions reflect a vision that new housing developments should be, attractive, functional and

sustainable places.

Redesigned in 2012, Building for Life is based on the Government's commitment to build more homes. Based on a simple traffic light system developments should ensure that they:

- Achieve as many greens as possible.
- Minimise the number of ambers.
- Avoid reds.

Based on BfL12's 'traffic light' system, developments that achieve 9 'greens' are eligible for 'Built for Life™' accreditation. Therefore it is appropriate to assess the current proposals for the site at Gatewen Road, Wrexham against these questions and assess the design quality of the proposed scheme.



## Planning History

The original outline application was submitted by Glyndwr University in August 2018 to Wrexham Council and refused in July 2019 under planning reference P/2018/0674.

Reasons for refusal were stated as additional traffic generation issues and for being outside the defined settlement limits.

The refusal was appealed and granted in February 2021 under appeal planning reference APP/H6955/A/19/3238474 with the following conclusions;

*“Based on the foregoing analysis, I have found that the development would run counter to adopted development plan policies designed to protect the countryside and would be contrary to Policy EC1 in relation to Green Barriers. However, the harm to the Green Barrier and the wider countryside and landscape setting would be clearly outweighed by the very exceptional circumstances described. Furthermore, whilst the development would result in the loss of BMV agricultural land, such harm and associated policy conflict would be justified in light of the provisions of PPW and the particular circumstances of this case. The proposal would not be detrimental to highway or pedestrian safety. For the reasons given, I find that the issues of congestion and queuing raised in this case would not justify the refusal of planning permission. I have considered all the other matters raised and I judge that they would not when taken individually*

*or together represent grounds to dismiss this appeal. I therefore conclude that the appeal should be allowed, subject to the conditions set out in the Annex. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' revised well-being objectives to build healthier, more resilient communities and environments”.*





