PLANNING STATEMENT

Prepared on behalf of Bellis Bros Ltd & Trustees of the Bellis Family Trust

in support of an

Outline Planning Application

for the

Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.

to Wrexham County Borough Council

On land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS

July 2018

Ref. J10-BB-PS-RevB

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1.0 INTRODUCTION & BACKGROUND

1.1 This Planning Statement (PS) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of Bellis Bros Ltd & Trustees of the Bellis Family Trust (the Applicants). The land associated with this proposal comprises an area of previously undeveloped agricultural land located on land adjacent to Lane Farm / Rossett Road, Rossett, Wrexham, LL12 0DS. The site comprises two field parcels to the east of the village that extend to 6.21 ha (15.35 acres) in area.

1.2 It accompanies and supports the submission of an Outline Planning application to Wrexham County Borough Council (WCBC) for the proposed development of the sites for residential use.

1.3 The land is presently owned by the applicants. They are not developers and will seek to dispose of the land to a housebuilder(s) who will be responsible for obtaining any Reserved Matters permission of detailed house types, layout and landscaping.

1.4 Accordingly, the purpose of this supporting statement is to:

- **Provide some introductory background to the application; a descriptive appraisal of the site, its location, setting and surroundings; to present a detailed description of the proposal; a summary of the pre-application process and identifying any key issues that will assist the reader;**

- **Identify the key local and national planning policy framework applicable to the proposed development and interpreting these in order to present the detailed case in support of the proposals;**

- **Summarise the reasons why outline planning permission should be granted, referring to the scheme deliverables, benefits and net gains this development proposal will offer.**

1.5 We consider that this approach will serve to provide the Council with a clear basis for interpretation and decision making. In summary, this statement, along with all the other supporting documentation and plans, demonstrate that the proposed development, subject of this application, is fully compliant with national policy guidance and with the adopted and emerging development plan so as to be acceptable.

The Application Pack

1.6 This Planning Statement (**J10 Planning**) should be read in conjunction with the following plans and documents, which are enclosed as separate items in the associated submission package:

- Pre-Application Consultation Report (PAC) : **J10 Planning**
- Architectural Masterplan drawings : **Parkinson Inc**
- Design & Access Statement : **Parkinson Inc**
- Landscape & Visual Impact Assessment : **The Ark Company**
- Archaeological Desktop + Evaluation : **Castlering Archaeology**
- Geophysics Assessment : **Tiger Geo**
- Topographical Survey : **MB Surveys**
- Flood Consequences Assessment & Drainage Strategy + Infiltration Assessment : **Waterco**
- Transport Assessment + Travel Plan : **Croft**
- Utility Infrastructure Statement : **TMC**
- Agricultural Land Quality & Soil Resources Report : **LRA**
- Ecological Assessment : **Kingdom Ecology**
- Arboricultural Impact Assessment : **Tree Solutions**

1.7 This list is important as it comprises all the items requested by the Council during pre-application discussions and reflects the guidance provided by Officers; no other items were and have been requested.

1.8 These documents and drawings are all provided with the enclosed application and itemised in greater detail on a separate Planning Application submission schedule spreadsheet.

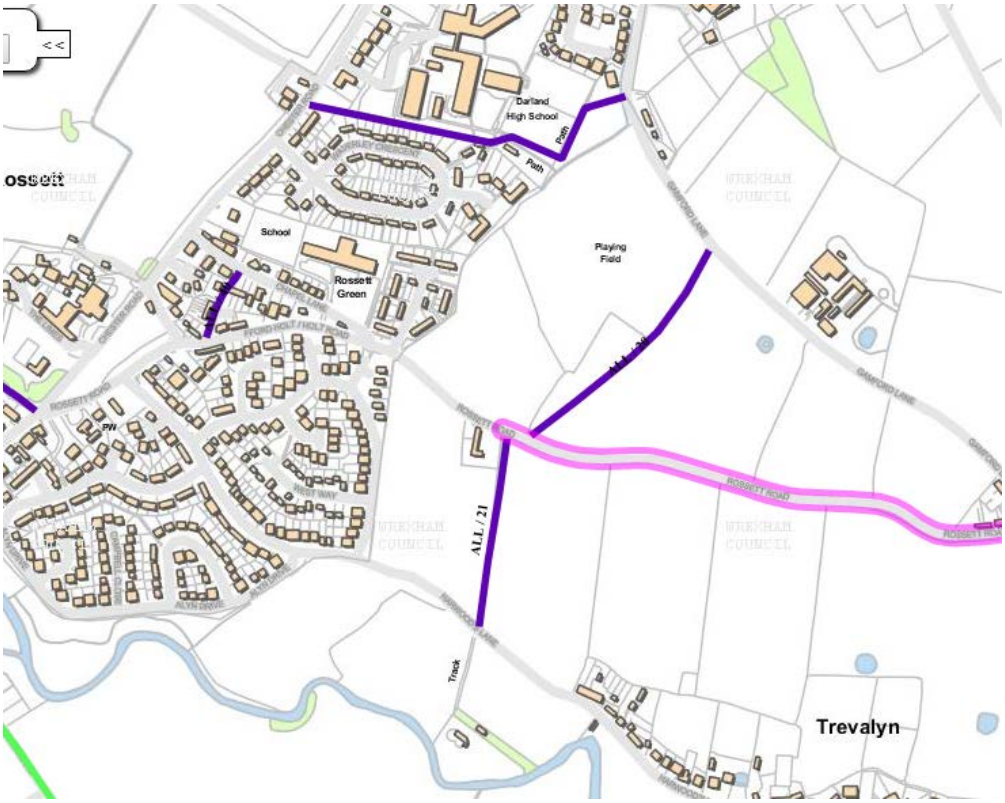
Site Description

1.9 The application site is located upon the eastern built up edge of Rossett and its established residential estates. Rossett is a large village to the north of Wrexham and is home to some 3,500 residents.

1.10 It comprises two unimproved parcels of previously undeveloped agricultural fields that extend to a total area of 6.21 ha (15.35 acres). The northerly parcel extends to 2.8 ha (6.94 acres) and the southerly parcel is 3.4 ha (8.41 acres).

1.11 The sites are level in nature with a slight fall from north to south towards the River Alyn; the land also rises slightly towards the eastern boundary.

1.12 The Rossett Road/ Holt Road intersect the two sites and there is a public right of way that runs along the eastern boundary of the southern site (Footpath No 21) between Hardwoods Lane and Rossett Road. Another footpath runs from the very south-eastern corner just outside of the northerly site in a north easterly direction towards Gamford Lane (Footpath No 20). These are shown on the PROW definitive map extract below.



1.13 Perimeter hedgerows and trees run along the eastern perimeter of the northern parcel and other hawthorn hedgerows define all other boundaries.

1.14 Direct vehicular access is available to both parcels off the main B5102 (Rossett Road / Holt Road) which links Rossett with Holt to the south east and the A534.



1.15 The site is highlighted below to show its location, context and position.



1.16 The site is located in a most accessible position on the very fringe of Rossett and within walkable range of all its amenities and facilities. The site is well served by public transport service routes that run along the B5445 Chester Road and bus stops exist within immediate walking distance of the site.

1.17 The site is considered to be located in a highly sustainable and accessible position to take advantage of existing community facility and transportation related infrastructure and we believe it benefits from very good sustainability credentials.

1.18 The site is well served by facilities available in Rossett including, inter alia:

- St Peter's Primary School
- Darland High School (Secondary)
- Darland Leisure & Activity Centre and community room (at Darland HS)
- Alyn Family Doctors
- Rossett Pharmacy
- Rossett Dental Care
- Premier Village store and Co-operative convenience store
- "Outreach" Post Office offering limited service
- Rossett & Burton Village Halls
- Llyndir Hall and Rossett Hall Hotels
- Golden Lion, The Alyn, Nags Head and The Griffin Public Houses
- Machine House Restaurant and Sun Wah Chinese Takeaway
- Gatehouse Veterinary clinic, BASC Offices, Rossett Business Park, Newhaven Garage, Clarendon's Kitchen shop and a host of hairdressers and salons,
- Bus Routes : Arriva No 1
- Various places of worship across religious denominations; including Christ Church, Christ the King Catholic Church, a Baptist church and a Presbyterian Chapel.

1.19 The opportunity now exists to secure the delivery of new housing (open market and affordable) along with other community benefits.

The Proposed Development

1.19 The application is made for Outline Planning Permission. The description of the development is as follows:

"Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing"

1.20 The proposal involves the development of two parcels of land upon sites that extend to 6.21 ha (15.35 acres).

1.21 The accommodation schedule comprises the following:

	Parcel (north)	Parcel (south)	TOTAL (combined)
Site Area (ha)	2.8	3.4	6.21
Site Area (acres)	6.94	8.41	15.35
2 bed	10	2	12
3 bed	32	41	73
4 bed	19	28	47
Total dwellings	61	71	132
POS	1.17 acres	1.69 acres	2.86 acres
Affordable @ 25%	15	18	33
Density (dph)	21.8 dph	20.9 dph	21.2 dph

1.22 The vehicular access to each parcel is proposed exclusively off Rossett Road / Holt Road with only an emergency access provided to the southern parcel off Trevalyn Way. A series of pedestrian linkages are proposed along the western perimeters and with the public footpath that runs along the eastern boundary. A series of highway improvements are also proposed along Holt Road and Rossett Road; including a new pedestrian crossing and traffic calming measures.

1.23 Areas of Public Open Space (POS) are also proposed on each parcel (that exceed standards) and, associated with the northern parcel, an extended community parking facility is identified adjacent to the south-western boundary of the northern parcel and the intention is that this can be used as a safe drop-off/pick-up facility for the Primary School which will enable an increase of parking from 4 to 13 spaces.

1.24 Subject to a S106 the delivery of 25% affordable homes (up to 33 no.) can be delivered by this scheme; the benefit here being that because the scheme is focused towards a relatively low density scheme the resultant dwellings will be of a family style size and nature (not flats); which are exactly the sort of units that are required to address the known latent need and demand in the locality.

1.25 We can confirm that no trees (apart from a dead one in the centre of the northern parcel) need to be removed and only very careful and selective hedgerow management is required to ensure the established landscape screening will remain in place along with the perimeter boundaries of the site, with pedestrian pavements located inside of the hedgerows to ensure pedestrian safety and connectivity. The scheme has been designed to ensure that the rural edge is maintained and enhanced and that the style and character befits the location and its surroundings.

1.26 The proposals have been developed around a design solution that has embraced and been influenced by all the various technical and professional disciplines employed by the applicant (in particular highways, drainage, trees and ecology) and the guidance conferred by the Council during the informal pre-application discussions and from the more formal WG DMO consultation stage has allowed us to arrive at an acceptable design solution.

1.27 The applicant has listened to and been guided by the aspirations, concerns, feedback and guidance from Council officials, statutory consultees and members of the public and is confident that the proposals now represent a scheme of the highest quality and sustainability credentials.

Pre-Application Discussions

1.28 The applicant has been keen to engage with Officers in seeking their advice and guidance pertaining to this proposal and embarked upon an engagement process that commenced in June 2015.

1.29 The recently assented Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 means that from 1 August 2016 a far greater emphasis upon pre-application consultation with key stakeholders was introduced and a formal DMO process was activated.

1.30 This now places and also places a responsibility upon applicants to undertake and follow a pre-application procedure of formal consultation and engagement with key statutory consultees (e.g. NRW, DCWW, HSE, CART, etc), the Local Authority, Town/Community Councils, local Ward Councillors and local residents and neighbouring businesses.

1.31 It applies to all Major applications (outline or detailed) where the project involves over 1,000 sqm of non-residential space and/or the site exceeds 1.0 ha or where the site involves 10+ residential dwellings and/or a site over 0.5 ha.

1.32 This process requires applicants to produce a Pre-Application Consultation Report (PAC) and it is this document that serves to address the policy requirement as set out in the legislation.

1.33 We consider that the applicant has duly taken account of the guidance.

1.34 Out-with of and in advance of the formal DMO process commencing we undertook detailed pre-application discussions with Officers at Wrexham, liaised with Welsh Water and CPAT. Additionally, we met and presented a draft scheme to the local Community Council and community leaders.

1.35 This has resulted in several pre-application meetings taking place and exchanges of emails and letters. The narrative behind this process is provided (see **APPENDIX A**).

1.36 The course and intensity of this process is self-evident. The key message was that Officers would essentially be comfortable in supporting the design and technical case were we to follow their guidance. This we have done.

1.37 However, for ease of understanding a chronological timeline is provided in the table below:

DATE	ITEM / TASK
19 June 2015	1st Pre-app request lodged with WCBC
28 July 2015	1st Pre-app meeting held with WCBC
29 July 2015	WCBC feedback received (highway)
4 Oct 2015	WCBC feedback received (general)
19 October 2015	WCBC feedback received (education)
5 Feb 2016	Approach made to Rossett Community Council
9 Feb 2016	2nd Pre-app request lodged with WCBC
12 April 2016	Meeting with Chair of Rossett CC
20 April 2016	2nd pre-app meeting held with WCBC
20 April 2016	Presentation and attendance at Rossett CC meeting
26 April 2016	3rd pre-app request lodged with WCBC (re design)
27 April 2016 9 May 2016	WCBC feedback received (affordable)
5 May 2016	3rd pre-app mtg held with WCBC (design)
24 June 2016	WCBC feedback received (design)
26 Oct 2016	WCBC feedback received (footpath connections)
8 Nov 2016	Request made to Rossett CC to meet for update
8 Nov 2016	4th pre-app request lodged with WCBC
14 Dec 2016	4th pre-app mtg with WCBC
27 Jan 2017	WCBC feedback received (design)
8 February 2017	Formal WG DMO pre-submission consultation process commenced
March to June 2017	Formal responses received and changes made to reflect any concerns raised

1.38 Officers clearly recognise the impact of having an expired Local Plan and the implications that TAN1 (Jan 2015) brings; in that so long as the Authority is unable to demonstrate a 5-year housing land supply; the problem associated with not having an up-to-date and adopted Local Plan means that their housing land supply is even more vulnerable and severe as they effectively have a "zeroed" housing land supply position.

1.39 Moreover, this is unlikely to change for another at least another year until the emerging Local Plan had been adopted. Plan preparation slippage has been severe and it places the Authority in an even more difficult position and all the time with a housing backlog building.

1.40 Delivering housing cannot wait and the backlog will simply grow ever larger without permissions being brought forward.

1.41 Officers have recognised that sustainable Green Barrier sites must be released as part of emerging plan process and have now had to adopt a more flexible policy towards those sites that they know would win support at appeal.

1.42 As a result, and in reality, the pressure to release some Green Barrier sites in advance of the plan having reached adoption and TAN 1 will be a significant material consideration. The onus is therefore upon the applicant to demonstrate that the Green Barrier in question no longer meets the purposes of its original designation and as such this is what this submission will seek to argue and demonstrate.

1.43 In essence, Officer advice is that in considering the site the applicant must address whether or not the site has significant impact upon the purposes of the Green Barrier and that each site will be assessed on individual merits with land supply being a key material consideration. Additionally, landscape assessment and an appraisal of the sites' sustainability credentials will also be taken into account.

1.44 We have followed this advice and that is why significant effort has been made in addressing all the technical issues highlighted by Officers. We therefore consider we have satisfactorily tackled and positively addressed and solved the questions posed early on in pre-application meetings.

1.45 In summary, Officers have been very positive and helpful in the guidance and advice conferred; they have welcomed the proposal, offered clear instructions as to what they considered necessary for the applicant to submit in support of the application and have helpfully advised the applicant's team as to what they would be comfortable in supporting and recommending, notwithstanding the fact that the opinions offered were those of Officers and not necessarily of elected Members.

1.46 Additionally, Officers confirmed that the proposed design solution (its highway and pedestrian accessibility, scale, layout, location, general setting and landscape impact/mitigation) were all acceptable and would form a constructive basis moving forward.

1.47 Locals have criticised the lack of a footpath link all the way from the site through and onto the main Chester Road (B5445) but the fact is that the proposals are making new links with established pedestrian routes, offering new internal footways, traffic calming measures and a new pedestrian crossing, along with opportunities of providing "safe routes to school".

1.48 Moreover, we are aware of a significant Welsh Government grant under a Wrexham Council / Rossett Community Council / Sustrans project application which is seeking to secure funding to enhance footpath extensions, reduce parking impacts at the "The Green" and reduce speed limits.

1.49 Rossett comprises some 1,364 existing households (2015 census) and the proposal represents a little under a 10% increase in household growth, which is not considered to be either significant or unsustainable for a community of this size.

1.50 There has been much said locally about flooding problems but none are considered to exist; indeed, photos issued and published in the media by objectors actually refer to an adjacent site.



1.51 The suggestion that property insurance has been refused on floodrisk grounds is not recognised as being a material planning consideration. Insurance may have been refused but it is mischievous for such claims to be made about the application site and the applicant and his drainage engineering team would question the relevance of claims which appear to be based on hearsay, speculation and at best properties located elsewhere that may indeed be located within a floodrisk area.

Green Barrier Assessment

1.52 The advice provided by Officers was to consider the merit of the site in the context of its (UDP) Green Barrier designation.

1.53 The fact is that since the time we commenced the DMO process back in February 2017 the Authority subsequently published its Green Barrier Review and this site is proposed to no longer be classified as Green Barrier once the emerging LDP has been adopted.

1.54 Nonetheless, for completeness, we have still undertaken this assessment.

1.55 We consider that the LVIA undertaken underpins the view that the development of these sites for residential development form a logical extension to the settlement as the landscape assessment concludes that the site is visually lost very quickly as you move away from the settlement and the illustrations serve to demonstrate that the impact upon the wider Green Barrier will be negligible.

1.56 We have reached the conclusion that this submission has satisfactorily addressed all the technical, design and landscape impact concerns that were first identified / raised by Officers in the early pre-application meetings and we consider that by the final meeting in December 2016 we had reached a consensus position where Officers were entirely comfortable with the scheme and it was now down to the narrative in this statement and other supporting statements to provide the convincing case as to why this Green Barrier site should be developed.

1.57 We have, in tandem with this application process, been involved in making submissions to the emerging Local Plan and will continue to do so through to the plan being adopted. Our position is that we support the Council's proposed Green Barrier Review and moreover, we support the proposed allocation of the site for 137 dwellings.

1.58 Members of the Council have recently (April 2018) approved (for public consultation) the Deposit Strategy version of the emerging LDP and all of its supporting evidence base. By default, they have therefore conferred with their Officers' recommendations with respect Green Barrier release and draft allocations being acceptable, because for them to consider voting against such measures would render the whole plan and its strategy unsound and they would have to come up with alternative evidence base and alternative sites and strategies.

1.59 The direction of travel has been established through the LDP process in that it has been accepted that Green Barrier needs to be released and that for new development to be accommodated in Rossett that this must involve some form of release and allocation of Green Barrier land because the whole settlement is (under the UDP) surrounded by Green Barrier.

1.60 The priority must therefore be given to releasing the most logical and sustainable locations for new development and, to be brutally honest, there are few options which are capable of delivering growth of any scale and substance as only a few infill sites now remain.

1.61 This location is considered to be perhaps the most logical, unconstrained and sustainable location available, achievable, viable and deliverable.

1.62 Turning to Green Barrier policy this is enshrined in **PPW (Edition 9 November 2016) Section 4.8** and reflected locally by the **UDP Policy EC1**; both are provided (see **APPENDIX B**). Essentially in Wrexham Green Barrier designation was introduced not like its equivalent Green Belt cousin that was designed to have more permanence but as a lesser local designation with similar features which in PPW are known as Green Wedges.

1.63 PPW states (**Para 4.8.11**) that like Green Belts they should only be established through the development plan process and should only be maintained where the Authority can demonstrate normal planning policies could not provide the necessary protection and that the plan should provide why the areas subject of the designation requires extra protection. The Wrexham UDP failed to pass this test in providing any reasoning for the Green Barrier designation over large swathes of land that in our opinion could have been easily protected through some other form of open countryside / landscape policy designation means.

1.64 In defining such areas PPW states (**Para 4.8.12**) that factors such as "openness, topography and the nature of urban edges" should be taken into account. We would argue that none of these must have been taken into account when the designation was made to include this site and indeed it is indicative of two Local Plan Review Inspectors that both recommended the Authority undertake such a review.

1.65 Moreover, PPW goes onto state (**Para 4.8.13**) that Authorities, in making such designations, should ensure a sufficient range of land is available and is suitably located in relation to existing urban edge. Again, we would argue that Wrexham's UDP failed to identify any such land and drew the settlement boundaries very tight with Green Barrier in between, thus effectively choking out any potential for sustainable natural growth.

1.66 In terms of current UDP Policy EC1 this proposal does not accord with and is contrary to the existence of a Green Barrier and would have to be classified as "inappropriate development" as it does not meet one of the exceptions and is a departure from the development plan. The test therefore has to be that the proposal meets exceptional circumstances where other considerations clearly outweigh the harm.

1.67 It is recognised (PPW and UDP Policy) that there are essentially 4 purposes for including land in the Green Barrier and these are :

- To prevent coalescence of urban areas and villages with other settlements
- To assist in safeguarding the countryside from encroachment
- To protect the setting of urban areas and villages
- To assist in urban regenerations by encouraging the recycling of derelict and other urban land

1.68 We will now deal with each purpose in turn and demonstrate that this site no longer functions or meets its definition and its loss would not have a significant impact upon any of its purposes.

1.69 **To prevent coalescence of urban areas and villages with other settlements :** the development of this site will contain development within a tightly defined and defensible boundary. The site is visually contained and enclosed by defined physical boundaries. It will not therefore result in any coalescence with neighbouring settlements for the closest defined settlement is Holt to the south east and the hamlet of Trevalyn is washed over Green Barrier.

1.70 **To assist in safeguarding the countryside from encroachment :** the sensitive and sympathetic design solution has been endorsed by Officers and is low density and its character and style has a rural theme to it with large areas of the site devoted to open space (pocket parks) with retention of existing landscaping (trees, hedgerows and stone walling) and new planting and biodiversity areas. Thus, the countryside will be protected; the site is not "open" but visually contained and enclosed and its development will not harm or impact upon the wider "openness" of the countryside as demonstrated by the LVIA and artist impressions.

1.71 **To protect the setting of urban areas and villages :** the setting of Rossett is not defined by this piece of land but by the more sensitive open parkland to the west of Chester Road on the other side of the settlement. This site does not contribute to that setting and character and the development would also not undermine the setting or character of the eastern side of Rossett as has been demonstrated by the LVIA, but instead enhance and redefine its urban edge; the benefit of it being contained by a strong landscape enclosure and that development within it will be discreet and have a soft rural edge to it.

1.72 **To assist in urban regeneration by encouraging the recycling of derelict and other urban land :** the development of brownfield land in Wrexham (let alone Rossett) has peaked and the availability of suitable, viable and developable brownfield sites is minimal (to nil in Rossett) to such an extent that few are now coming forward to deliver housing land supply. There is a recognition that Green Barrier and open countryside must now be identified to serve the future needs of delivering jobs, homes and other infrastructure. The Green Barrier is no longer serving this purpose and is undermining regeneration and economic growth. The LDP1 strategy of trying to force all new development into unviable areas and not release any land on the edge of settlements failed and does not work. A new strategy is therefore required as LDP2 emerges and Officers have recognised that a Green Barrier Review is needed as part of this.

1.73 Interestingly, local precedent does exist in respect of the Authority agreeing to releasing Green Barrier sites for housing (with housing land supply cited as a principal reason) and some examples of these include the following recent cases in Wrexham:

Case Reference	Commentary
P/2014/0021 Ruabon Business Park site	Release of green barrier strip to facilitate this proposal was considered to be acceptable in the light of the pressing need for additional housing land. Permission granted to Wynnstay Framing Co. Ltd for a mixed-use scheme of 319 houses, care use, foodstore, pub, light industrial and hotel.
P/2015/0178 APP/H6955/A/14/2229577 Pont Adam, Ruabon	On appeal the case brought by Castlemead was dismissed solely on highway grounds, but the Inspector recognised that housing land supply took precedence and that all other technical matters had been satisfied. Permission has now been subsequently granted for 19 residential dwellings with the highway issue having been resolved.
P/2013/0545 APP/H6955/A/15/3135730 Hafod Tileries, Ruabon	Gladman were refused permission for this open countryside site that lies outside of the closest settlement (Johnstown) but won on appeal for 300 new dwellings. The Inspector noted that the settlement policy (PS1) which seeks to focus growth within defined settlements is effectively out of date and carries limited weight given the lack of housing supply and this outweighs countryside protection policies.
P/2014/0262 Chestnut Court, Summerhill	It was recognised that housing land supply outweighed the loss of this green barrier site and permission was granted to Castlemead (SG Estates) for 20 residential dwellings
P/2014/0815 APP/H6955/A/15/3095184 Vicarage Road, Gresford	Refused permission for Extra Care units and then appealed. However, the Inspector dismissed the appeal. Interestingly, she was not concerned with the lack of any pedestrian linkages and safety despite the site being devoid of any such links. This site however is delivering many linkages, pedestrian crossing and traffic calming measures.
P/2014/0480 P/2014/0870 APP/H6955/A/214/229480) Llay New Road, Rhosrobin	Where permission was refused for this Green Barrier site despite recommendation of approvals by Officers. Appeals were duly lodged by Castlemead. The Inspector found against the release of the site because

	in his view the lack of a housing land supply whilst accepted did not outweigh other factors, including the very nature of this site in that it would lead to coalescence, reduction in openness and encroachment.
P/2015/0790 Boozey Fields, Gwersyllt	Permission approved for 56 homes in the Green Barrier : it was recognised that housing land supply trumped the Green Barrier and that this site has met all technical and design and landscape objectives
P/2014/0905 APP/H6955/A/16/3147116 Home Farm, Llay	Permission granted on appeal for up to 365 dwellings on edge of settlement in open countryside.