**Figure 1 - Approved Access Drawing DWG-2627-401 Rev C**

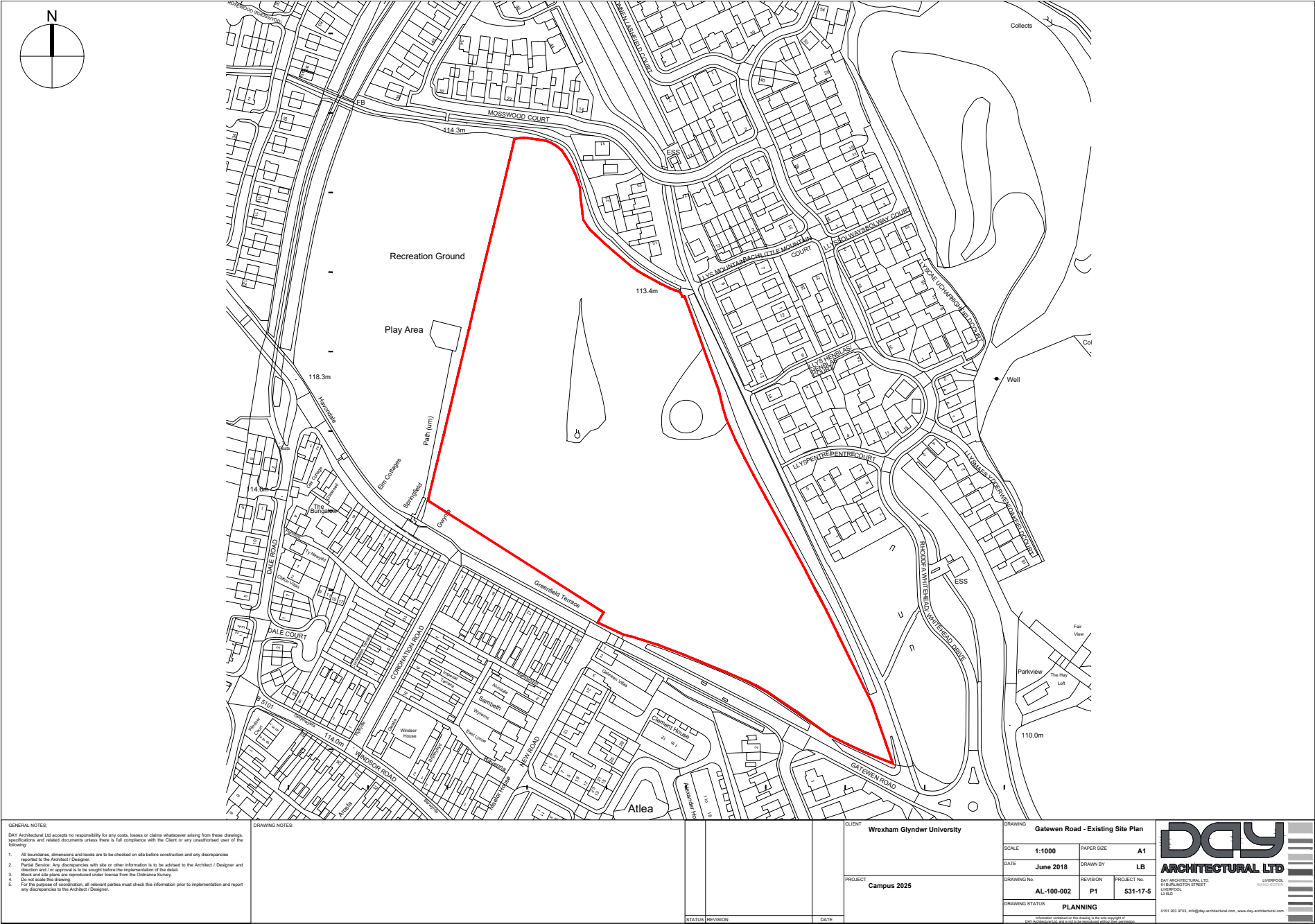


Figure 2 - Approved location plan

## Development Objectives

### Development Objectives Sustainability

The design process has had regard to Planning Policy Wales 10 and the Well being of Future Generations Act and Placemaking.

These reserved matters proposals have been designed in accordance with the following development and Urban Design objectives

The Government is committed to delivering sustainable development and encourages local planning authorities to promote economic development to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities).

### Development Objectives:

To create an attractive walkable residential neighbourhood using design guidance set out in Manual for Streets.

To create an attractive designed green gateway to the development.

To create a sense of place which creates a relationship to existing surroundings and respects the existing characteristics of the area.

To provide a mix of dwelling types that will satisfy local need and enhance the profile of the area as a whole.

To create a well-informed attractive neighbourhood, not dominated by the car.

### Urban Design Objectives:

To create sustainable patterns of development which exploit and improve accessibility to public transport, to;

Encourage good design that will create places with distinctive character, pleasant to use and human in scale & to make efficient use of available land by promoting greater intensity of development;

Promote character by responding to and reinforcing locally distinctive patterns of development and landscape;

Promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public spaces;

Promote accessibility and local permeability by creating routes that are attractive, safe and work effectively for all users;

Promote legibility through development that provides recognisable routes, gateways and focal points;

Promote diversity and choice through a range of housing typologies.

### Design Overview

This section provides information on the Design and Access components in accordance with the requirements of Tan 12.

The application seeks reserved matters planning permission for access, scale, Layout, appearance and landscaping.

Good design is about creating places that are people friendly, which are appropriate for the context, and enhance the urban and landscape environment.

The Government is committed to delivering sustainable development and encourages local planning authorities to promote urban regeneration to improve the well-being of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities.

Our scheme complies with these requirements as explained further below.



Figure 3 - Immediate Pedestrian Connections

## Existing Site Conditions

The site is currently used as informal grazing land and sits adjacent to a Local Authority play ground to the west, existing residential properties to the south and newer build residential development to the north.

Existing trees surround the north, east and south boundaries some of which are TPO and Cat B trees which should be retained.

The site has a sloping topography with the lowest part of the site being in the south-east corner.

## Site Context

The site sits to the north west of the town centre of Wrexham approximately 1km from Wrexham train station. Wrexham is primarily a residential township with an area of Education/commercial and health care to the west and a central commercial town centre.

Gatewen Road is the main distributor road connecting the site to Wrexham town centre and therefore the local amenities.

Within the immediate area is New Broughton Primary School to the west, Forge Road Surgery further north east as is Brynteg County Primary School. Within walking distance is also a post office, Londis supermarket and library.

Surrounding the site is well connected by existing pedestrian links with a new footway to the east, bisecting our site and the Bloor Homes site and a disused railway line to the west.



Figure 4 - Existing Site Conditions