1.74 In summary, our case, in demonstrating that this development proposal meets the exceptional circumstances test as set out in PPW, is grounded in the following:

- the Authority cannot present any case for a 5-year housing land supply;
- that TAN1 is of significant material weight;
- that the Green Barrier (if reviewed here and now – which indeed it has now been) would find that this site, in our opinion, ought to be released for development;
- that our case is supported through all technical, landscape and design evidence presented in support of this application;
- there are a range of significant benefits (as presented in our summary conclusions section at the end of this statement : these offering a range of economic, social and environmental deliverables and roles) and;
- the site does not meet any of the 4 purposes of including and retaining the land within the Green Barrier

1.75 These cumulatively present a compelling case as to why this scheme should be supported and granted planning permission.

Deliverability

1.76 The advice provided by Officers during pre-application meetings was that it would be helpful for the applicant to demonstrate that the site(s) would come forward and were not just being promoted on a speculative basis.

1.77 The applicant is indeed serious about bringing forward the sites for development. A signal of their intent is the time and effort spent in promoting the sites through the emerging LDP but also investing significant resources in producing an Outline application that has involved commissioning detailed assessments, surveys and design work.

1.78 No longer is submitting a planning application a quick and cheap exercise, but one that requires commitment and funds. The applicant could have teamed up with a developer to fund the application process, but his preference was to maintain control over the planning process to provide certainty and maximise value.

1.79 Additionally, the applicants have invested in a quality design solution because, being local, they wish to ensure that they leave a legacy that involves more than just a transactional deal but one which provides some community betterment.

1.80 Objectors will be unmoved by such claims and it is accepted by the applicants that the threat of change through new housing development is seen as being entirely negative, yet there are a host of benefits that this proposal will deliver and the summary to this statement attempts to illustrate these.

1.81 Notwithstanding this, the applicant has, having reached a formative stage in the project, sought developer interest to pave the way for a housebuilder(s) to take it on once Outline permission has been achieved. The applicants are not developers and they have taken steps to ensure that what is being proposed is "fit for purpose" and commercially attractive to the market as a location, layout and product.

1.82 A significant number of developers have expressed an interest (see **APPENDIX C**) and it is considered that this demonstrates the sites credentials as an attractive and viable development proposition.

1.83 The applicant has sought to ensure all technical and design issues have been resolved prior to submitting for planning.

1.84 The recently introduced DMO requirements place even greater emphasis on applicants being serious and getting things right; so much so that since the DMO process consultation ceased in March 2017 the applicant has spent time in carefully addressing key highway and drainage issues.

1.85 The intention of the applicant is that following any grant of planning permission this will enable them to go back out to the developers, who have expressed an interest (and any others), and invite more formal offers for the site(s). The applicant is keen to ensure that they partner with a suitable developer who shares his values, vision and is one who will deliver upon the ambitions set out in this application.

1.86 Assuming a permission is achieved by around Q3 2018 the projected timescale for this will involve going out to the market in Q4 2018 with a view to selecting a preferred development partner(s) by Q1 2019 enabling Reserved matters to be submitted and achieved by Q3 2019 and development to commence thereafter by the end of 2019.

1.87 We trust that this narrative and the material provided (**APPENDIX C**) demonstrates that the applicant is serious and deliverability of the site is proven.

2.0 PLANNING POLICY CONTEXT

2.1 The purpose of this section of the statement is to set out the sequence of planning policy that is considered relevant to the consideration of this application; these are separately examined in detail by assessing and interpreting the merits of the proposals against them, with a view to demonstrating the case in support of the development proposals. The legal test for all planning decisions is to determine the application in accordance with the statutory development plan unless material considerations indicate otherwise.

2.2 A material consideration will be whether the plans are up to date. We have adduced that, in this instance, the development plan (for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004) comprises the Development Plan (the **Wrexham Unitary Development Plan**) which was adopted in February 2005.

2.3 S38(6) confirms that in determining planning applications "any determination must be made in accordance with the development plan unless material considerations indicated otherwise". Case law (such as R. Cummins v Camden LBC 2001) has established that for a proposal to be in accordance with the Development Plan it is not necessary for it to accord with each and every policy, rather it should conform with the plan as a whole.

2.4 Moreover, a more recent judgement (BDW Trading Ltd. (T/A David Wilson Homes (Central, Mercia and West Midlands) 27 May 2016)) involved the judgment of Lord Justice Lindblom which offers yet another example of Section 38(6) duty being examined and scrutinised in the Court of Appeal. The appeal was brought about when questions were raised as to whether or not an Inspector, deciding an appeal against a refusal of planning permission on a residential scheme of 114 dwellings, failed to discharge the duty, under Section 38(6) of the Planning and Compulsory Purchase Act 2004, to make the decision in accordance with the development plan unless material considerations indicated otherwise. Lord Justice Lindblom offers some much-needed clarification on the law and the judgment clearly reiterates that the approach to planning decisions is not and should not be rigid and the person making the decision has some scope and autonomy in how they approach the policy position.

2.5 The next step is to consider whether any "other material considerations" indicate otherwise. This will include assessing whether the proposals are in conformity and accordance with national policy (the Welsh Spatial Plan, Planning Policy Wales, TAN's, Interim Ministerial Planning Statements) and any non-statutory guidance (e.g. best practice). We have done this exercise and adduced that national and non-statutory considerations also support the proposals.

Local Development Plan

2.6 The starting point of any local planning policy assessment must be the Development Plan.

2.7 The principle Development Plan for the site comprises the "**Wrexham Unitary Development Plan**", which was adopted in February 2005 and whose plan policies are currently being used for Development Control purposes. The plan period runs from 1996 to 2011.

2.8 Given its primacy, adopted status and the fact (most of) its policies are considered to be (generally) up to date, a degree of weight can still be attached to the relevant polices therein. However, this must be tempered by the fact that the plan has technically expired and in the light of TAN1 guidance (January 2015) the Authority can no longer demonstrate a 5-year housing land supply and moreover, there are National policies that have come on-stream since that must be afforded significant weight.

2.9 The Authority is now embarking upon a replacement for the UDP in the shape of a Local Development Plan (LDP) which will cover the plan period 2013 to 2028, but the plan has not been through Examination and been adopted and until it has been then PPW9 Para 2.14 must apply. At the time of writing the LDP has reached the Deposit Plan stage with a full suite of evidence base and draft policies and allocations; so, we consider that some weight must apply despite it not having been subject of a binding Inspectors Report.

2.10 Indeed, an amended Delivery Agreement was approved by Welsh Government (WG) on 11 October 2017, which sets out a timetable that suggest the plan will be adopted during Spring 2019; as shown in the table below.

STAGE	NOTES	DATE	STATUS
Approval of a refreshed delivery agreement	Publication and approval	11 October 2017	Approved
Publication of Deposit Plan for consultation	Consultation	April to May 2018	Completed
Review of responses, reporting to Planning Policy Panel, Executive Board and Full Council for approval to submit to WG		TBD	Awaited
Production of Focused Changes and inviting alternative sites		TBD	Awaited
Submission of plan to WG for Examination		November 2018	Anticipated
Independent Examination to test soundness of plan	Dependent upon WG availability	TBD	Awaited
Inspectors Report	Publication		Awaited
LDP Adoption	Must be within 8 weeks of receipt of a binding Inspectors Report	Spring 2019	Anticipated

2.11 We are concerned that this programme may not be adhered to and feel that slippage will inevitably occur resulting in a more realistic adoption date of the end of 2019, which will leave just 9 years of the plan to run.

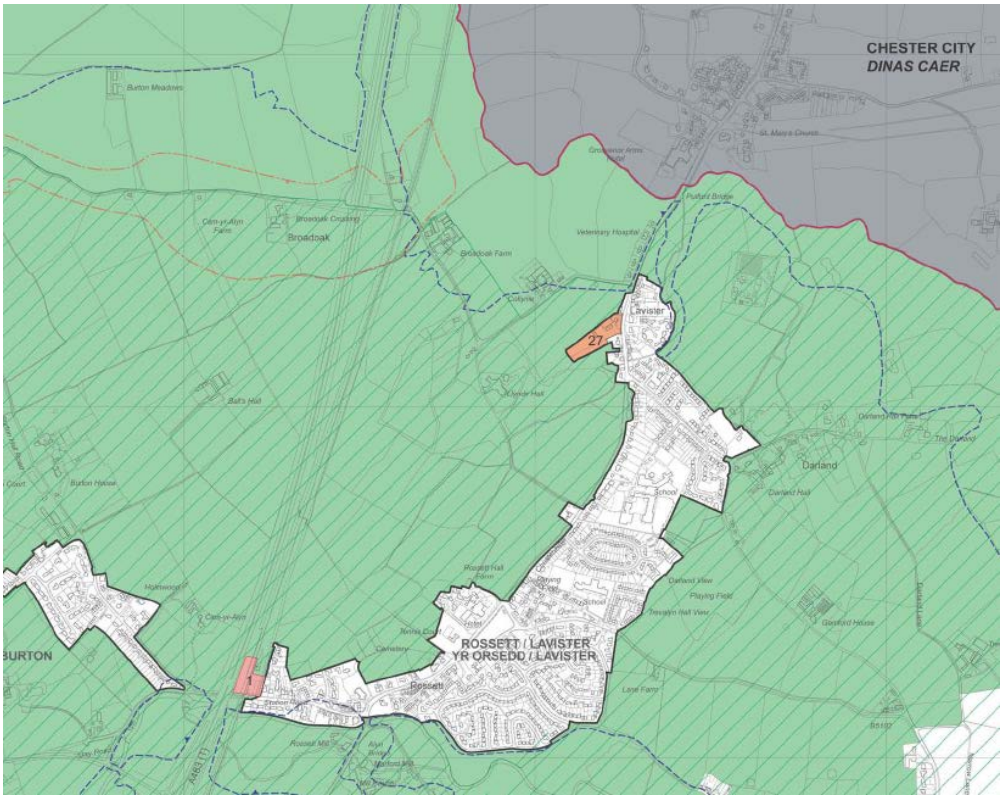
2.12 The Authority produced a "Strategic Green Wedge Review : Stage 1" report in February 2016 as part of their Preferred Strategy consultation exercise. The stage 1 review was limited to just Wrexham town and the Western villages.

2.13 This study has now been enhanced by the Stage 2 report (doc. ref. EBNB01) dated October 2017 that has sought to address the fuller Green Barrier context of Wrexham to include the areas of Green Barrier around Rossett, Marford and Gresford (the relevant extract to this document is provided – see **APPENDIX D**)

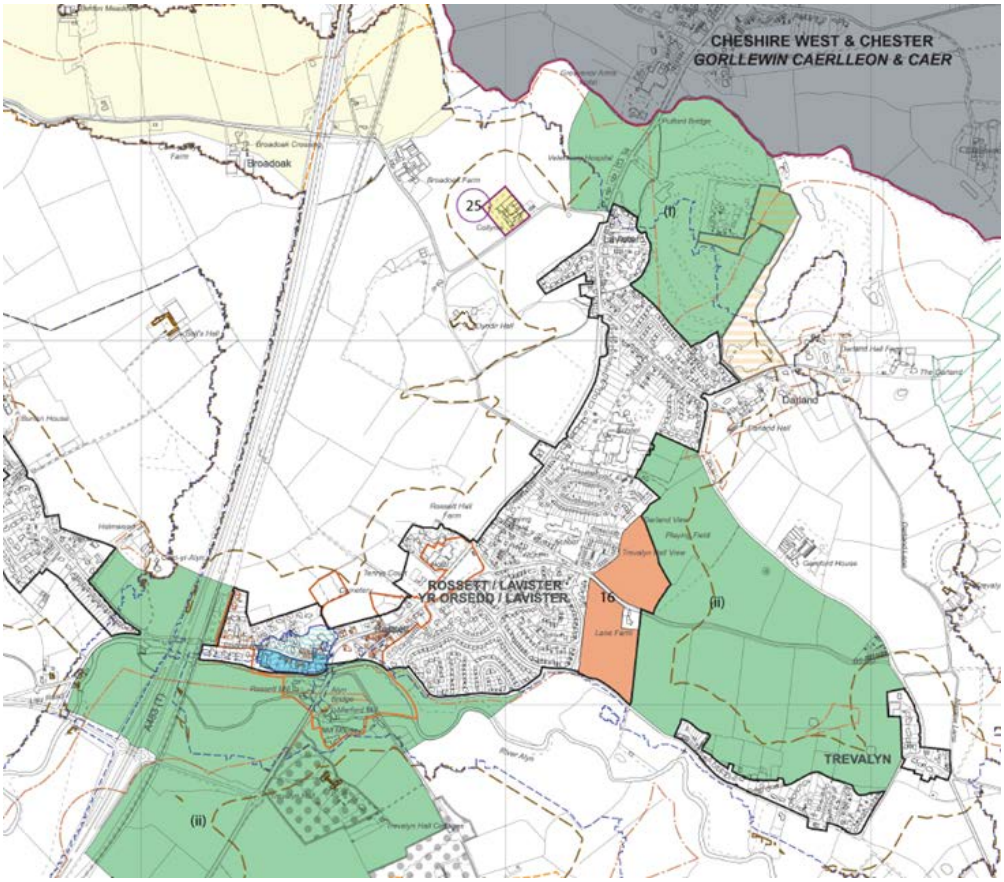
2.14 It proposes to retain strategic Green Barrier between Rossett and Pulford; between Rossett and Marford/Gresford and; between Rossett and Trevalyn.

2.15 But importantly it recognises that Green Barrier ought to be removed covering the area comprising the application site as it would not materially lessen the gap between Rossett and Trevalyn and this concurs with the findings of our Landscape & Visual Impact Assessment and is consistent with Para 4.8 of PPW9.

2.16 This is illustrated by the Proposals Map extracts shown below.



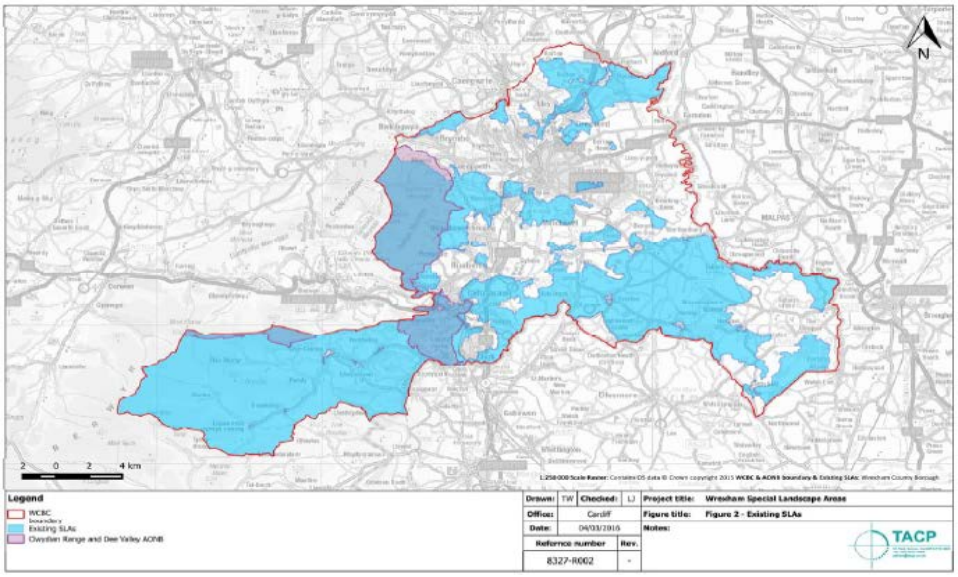
Existing UDP (Green Barrier) Proposals Map



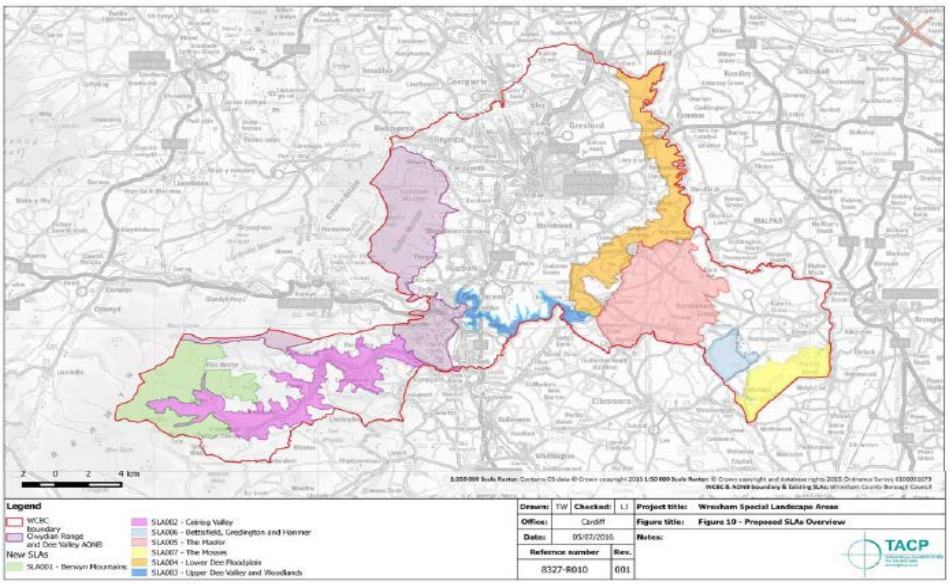
Proposed LDP (Green Barrier) Proposals Map

2.17 Furthermore, the Deposit Stage has also involved consideration of the UDP landscape policy designation of Special Landscape Areas. Evidence base has been prepared on behalf of the Authority by TACP and an SLA Study undertaken in January 2017 (doc. ref, EBNB03) which finds that land ought to be released from this designation in compliance with PPW guidance and the assessment undertaken.

2.18 The Authority have followed this advice and dramatically reduced the area of SLA, which again concurs with the Landscape & Visual Impact Assessment report we have undertaken; as shown on the plans below.



Existing UDP SLA areas



Proposed LDP SLA Areas

2.19 The Council's published LDP2 Deposit Plan (doc. Ref. KSD04 dated March 2018) seeks to deliver 8,525 dwellings over the plan period.

2.20 Rossett presently lies within a proposed Tier 3 Local Service Centre settlement (along with Bangor, Broughton, Brymbo, Glyn Ceiriog, Holt, Overton, Penley, Penycae and Rhostyllen). We have, through LDP representations, argued that Rossett ought to be elevated to being a Tier 2 given its primacy that is equal to that of places such as Gresford, Llay and Ruabon with its secondary, primary school and other key local services and amenities.

2.21 Nonetheless, we support the Deposit Plan draft allocation of the site for 137 dwellings.

2.22 As part of our early assessment of the settlement it was clear to us that Rossett must seek to deliver more than just infill and needed to provide some form of substantive new housing contribution to ensure its future sustainability was maintained and that its existing services and facilities could be maintained.

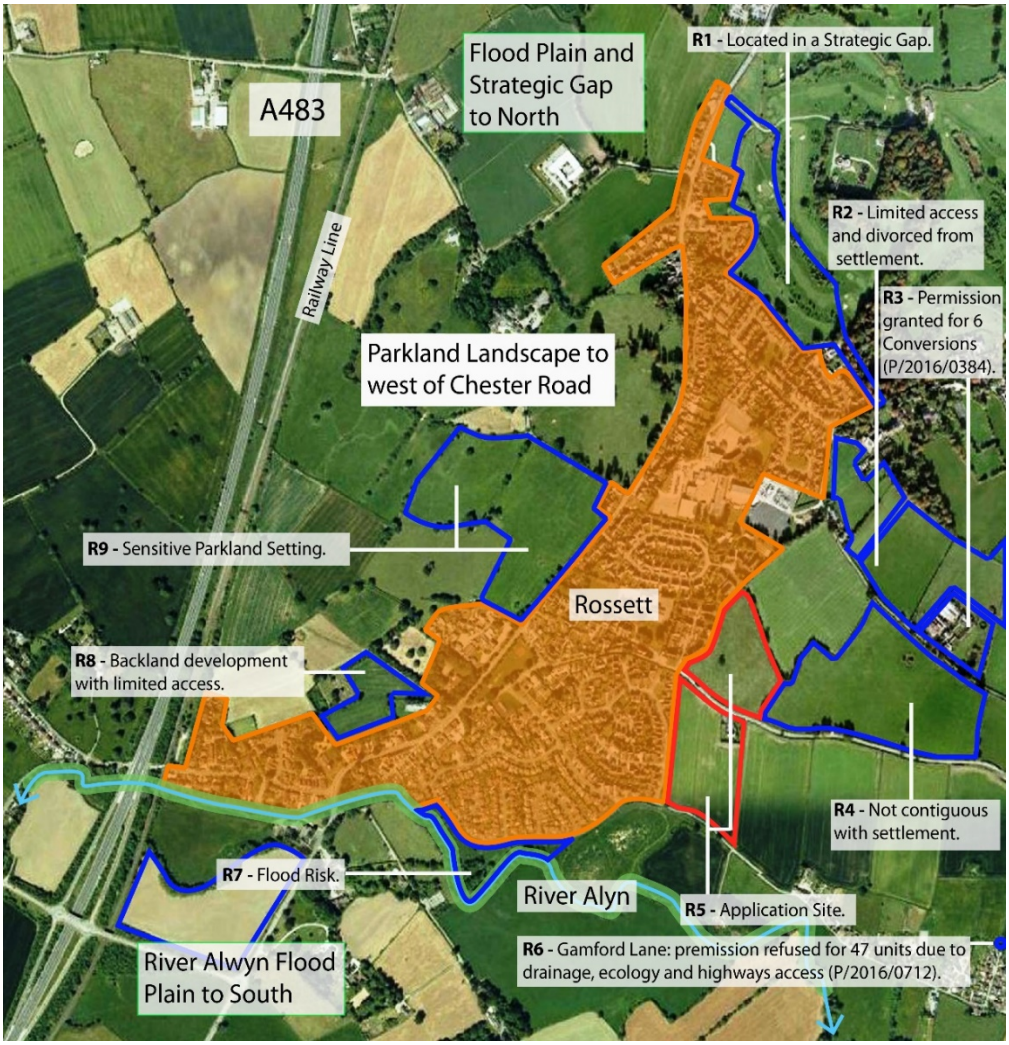
2.23 This site will serve that function and importantly will also seek to address the delivery of important new affordable housing needs facing the community that simply cannot be resolved and addressed by other alternative sites. The option of relying upon infill will not deliver any social and community benefits and only something of a scale akin to the application site will do this.

2.24 The trouble that Rossett faces without any allocation is that it has very few opportunities for anything other than minor infill as no meaningful brownfield sites exist and the settlement is (presently under the UDP) tightly bound and constrained by the Green Barrier and Special Landscape Area designation on all sides. Thus, any new development must involve a release of greenfield land. We consider that the only logical location to release land is upon the application site as the rest of the settlement faces some serious challenges; notably the following as illustrated on the plan below:

- Open parkland setting to the west of the main Chester Road (B5445); this is a key character and setting; apart from the frontage land with its large trees and sandstone walling the fields here suffer from having no adequate access; developing here would result in a very significant change to the character of the village

- o A key strategic gap with the neighbouring Authority and settlement of Pulford to the north where there is Green Belt and another important strategic gap located to the south between the village and Marford
- o Floodrisk to the south of Harwood's Lane with the River Alyn and another floodrisk area to the north
- o Poor accessibility through to land located to the west which would also suffer from noise impact generated by the railway line and A483
- o Significant highway constraints along narrow rural lanes to the north/east of the village where there is no opportunity for connectivity back into the village and its amenities

2.25 We therefore consider that the application site outperforms all other alternative sites that have been promoted or identified in the Local Plan and by other speculative submissions (aka Gamford Lane PA ref. P/2016/0712 – which was refused permission on 6 February 2017) and the former Darland golf course site at Lavister being promoted by Galliers.



2.26 This application site will be able to deliver a host of community benefits and meaningful levels of affordable housing that will serve to meet the needs of the community over the current plan period. It offers an entirely logical and sustainable extension to the village with access to local services, facilities and infrastructure, free of constraint.

2.27 The Authority has logically and rationally found, through its own LDP evidence base, that the application site performs on all levels, is free from constraint, is deliverable and ought to be allocated.

2.28 In the meantime, the approach should be to identify the provisions of the (existing and emerging) development plan and determine if the application is in accordance or in conflict. If in compliance (as is the case here) the starting point will be to approve proposals by granting planning permission as the decision is in accordance with the plan.

2.29 The extract of the UDP proposals map (provided earlier above in this statement) presently illustrates how Rossett is enclosed by a Green Barrier and Special Landscape Area designation.

2.30 The application site is located to the east of the village. The Green Barrier Policy EC1 and the Special Landscape Area Policy EC5 of the UDP are therefore considered the most relevant policies applicable to this site.

2.31 However, besides this policy we have assessed and tested the proposals against all relevant policies from the Adopted LDP and consider the principal policies listed in the table below to be the most relevant and appropriate in this instance.

2.32 Rather than simply reiterating what each policy seeks to achieve in great detail, since the Council will be entirely familiar with this, we will spend time emphasising and providing reasons why the proposal and the principle of the proposed development meets and conforms with these policies as set out in the table the follows below.

POLICY	APPLICATION CONFORMITY
PS1 **Broad Location of Development**	Development ought to be directed to within defined settlement boundaries. However, the plan has expired and insufficient land exists to provide for new development and in the absence of a 5-year housing land supply the next best sustainable locations must be positively considered and these are likely to be on the edge of settlements.
PS2 **Broad Location of Development**	Development ought not to materially or detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment. Our evidence (design, landscape, tree, ecology) demonstrates that the proposal will not harm such interests by virtue of the sites enclosed and contacted character and the retention of tree/hedgerow and ecological habitats.
PS3 **Broad Location of Development**	Development should preferably use previously developed brownfield land wherever possible and where greenfield land is used that it should avoid Grade 1, 2, 3a quality and land of ecological, landscape or amenity value. We have demonstrated that whilst the site is greenfield it holds no such value and is largely (61%) sub-grade 3b.
PS4 **Broad Location of Development**	Development should maintain the existing settlement patter and character and be integrated with the existing transport network to reduce the need to travel by private car and offer alternatives. The proposal demonstrates that the integrity of the existing settlement will remain and that this site is located in a highly accessible and sustainable location to take advantage of public transport modes.
PS8 **Transport**	We have shown that the site is located in a position that enables maximum use of travel options in a highly sustainable manner and will encourage walking, cycling and public transport connections.
GDP1 **Development Objectives**	This policy seeks to ensure that all new development meet the following criteria: a) Character, appearance, design and layout b) Personal and community safety c) Design techniques to conserve energy and water resources d) Ensure safe/convenient pedestrian and vehicular access and making connections/links e) Convenient access to public transport f) Ensure amenity of environment are safeguarded from odour and noise effects g) Secure public services. h) Safeguard nature conservation habitats. i) Ensure that development is not subject to flooding, contamination, etc on or off site. j) Have regard to any Welsh linguistic identity. k) Secure the development of sustainable communities through economic, social and environmental wellbeing. The Council must accept that because the proposals are outline at this stage it is too early to specifically judge the merits of detail, but this statement (and others) illustrate that the applicant is acutely aware of

	the need to address each of these at the Reserved Matters stage in more specific detail where it is necessary and applicable. Moreover, the applicant considers that the Policy is met by the proposal and the submission demonstrates this.
GDP2 **Capacity of Infrastructure & Community Facilities**	There is no evidence that the proposal would result in any local infrastructure (highway, drainage, etc) or community facilities (education, health, open space) becoming deficient as a result of this development being implemented. Officers were asked during the pre-application process and they did not identify any deficiencies. Any need to provide for additional capacity must therefore be demonstrated by the Authority and if any gaps in provision can be proven to exist then the applicant will consider whether any such requirement can be provided ... such requirements must be fairly and reasonably related in scale and kind and not be disproportionate to the development proposed.
EC1 **Green Barriers**	**PLEASE REFER TO OUR COMMENTARY UNDER PREVIOUS SECTION Paras 1.45 to 1.68 : Green Barrier Assessment and also 2.13 to 2.16.** **NOTE :** the emerging LDP Deposit Draft and its associated evidence base has reviewed the extent of the Green Barrier and found it should be "rolled back" and this designation will no longer apply under any adopted LDP.
EC2 **Agricultural Land**	This policy seeks to protect the loss of grade 1, 2 or 3a agricultural land. Our findings are that whilst the 1970's classification mapping showed the land as Grade 2 our soil and land quality survey actually shows that the land is largely subgrade 3b which would prohibit high yields and all round year crop harvesting and does therefore have natural limitations. We therefore contend that its loss would not have any significant implications, particularly since it comprises a piece of land that is not only contiguous with a wider parcel of land that would be easier to cultivate were it part of a much wider landholding, but because it comprises two parcels of 6.21 ha in size and is below the recognised threshold of land that could be realistically considered viable as a standalone functioning agricultural unit.
EC4 **Hedgerows, Trees & Woodland**	This policy seeks to protect and conserve such features in order to enhance the character of the local landscape. The scheme submitted has been very careful to ensure that any loss is absolutely minimal; in particular those already providing a landscape buffer to adjacent uses and those that contribute to its inherent rural / urban fringe character. These features shall be maintained and managed and the illustrative layout has integrated them, with only minimal setting back to enable plenty of mitigation through new planting. Moreover, the root protection zones of all trees have been shown to be protected and no overshadowing will impinge upon new residents.
EC5 **Special Landscape Area**	This is a blanket policy which seeks to conserve and enhance the landscape.

	The LVIA has addressed this policy in more detail, especially setting out that the visual impact of the development will not harm any nearby or distant viewpoints. The policy does not prevent development but seeks to ensure it conforms to a high standard of design and landscaping which we consider the proposals have done; particularly given the enclosed nature of the site. **NOTE :** the emerging LDP Deposit Draft and its associated evidence base has reviewed the extent of the SLA and found it should be "rolled back" and this designation will no longer apply under any adopted LDP.
EC6 **Biodiversity Conservation**	Our ecological investigations have demonstrated that there are no special biodiversity habitats of special importance in existence across the site but despite this the retained boundary landscaping features will serve to enhance the opportunities for existing habitats.
EC12 **Development & Flood Risk**	The Drainage Strategy report provided does not suggest that there will be any unacceptable risk of site flooding on or off site.
EC13 **Surface Water Run-off**	The Drainage Strategy report provided does not suggest that there will be any unacceptable adverse impact as a result of surface water run-off.
H1 **Housing Allocations**	This policy states that sufficient land will be allocated for housing between 1996 and 2011. This term has now expired and the policy is silent on providing beyond this date. As it is, the Council are unable to demonstrate a 5-year housing land supply (less than the previously published 3.1 years in 2014 – which apparently is now down to 1.14 years in 2016) and moreover in the light of TAN1 (Jan 2015) this has been effectively "zeroed" because the Authority has an expired plan. Thus the lack of a sufficient supply is a significant material consideration that must be afforded the maximum weight in favour of supporting this development.
H7 **Affordable Housing**	This policy seeks a contribution on sites over 25 dwellings. SPG28 recommends a provision of 25% and the applicant accepts this.
CLF5 **Open Space Requirements from new Residential Developments**	This policy seeks 0.4 ha per 50 dwellings; thus, reflecting SPG10 and this equates to 80 sqm per dwelling. 1,619 sqm in total or 32.38 sqm per dwelling. The applicant has presented a scheme with an illustrative layout which indicates a quantum of 2.86 acres (1.157 ha or 11,575 sqm) of POS. Using the Council's calculation of 80 sqm / dwelling this would mean that 132 units x 80 = 10,560 sqm. Thus, the illustrative layout is actually over-providing at 88 sqm per dwelling priding and delivering 1,015 sqm more than policy expects. The proposed route of maintenance and managing POS will be through a resident's management agreement (annual service charge), which will remove the need and responsibility from the public purse.

	Officers have expressed a preference for good quality design and are comfortable with the level indicated; this can however be better addressed at any Reserved Matters stage.
T8 Parking	In conformity with SPG16 adequate parking provision can be made to satisfy standards based upon the illustrative layout submitted.
T9 Walking, Cycling and horse riding Routes	The proposals are looking to ensure opportunities for pedestrian and cycling access routes are integrated, with linkages and connectivity through and into the site.

2.33 Moving onto the emerging LDP, the published Deposit Draft comprises a series of polices that the Authority are seeking to apply once the plan has been adopted. Some degree of weight can be afforded these (and their associated evidence base). Evidently, the Authority is proposing to allocate the application sites for housing which is welcomed by the applicant.

2.34 In reaching this decision the Authority have produced a Site Register of comments and Officer Responses (doc. Ref. KPD14a dated January 2018); in which it provides a summary of comments made at the Preferred Strategy stage in relation to each and every candidate site in Rossett (and indeed across the County Borough). This is reproduced in the table below.

Rossett (land off Holt Road) : RO004AS	
Concern Raised at Preferred Strategy LDP Stage	**Officer Response**
Access onto Rossett Road would have a knock-on effect at the green.	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage.
Reduce open space, which is already deficient. Increase congestion on the green to detriment of pedestrian safety. Additional pressure on schools and doctor's surgery	
The site overlies the site of a potential Roman villa. This historic asset may require some form of pre-planning evaluation before considering a planning response.	
Size of site is disproportionately large and if developed would change the character of the village and surrounding area immeasurably. Infrastructure is unsuitable for development. The use of Harwoods Lane as a rat-run by local residents means that it is already dangerous to pedestrians.	

Majority of traffic would exit onto Chester Road via Rossett Green play area. Site subject to flooding.	
Increase in congestion on Harwood Lane. Schools overcrowded, GPs lack capacity. Impact upon pedestrian safety	
Congestion around St Peters School. Green barrier. Increase in people commuting to Chester and be of no benefit to the county borough. Loss of agricultural land.	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage. The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to minimising the loss of agricultural land is outlined in the Initial Sustainability Report. There is a need to provide new housing to support housing needs of residents in the County Borough and to support economic development. A very small portion of the site is identified as being at risk of surface water flooding and this will need to be considered at detailed planning application stage.
Agricultural land. PROW runs across site and links to wider PROW network. Access would impact the wider network and cause additional congestion.	The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to minimising the loss of agricultural land and SLA is outlined in the Initial Sustainability Report. Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage and the public footpath would need to be accounted for as part of any planning application.
Corridor between Eccleston and Gresford is of ecological, agricultural, tourism, landscape, and scientific value. Issue with development of affordable housing. Impact of additional development and additional construction traffic on wider transport network, including traffic flow and congestion. Public space at a premium, additional traffic will impact upon opportunities for cycling and walking. Impact upon local infrastructure including schools and Doctor's Surgery capacity. Flood risk as a result of increased surface water. Development should be directed to large scale sites on the edge of Wrexham.	The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to releasing greenfield sites respects the hierarchy of ecological and landscape designations required in Planning Policy Wales. There is a requirement for affordable housing, a Council Priority objective to address the issue with the planning system a key tool in its delivery. Wrexham is rightly the focus for development but there is a need for dispersed development to meet local needs and sustain communities. The concerns about infrastructure are noted

	and the Deposit Plan will set out the approach to infrastructure needs and provision. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage.
Increase pressure on local highways network. Smaller development behind Golden Lion public house has been refused on highways grounds. Same concerns would apply to larger scale development. Highways safety concerns in particular during rush hour and school drop off pick up period. Darland High requires additional investment, questions whether any development strategy exits. Impact on school performance. Long term intention to dispose of school playing fields. Space for amenity is below level set by WG. Doctor's Surgery capacity issues. Impact on foul water sewerage capacity. Impact as result in increase in storm water, and potential to undermine recent flood prevention work. Impact upon views in the area.	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage. The concerns about infrastructure are noted, the Deposit Plan will set out the approach to infrastructure needs and provision.
Local schools do not have capacity. Doctor's Surgery does not have capacity. Traffic generated by development in Rossett will use the B5445, increasing traffic around the Children's park creating highways safety issues. Traffic generated would impact the wider road network. Drainage system could not cope. Additional school traffic as a result of development would impact the adjacent residential areas including Trevalyn Hall View.	
Site borders flood plain and the site has flooded numerous times. Traffic generation would impact junction in the centre of Rossett and result in unbalanced urban development to one side of the village. Increase pressure on local schools which do not have room to expand. Doctor's surgery is operating beyond capacity. Concern regarding capacity of sewerage processing plant, and impact upon local electricity substation. Impact upon village as a result of additional traffic generation.	A very small portion of the site is identified as being at risk of surface water flooding. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage. The concerns about infrastructure are noted – the Deposit Plan will set out the approach to infrastructure needs and provision.
Reduce greenfield sites exacerbating open space deficiency. Increase in traffic and potential pedestrian safety issues. Increase pressure on schools and doctor's surgery.	These are agricultural fields which are not included in the calculations of public open space provision, while there is a public footpath if development were granted the design of the site would need to respect these

	rights. The concerns about infrastructure are noted and the Deposit Plan will set out the approach to infrastructure needs and provision. Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage
General comment objecting to the spatial growth option and spatial strategy in general. Support lower growth level. Objection to terminology of 'Local Service Centre' in settlement hierarchy. Rossett not capable of accommodating a large number of additional homes. Increase in traffic would impact upon existing junctions and would result in knock on highways safety issues. Particular concern regarding traffic safety on Harwood's Lane. Impact upon school capacity and associated highways safety issues surrounding the school's in Rossett. Impact upon amenity space in the area. Limited access to health facilities, additional development would exacerbate the problem. Impact upon Green Barrier, SLA, agricultural land, and would result in development beyond existing settlement limit. Impact upon views. Reduce gap between Rossett and Marford and the English border. LDP should not destroy our villages. Lack of publicity regarding the public consultation. Has statutory consultation period been met? Consultation portal not user friendly. Consultation documents too large. Site register index not correct. (Checked page numbers were correct in the index).	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage. The concerns about infrastructure are noted and the Deposit Plan will set out the approach to infrastructure needs and provision. The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to minimising the loss of agricultural land and SLA is outlined in the Initial Sustainability Report. Extensive publicity was undertaken in accordance with the LDP Delivery Agreement and Community Involvement Scheme and the consultation period went over and beyond statutory requirements. Furthermore, there were various methods by which the public could view the site register. A key part of engagement is to give the public an opportunity to express views and identify any errors. Any brought to our attention have been corrected.

2.35 The citations in the tables refer to the plans provided in the associated KPD07 Site Register document; a copy extract of which is provided below.

WREXHAM LOCAL DEVELOPMENT PLAN 2013 – 2028

SITE REGISTER

Site Ref: RO004AS

Site Address: Land at Rossett Road, Rossett

Settlement: Rossett/Lavister

Community: Rossett

Ward: Rossett

Size ha: 6.65

Greenfield: Yes

Brownfield: No

Settlement Hierarchy Tier: 3

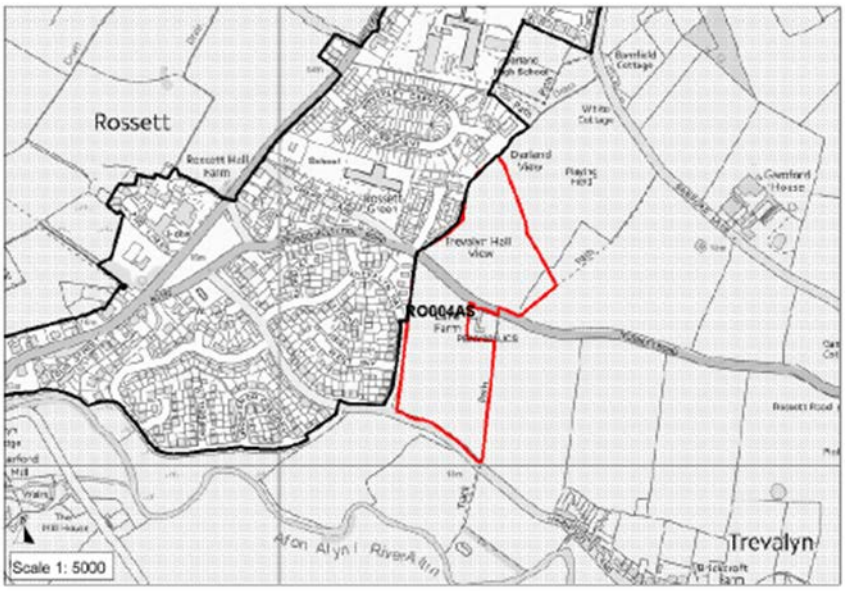
Current Use: Agriculture

Proposed Use: Residential

Small Sites: No

Large Sites: Yes

Comment: Passes all stages of the Candidate Site Assessment process and proposed in the LDP as a housing allocation under policy H1 (16).



2.36 In response to the comments submitted and the Officer response we would like to submit the following observations :

- The sites are both fully available, viable and suitable. There are no site constraints impeding deliverability.
- The site has generated a host of very similar concerns (drainage and highways) and no more than the Darland Golf Course site.
- There is no evidence from the objector Preferred Strategy submissions to demonstrate the sites exceed service capacity. We are confident that through appropriate dialogue with third parties that all services will be provided and improved if required.
- The applicant is ready to bring this site forward for development, as is demonstrated by the submission of this application and the investment thereto; the fact that there are some 15+ interested housebuilders keen to develop the site demonstrates the market appetite in the site.

- The sites are also the most sustainable located ones available, with strong links to key infrastructure and services.
- We have proven (through a host of our own evidence base that there are no known technical environmental or engineering constraints in bringing these sites forward for development.
- All known issues (e.g. contamination, drainage/floodrisk, ecological, highway/access, minerals, agricultural land quality, tree and archaeological) have either been addressed or are in hand.
- The sites development capacity has been tested to demonstrate that development can be accommodated.

2.37 From this the Council conclude that they ought to allocate the site for 137 dwellings and the applicant supports this.

2.38 We have assessed the proposal against some of the key relevant policies from the emerging LDP Deposit Plan and consider the principal policies listed in the table below to be the most relevant and appropriate in this instance.

POLICY	**COMMENTARY**
SP1 Housing Provision	Policy also seeks to "maximise" the delivery of affordable housing where a need is identified, recognising the varying levels of development viability across the County Borough and also seeks to achieve a minimum density of 30 dph, whilst having regard to the context of the site. The supporting text to this policy states that the Council must make sure that any extra cost placed on developers does not render schemes to become unviable and ultimately, not delivered. We support the Council's understanding of this position. There is a risk and concern amongst the development industry that by applying a density target and requiring affordable housing at 40% will make every scheme unviable and unattractive to the development market. Given that the draft allocation seeks 137 units this equates to 22 dph so the ambition of 30 dph is considered unrealistic. The applicant considers that the layout and mix of dwellings is reflective of eth local grain and character of Rossett and to increase the density beyond and towards 30 dph would not be consistent with urban design principles.
SP2 Location of Development	Rossett should both be classified as Tier 2 (not Tier 3) given its scale, function, high levels of sustainability and available services/facilities.
SP6 Planning Obligations	This policy sets out a shopping list of items that could be sought from developments; our caution and concern is that it needs to recognise and include a viability mechanism to ensure that schemes are not "over-loaded" with challenging obligations and moreover that some prioritisation is given so developers can be clear on what items are most important.

	A host of deliverables are already being presented and these are considered appropriate and reasonable; to "load" more obligations on a scheme (beyond these and eth standard affordable, POS and education contributions) would harm viability and deliverability. The main concern of eth applicant is in relation to the pressure on the affordable housing triggers in Policy H2, whereby a potential policy requirement of 40% affordable housing, will render the site undeliverable.
SP7 Green Wedge	Although not designated as Green Wedge eth applicant supports the need to maintain a strategic gap between Rossett and Pulford. Pulford is itself located within the designated Cheshire Green Belt and this gap will continue to provide an important strategic and visual break between the two communities. Additionally, the applicant agrees with the wedge designation between Rossett and Marford to the south of the settlement.
SP14 Health and Wellbeing	Presently there is access to healthcare facilities. These might need improving, yet there is no evidence that the Betsi Cadwaladr University Health Board have been involved in identifying an accurate capacity and need model, let alone a coherent investment programme in meeting the needs of residents across the County Borough.
NE6 Waste Water Treatment and River Water Quality	The Waterco reports confirm that satisfactory foul and surface water drainage solutions exist.
H1 Housing Allocations	Notably, we support the Rossett allocation for 137 dwellings it can be delivered early in the plan period to meet initial housing demand.
H2 Affordable Housing	This policy seeks contributions on all sites above 10+ units in line with area based target quotas. Whilst it states that the quotas are the starting point for negotiation on a site by site basis, the same applied to the UDP where the target was 25% (with a threshold of 25 units). Regrettably, Officers (and Members + others) will not look at the word "negotiation" and simply assume that the level quoted is the level that should be met and as such no discretion or flexibility ends up being enabled. The danger is that the 40% quoted will be the expected level. At present this policy is unsound and does not refer to any viability mechanism. Sites of less than 10 units will be expected to deliver a commuted sum contribution but this is not explained in any further detail. This may end up making a whole host of sites unviable and perhaps one ought to consider that adjoining Authorities (sic. CWaC and Shropshire) operate lower thresholds (30% and 10% respectively) which will make developing in Wrexham uncompetitive and unattractive to develop. The fact is that the evidence base used to rely upon and target 30 or 40% is a high-level viability assessment and additionally the LHMA does not support 40%. The LHMA already identifies that Wrexham Borough currently has a very high social housing stock (c. 23% of all units) and that to add to this would be sheer folly. The Council, therefore, has enough social stock.

	Yes, affordable housing is required but in a proportionate and viable basis and the Council must to recognise that using such a blunt edged tool will have counter intuitive consequences. Additionally, the Council has no record of achieving more than 25% anywhere before so how it can justify a step-up to a more challenging 30% or 40% is unclear. The Registered Housing (Association) providers have no ability to deliver on such a massive scale. This policy is unsustainable and undeliverable. It is pure fantasy that this level of affordable could be delivered by the market; the Council need to take a reality check because the RSL's will not be capable of delivering this volume and nor will open market housing developers be able to viably deliver this level. We are not suggesting here that **no Affordable Housing** can be provided on the promoted site, but that the level sought must be proportionate and robustly justified. A level closer to the existing requirement of 25% would seem to better reflect past delivery rates across Wrexham and likely to be more suitable for the site subject to viability testing including potential planning obligations and site-specific requirements. Consultation with relevant RPs should also be undertaken.
CF2 Provision of New Open Space	This policy seeks to have new public open space provided on all residential schemes over 10+ units at a rate of 0.25 ha per 50 dwellings (or 50 sqm per dwelling). For a site of 137 dwellings this would equate to an area of 0.685 ha; for one proposing 132 units this equates to 6,600 sqm. The illustrative masterplan shows that both levels are clearly exceeded at 88 sqm per dwelling.

2.39 In conclusion we feel that some of the emerging polices must change (sic. those relating to affordable housing and planning obligations) to make them sound. They will be challenged by the applicant at Plan Examination unless amended prior to the Submission Version being sent to Welsh Government.

2.40 However, in the meantime, we can conclude that the application proposals clearly comply with the existing UDP and the spirit of the emerging LDP.

Supplementary Planning Policy

2.41 There are some relevant approved/adopted non-statutory supplementary planning guidance documents that exist which have been considered by the applicant team in preparing this proposal; these comprise the following:

- SPG6 – Access to and use of Buildings
- SPG7 – Landscape and Development
- SPG10 – Public Open Space on New Housing Development
- SPG15 – Cycling
- SPG16 – Parking Standards
- SPG17 – Trees & Development
- SPG21 – Space Around Dwellings
- SPG24 – Designing Out Crime
- SPG27 – Developer Contributions to Schools
- SPG28 – Affordable Housing
- SPG30 – Design Guide for Developers & Architects when Designing Residential Development
- SPG31 – The Welsh Language & Welsh Communities
- SPG32 – Biodiversity & Development

2.42 Notwithstanding the fact that the applicant considers the proposal complies with each and every one of these documents the applicant must question what weight that can realistically be afforded them, not least because the relevant Planning Acts (2004 and 2012) are clear as to the Regulations under which such guidance is published and the fact is that unless a document has been through "examination" its weight is tempered and diluted. In view of this, very limited weight can be given to such documents.

National Planning Policy

2.43 The overarching policy framework in Wales comprises the **Wales Spatial Plan (WSP)** which provides the operational strategic framework for planning policy in the Principality, but is not spatially specific. WSP was updated in **July 2008**. Its 5 core aims and objectives are to:

- Build sustainable communities;
- Promote a sustainable economy;
- Value the environment;
- Achieve sustainable accessibility and;
- Respect distinctiveness.

2.44 **Planning Policy Wales (PPW) (Edition 9 November 2016)** provides more detailed strategic guidance on planning policy and sets out land use policy, which is supplemented by th**e Technical Advice Notes (TAN's)** and by draft Ministerial Interim Planning Policy Statements (MIPPS).

2.45 Chapter 7 to PPW is of particular importance as it deals with Economic Development; this is a rehearsal of what TAN 23 explores in more detail. Indeed, Para 7.2.2 states that : *"Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues in the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental considerations"*.

2.46 PPW Para 7.6.1 goes further by stating : *"Local planning authorities should adopt a positive and constructive approach to applications for economic development. In determining applications for economic land uses authorities should take account of the likely economic benefits of the development based on robust evidence."*

2.47 PPW cannot therefore be any clearer in its support for a proposal such as this.

2.48 The Welsh Government published "**Planning for Sustainability**" in **March 2012** as a Consultation Document. It sets out the "direction of travel" for emerging planning policy in Wales and effectively indicates that the WG may consider introducing a "presumption in favour of sustainable development" or at least greater emphasis upon sustainable development, where developments enhance the economic, social and environmental well-being of people and communities now and over the long term and that weight is given to national policy in determining individual applications where policy in adopted or approved development plans is outdated or superseded.

2.49 More recently the **Planning (Wales) Act** was published and granted royal assent in July 2015. It covered the following areas and makes statutory provision for (amongst others including a need to place greater emphasis on the Welsh Language) :

- sustainable development to be at the core of all planning decisions and development planning policy
- the provision for a National Development Framework for Wales; the designation of strategic planning areas, the establishment of strategic planning panels and preparation of strategic development plans; on the status of development plans; with joint planning boards and their functions;
- standards of pre-application consultation by both applicants and the services to be provided by LPA's to facilitate engagement
- development management matters relating to application requirements, decision notices, duration of permissions
- revised appeal and enforcement procedures and costs awards

2.50 Secondary legislation is expected, but the general direction of travel appears that the emphasis will be to reflect the English system more closely with a view to supporting the delivery of new homes, jobs and infrastructure.

2.51 Procedural advice is then set out in Circulars and Ministerial clarification letters.

2.52 As such, these documents may be used as material planning considerations to the determination of individual planning applications.

2.39 The most relevant TAN's (and MTAN's) that are considered to be material in this instance comprise the following:

- TAN1 : Joint Housing Land Availability Studies (2015)
- TAN2 : Planning & Affordable Housing (2006)
- TAN5 : Nature Conservation & Planning (2009)
- TAN6 : Planning for Sustainable Rural Communities (2010)
- TAN12 : Design (2016)
- TAN15 : Development & Floodrisk (2004)
- TAN18 : Transport (2007)
- TAN22 : Sustainable Buildings (2010)
- TAN23 : Economic Development (2014)

2.40 We do not consider it appropriate to slavishly cover each of them in exacting detail but instead we will summarise the key and salient and pertinent points from each of them. As a general comment we consider that the proposals comply with them all.

	COMMENTARY
TAN1	This presented a marked "step change" in policy direction. This must also be read in the context of the Council's current development plan status. The Council released its last Joint Housing Land Availability Study (JHLAS 2014) in March 2015; this is a document that every Authority must publish on an annual basis and it identifies what housing land supply they consider is present. PPW (Para 9.2.3) states that it is a requirement of all Authorities to provide a 5 year housing land supply. However, the last published figures (JHLAS 2014) show that Wrexham had just 3.1 years supply (down from 3.4 years in 2013, 3.5 years in 2012, 3.9 years in 2011, 5.35 years in 2010); thus the trajectory is that it is decreasing every year and with no adopted LDP to identify future sources of supply the situation is forecast to only get worse. We are aware that more recent figures from 2016 suggest the supply has plummeted to just 1.14 years supply. TAN1 however provides even greater guidance and clarity and Paras 6.2. 8.1 and 8.2 are of particular pertinence; for they states that where a current study shows less than 5 years the need to increase supply (by approving more development) should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with the development plan and national policy. However, where there is an expired UDP and/or no adopted LDP in place the Authority will effectively be considered not to have any supply (a zeroed position)

	This places Wrexham in a very difficult position, particularly since they have at least another 2 years before they expect their LDP to become adopted. This is set against a backdrop of their first LDP1 attempt failing and having to be withdrawn and already a two year slippage in their LDP2 programme from the original Delivery Agreement date. This is rather a woeful position to be in and a step change is needed if the position of being able to provide "deliverable" (i.e. available, free of constraints and viably developable) sites that might positively contribute to housing land supply can be arrested.
TAN2	This scheme is for an open market development but it does offer a significant level of new affordable housing (33 no. units) and the proposed type and mix of units illustrated reflect the known local affordable housing need as directed by Officers. The local target is 25% provision and we consider that it is achievable subject to viability (all other factors considered). Para 10.12 recognises that it is important that there is adequate housing provision in rural areas to meet the needs of local people and to contribute to the delivery of sustainable communities. Indeed, TAN2 states that Development Plans must support rural exception housing policies and it recognises that alone such sites cannot deliver affordable housing and as such Authorities are advised to allocated sufficient land either within or adjoining settlements. We have worked collaboratively with the Authority in understanding the need and this scheme seeks to deliver that heed which would otherwise not be met. Affordable Housing can be secured through Condition and/or S106 legal agreement and the applicant is happy to consider either.
TAN5	Protected species and habitats have been assessed and examined; with an extended Phase 1 Ecological Assessment undertaken. New areas of biodiversity are proposed and a "dark corridor" and buffer is identified along the northern/eastern perimeter of the site for bats.
TAN6	Although mainly dealing with agricultural related development this TAN does seek to support development that will serve to enhance the future sustainability of rural communities through new residential opportunities. **Para 3.1.2** states that : *Planning authorities should support the diversification of the rural economy as a way to provide local employment opportunities, increase local economic prosperity and minimise the need to travel for employment.* **Section 6.2** discusses agricultural land quality; we have established that the site comprises largely Grade 3b land which does not fall within the categories that should be retained and not lost.

TAN12	As **Para 2.5** states : Good design is not inevitable. It requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape, and infrastructure. The design solution arrived at (as expressed in the DAS) and the Landscape Design statement demonstrates that TAN12 has been followed and has taken a sensitive and sympathetic approach and response to the local natural and built environment assets. **Para 5.12.2** is particularly relevant and states that : *Large new employment buildings can often make a bold statement of their purpose. Recognising the functionality of business premises is important to ensure they contribute to the economic success of the occupier. However, robust design, high quality materials, flexibility of exterior and interior layout and appropriate landscape treatment such as earth form or planting, can help to integrate new business premises into their surroundings, minimise the need to artificially cool buildings and allow for easier conversion by successive occupiers. Service and utility features, exposed and imaginatively detailed, may in many cases provide elements of interest in otherwise plain facades. The need to consider the building and landscape maintenance processes once the development is completed is also essential to ensure that the development remains integrated.* The applicant considers that this guidance has been met and issues of scale, appearance and materials have all been successfully resolved.
TAN15	The site does lies with in a Flood Zone A (low risk category), with a slither in Zone B. Nonetheless an FCA has been undertaken along with Infiltration testing to prove that a sustainable method of surface water drainage can be achieved. Connections to the mains drainage facility is possible.
TAN18	A full Transport Assessment has been submitted. The highway accesses have been proven and agreed with the Highway Authority and the layout has been proofed to accept service vehicles and the quantum of trips rates generated by the scheme. We believe this shows that the site is located in a highly sustainable location and accessible. The package of pedestrian enhancements (linkages, connections and safe routes and road crossing) with traffic calming and additional community parking provision are all significant benefits and improvements to the local area that this scheme can deliver.
TAN22	The standard Code will be meet and building Regulations will serve to ensure buildings meet current standards of sustainability.

TAN23	This is of significant material weight given that PPW defines economic development broadly so that it can include any form of development that generates wealth, jobs and income (including residential). It follows therefore, that the economic impact of these proposals must be given serious weight; the nature and extent of the benefits are provided in the summary section to this statement. Para 1.15 recognises that economic land uses include construction and include house building. And the PPW references on a number of occasions the need to align housing and jobs and the delivery of meeting affordable housing need in a sustainable travel to work area. The most relevant and pertinent Paragraphs in TAN23 comprise the following: ***Para 1.2.1*** *As a consequence it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.* ***Para 1.2.2*** *PPW advises that planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary* ***Para 1.2.5*** *Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development* Key factors in determining the weight and benefits of supporting schemes will be to ask the questions (posed under Section 2) of what are the alternatives, how many jobs will be directly provided and what other special merit might exist. This scheme will deliver and generate many construction and supply chain jobs and the new housing will serve to support enhanced local services and facilities once occupied. Section 3 discusses supporting strong rural economies; recognising that sustainable development is essential to building strong and vibrant rural economic communities; and it is important in aligning existing and future homes and jobs.

2.41 In conclusion, having assessed the relevant national planning policy guidance, it is our contention that the proposed development is supported, fully compliant and is endorsed by local and national planning policy.

3.0 SUMMARY BENEFITS IN SUPPORT

3.1 This statement has assessed the suitability of the application site for the proposed development and having concluded that the proposal is inherently compliant with Local and National policy it is my opinion that this proposal must be approved.

3.2 I have then sought to consider whether there happen to be any other material considerations that might balance out any reason for approval and actually outweigh its compliance with policy; to such an extent so as to make the proposal unacceptable.

3.3 My conclusion is that there is nothing to prejudice a positive determination and indeed it is my opinion that suggests the exact opposite. What has been revealed by the site planning history, technical studies and pre-application consultation demonstrates that this proposal should be supported and encouraged to come forward.

3.4 The principle of developing Green Barrier (open countryside) for residential use is not something that is generally supported unless very special circumstances can be demonstrated, however, in this instance we consider that we have presented a strong justification for these parcels to be developed for the purposes proposed by this application, which is supported by the national planning policy guidance. The fact that the Authorities own LDP evidence base (Green Wedge Review) has determined that the site be released from this designation adds even greater compelling weight to the fact this proposal should be approved.

3.5 Furthermore, the pre-application discussions held with the Council since May 2015 have confirmed our belief that the proposal would be welcomed and was likely to be acceptable in meeting planning policy requirements. Such discussions have proven most useful in establishing the framework and direction of the proposals and we would like to thank the people involved in this process for this co-operative and helpful stance. The fact that Officers have also recommended that the site be allocated in the emerging LDP consolidates this position.

3.6 The application is submitted in order to facilitate the implementation of the proposals and, subject to an approval during Q3 2018, this will pave the way for the sites to be disposed of with an estimated commencement of Q4 2019 and potential completion within 2 years of that date. Noting here that the sites could be phased and may involve more than one developer.

3.7 We therefore feel that the proposals suitably reflect the intent inferred and the advice and guidance provided.

3.8 We believe this statement, together with the accompanying and supporting documentation and associated plans demonstrate this and satisfactorily illustrate all the points that need to be considered. Our case, in demonstrating that this development proposal meets the exceptional circumstances test as set out in PPW, is grounded in the following:

- the Authority cannot present any case for a 5 year housing land supply;
- that TAN1 is of significant material weight
- that the Green Barrier is no longer applicable (in the light of the Council's own Green Wedge Review) yet, even if it did still apply the site does not meet any of the 4 purposes of including and retaining the land within the Green Barrier
- that the Council's commissioned SLA study has found that the SLA policy designation is no longer sound or relevant
- that eth Council have themselves agreed to identify the sites as a draft allocation in their Deposit Plan
- that there are no acceptable or deliverable alternatives and indeed we have shown this site outperforms all other possible alternative sites
- that our case is supported through all technical, landscape and design evidence presented in support of this application
- there are a range of significant benefits (as set out below)

3.9 These cumulatively present a compelling case as to why this scheme should be supported and granted planning permission and moreover the benefits (as set out below) present a compelling case as to why this scheme should be supported and granted planning permission.

3.10 The development will achieve sustainable development in accordance with the emerging policy emphasis upon providing a series of **economic, social and environmental net gains**.

3.11 We believe the development will achieve sustainable development in accordance with an emphasis on generating significant and mutually supportive economic, social and environmental benefits which collectively constitute sustainable development; this being a key concept and ambition being driven by the placemaking agenda promoted by Planning Policy Wales.

3.12 A range of **considerable community and public benefits** are provided, which cumulatively present a compelling case as to why this scheme should be supported and granted planning permission. These benefits will go beyond simply delivering new housing and can be summarised as **scheme deliverables** with **roles** in the following manner:

ECONOMIC DELIVERABLES & ROLE

- The total project contract value for this project is in the region of **£60 M** and this will help to secure existing construction jobs based locally and create new ones.
- In what are still tough economic times; skilled jobs in the locality that will help maintain employment and provide and contribute towards the ongoing economic investment in the locality is a significant bonus.
- It is estimated that the development would need a constant **50 direct operative jobs** a day to sustain a 3-year construction programme with another **65 supply chain jobs** indirectly supported.
- Significant **local spend and economic output** during the construction period of the development will represent a big boost to existing businesses. Indeed, construction industry bodies have found that for every £1 spent in the construction industry this generates £3 in the local economy so with a £60 M project this is an investment worth up to **£180 M** over a 3-year build period; spend that will lead to new services being offered locally.
- Post-completion, the **spending power of another 132 households** into the local economy can also be expected to be significant; not only in first occupation expenditure (to make a house "feel like a home") of around **£1,029,600** (based upon £7,800/home) but ongoing local expenditure in sustaining local services and facilities beyond just the construction cycle to the tune of **£3.63 M** per annum (based upon the average annual household expenditure of £27,502); this will serve to sustain around another **30 local jobs**.
- The completed development will also generate **Council Tax revenue** for the Authority and with an average £1,600 bill per Band E household this will

generate up to **£211,200 per annum** in supporting and enhancing existing public services.

- With a local **Community Council precept** seeing new income being devoted to local initiatives to address any local expenditure needs at grass roots.
- This proposal seeks to deliver jobs, economic growth and prosperity into the local economy.

SOCIAL DELIVERABLES & ROLE

- Far from being an "exclusive executive" housing estate the proposal involves a mixed range of new housing including **12 no. 2 bed dwellings, 73 no. 3 bed houses and 47 no. 4 bed units**.
- This scheme will deliver a positive number and meaningful contribution of up to **33 no. affordable housing** units that are specifically targeted at **"families"** and meeting the known latent need and demand in this locality through the delivery of up to **25% affordable housing**.
- Provision of new **Public Open Space (POS)** on site that exceeds standards.
- Where there is a proven need to make a **commuted sum payment towards any Educational Supplement** this will be made.
- Providing a safer **pedestrian highway crossing** and a **variety of new linkages and connections** into and around the development; with safe and connective access for all public transport, cycle and pedestrian users; ensuring that car borne traffic is disaggregated from those more vulnerable users. **Traffic calming measures** will also be delivered.
- Providing an extended **community parking facility** that will serve the local Primary School for pick-up/drop-off use from **4 to 13 spaces**.
- The new housing will offer the opportunity to secure the future of the Primary and Secondary schools; housing brings families, retains families; thus providing future community sustainability.
- Providing access for all sectors of the community, particularly those with mobility difficulties – the design incorporates **DDA compliant** grade access into the buildings and across the sites.
- Accessible by foot/cycling to local amenities and facilities, and taking advantage of public transport interfaces (bus routes); thus promoting sustainable travel choices and **reducing the need to travel** using private modes of transport.
- The development of the site for a use that meets Highway safety needs and will provide for sufficient off-street parking spaces, turning and access for all refuse, emergency and delivery vehicles.

ENVIRONMENTAL DELIVERABLES & ROLE

- Resulting in the **comprehensive development** of the site with a sympathetic and sensitive design taking account of the neighbouring rural and urban grain and its landscape setting and character.
- Delivering a mix and range of housing types and sizes in a way that reflects the existing urban grain of the settlement and at density that is appropriate and delivers **"place-making"**.
- The design has taken account and respect of its landscape setting, ecological habitat and tree / hedgerow infrastructure and sought to integrate these features and ensure maximum retention, mitigation and enhancement is enabled through new reinforced planting, buffer, dark corridor and biodiversity opportunities. The site is enclosed by natural features and the design layout and landscape treatment proposed will safeguard the open countryside.
- Retaining **connective, permeable and safe pedestrian** links/routes into and adjacent to the development site; thus maintaining **public access** throughout the site.
- The proposed layout and detail of the scheme in design terms offers the highest **quality design solution** that could be expected for this site and the applicant has invested heavily in this to get it right and it will serve to significantly enhance the design quality of the area; thus benefiting the special character and appearance of the site in its rural / urban fringe setting.

3.13 The development proposals therefore generate significant and mutually supportive economic, social and environmental benefits and gains which collectively constitute sustainable development in line with PPW and must not be underestimated.

3.14 We consider these scheme deliverables should be afforded **full weight as material planning considerations**. They are significant enough to justify and demonstrate that the proposals are acceptable and would serve to outweigh any perceived or apparent concerns (or harms) that this proposal could be considered to have upon the locality, its open countryside and Green Barrier designation.

3.15 This proposal has also demonstrated that it is in full accordance and wholly compliant with all national and local planning policy and associated best practice guidance governing development proposals.

3.16 We submit that considerable and significant weight should be afforded to the Policy documents referred to as material considerations in support of the proposals.

3.17 This is a scheme of high quality and advanced sustainability; which strategically fits with planning policy and other material planning considerations.

3.18 On this basis, and from the assessment of the relevant material planning considerations, we genuinely consider that the proposed development should be granted **Outline Planning Permission**.

3.19 Any conditions that are to be attached should follow the guidance set out in Welsh Government Planning Circular 16/2014 whereby any planning conditions must meet the following six tests:

- *Necessary;*
- *Relevant to planning;*
- *Relevant to the development to be permitted;*
- *Enforceable;*
- *Precise; and*
- *Reasonable in all other respects.*

3.20 We would request that in the event a draft decision notice and conditions are prepared, that we are fully involved in the process in order to ensure that the wording of such conditions meet the above tests and enable the swift commencement of development.

3.21 **This application is technically robust and it has been demonstrated that there are few, if any, negative impacts that would result. The overall planning balance is weighted strongly in favour of granting permission as per Section 38(6) of the Planning & Compulsory Purchase Act 2004. The proposals must be supported and permission approved without any delay in accordance with the Framework because we have demonstrated that no adverse impacts are evident in impeding such a positive determination being reached and any impacts which might be judged to occur would have to significantly and demonstrably outweigh the benefits when assessed against policies of the Framework taken as a whole and in our opinion none exist.**

3.22 **Accordingly, we commend these proposals to the Council.**

APPENDIX A

Pre-application Correspondence

19 June 2015

Dave Sharp
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Dear Dave

PRE-APPLICATION MEETING REQUEST : development team approach

ROSSETT : land adj. Lane Farm , off Holt Road / Rossett Road, Rossett, LL12 0DS

My clients (Bellis Bros.) own some land at Rossett which they would like to explore the development potential of prior to advancing any formal planning application.

This site comprises two parcels of land either side of the Holt Road/Rossett Road (B5102) to the eastern fringes of Rossett.

The parcel to the north extends to 2.798 ha (6.914 acres) and offers the opportunity for 67 dwellings (24 dph) with enhanced parking drop off facility for the adjoining Primary School.

The parcel to the south extends to 3.454 ha (8.535 acres) with a capacity for 70 dwellings (20 dph).

Both sites offer POS opportunities and pedestrian linkage. The proposed densities are considered wholly reflective of the established residential estate that neighbour the sites to the west and a new urban edge can be created along logical boundaries that already exist.

A "Site Setting & Principles" workbook and site masterplan has been produced and we would like to engage with Officers at Wrexham to discuss the development concept ambitions and opportunities for these two sites. We would also like to understand whether there are any gaps in local community infrastructure provision as there is some potential that a development of this scale might be able to provide an opportunity for a serviced community site of some sort.

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com

A significant amount of background work has been undertaken which involves the following:

- Topographical survey
- Utilities and services
- Ecology
- Trees
- Agricultural Land Quality / Soil Survey
- Drainage and Floodrisk
- Highway engineering

The document that we have produced has been influenced by these surveys and assessments and been developed by Parkinson Inc. (urban design and landscape specialists) to sympathetically reflect the character of the open countryside fringe to Rossett and come up with a layout and form that is considered appropriate to the settlement and this location; recognising that this land (like all around Rossett) is designated as Green Barrier.

In the light of the Council's pre-application charging schedule we are looking to explore the options via the Category A "Major Development" classification and to reflect the number of potential units proposed the £2,400 maximum fee is considered applicable.

We would request that the meeting involves Planning (DC and Policy) and Highway Officers, where we can constructively discuss the prospect of my client subsequently submitting for Outline planning. On our part we would be looking to bring Design, Highway and Planning members of our team to the meeting.

I am sending this letter and enclosures by both email and post to assist you in being able to circulate the plan with greater ease.

Please contact me at any time on either the office number, my mobile (07971 446630) or via email (justin@j10planning.com) in order to arrange the meeting.

I look forward to hearing from you.

Yours sincerely



Justin Paul BA BTP MRTPI

Encs **Site Setting & Principles workbook + Site Masterplan**
Pre-app form + cheque

Cc **R Bellis, Bellis Bros.**

NatWest

55-81-42

Wrexham Branch
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BELLIS
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PLANNING

PRE APPLICATION ADVICE

The Purpose of this Form

This form will help you to submit a formal enquiry for pre application advice and other planning related enquires or research. It can also be used to find out whether a Building Regulations application is required for the same development.

Points to Note

Before filling out the form inside please refer to the category chart on the rear page to decide which category your enquiry falls within.When using the form inside you should ensure that all relevant sections are fully completed and include as much information as you can as this helps us.

Please note that some pre application advice and other planning advice or research will be subject to a payment - refer to the scale of charges on the back page.

Any enquiries subject to a payment will not be dealt with until the appropriate fee has been received.

If you need advice, please telephone **01978 292016** for Planning enquiries, or **01978 292050** for Building Control enquiries.

A large print copy of this form is available on request.

This form is available from www.wrexham.gov.uk/planning

Charging for enquiries will apply from 1st April 2013

Pre Application Advice / Enquiry Form
(for all planning and building related enquiries or research)

Enquiry Number

Please complete Steps 1, 2 and send together with any additional information and appropriate fee (if required - see back page), to the address given at Step 3.

Step 1

Please State type of Development Proposed:

CATEGORY:

A: ☒ B: ☐ C: ☐ D: ☐ OTHER: ☐

Please see back for details and list of Fees

Step 2

Fill in the relevant Sections below - as applicable for your submitted category.

For all Category Types complete Sections 1, 2 and 13 and any additional sections (see below)

Category A, B, D complete and prepare details as specified in Sections 7, 9 (if required) and 10

Category C complete and prepare details as specified in Sections 3, 4, 5, 6, 7 and 8

Category Other complete Sections 9 (if required) and 11 or 12.

1. Your Details

Name: JUSTIN PAUL

Address: JIO PLANNING LTD
1-3 UPPER EASTGATE ROW
CHESTER

Post Code: CH1 1LQ

Telephone Number: 01244 349400

Date: 19-6-15

Email: justin@jioplanning.com

2. Location of Proposal

Address: Land adj Lane Farm
off Rossett Road / Holt Road
Rossett, Wrexham

Post Code: LL12 0DS

3. Description

Description of Proposal:

RESIDENTIAL (137 UNITS)

Materials used for the construction of proposal:

a) Walls

b) Roof

c) Windows/doors

Existing Use of land/~~building~~: AGRICULTURAL

Proposed Use of Development: HOUSING

4. Position of Proposal

Please enclose a layout and location plan (hand drawn will be sufficient) showing:

a) dimensions (in metric) of the proposal

b) location of structure

c) distance from the nearest boundary

d) nearby building(s)

e) nearby highway(s)

Also enclose up to date photo(s) of the property / site

5. Size of Proposal

Please give the external dimensions in metric of the proposed development:

a) Overall length: m

b) Overall width: m

c) Height to eaves (from ground level) m

d) Height to highest part of roof (from ground level) m

6.Previous Extensions or Alterations

Has there been any previous building work, extensions or alterations within the boundary of the property?

☐ Yes ☒ No

If yes, please give details including Application Reference No.(if known).

Are there any building structures within 5m of the *proposal :* ☒ Yes ☐ No

If yes mark on layout plan with dimensions of the structure eg length, width and height.

7. Special Features

Is the property listed as being of special architectural or historic interest?

☐ Yes ☒ No

Is the property within a designated Conservation Area?

☐ Yes ☒ No

Are there any trees within the boundary of the property?

☐ Yes ☒ No

8. Ownership

Is your property:

☒ Privately owned ? ☐ Council owned ?

9. Additional Information

Any other information (continue on a separate sheet if necessary)

10. Extra Information

Please tick relevant boxes below and supply as necessary

IN ALL CASES PROVIDE:

1:1250 Location Plan of site ☒

OTHER INFORMATION:

Schedule of existing buildings, uses and floor space ☐

Relevant planning history (if known) ☐

Photographs of site and surroundings ☐

Sketch proposals of layout, dimensions, elevations to scale ☐

Details of materials ☐

SUPPORTING STATEMENTS OR SURVEYS:

(eg. Constraints and Opportunities plan, refer to LPG 30: Design details of any draft Design and Access Statement, Sustainability Appraisal, Tree Surveys, Ecology Surveys, Contamination or ground stability issues and site levels). ☐

11. Compliance Check

Provide details of relevant permission and required information N/A ☐

12. Planning History Research

Plan of the property/site to be researched for planning history N/A ☐

13. Signature

Signed:

Print Name: JUSTIN PAUL

Date: 19-6-15

Step 3: Contact Information

Please return this completed form together with additional information (and fee if required) to:

Planning Service
Wrexham County Borough Council
16 Lord Street, Wrexham, LL11 1LG

Tel: 01978 292016
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Ways to pay are listed on the back of this form.

WHAT ARE THE CHARGES?

Category A - Major Development 10 or more residential units or non-residential development of 1000 sq.m floor area or more.	£800 plus £160 for any additional dwelling over 10. (Up to max £2,400) £1120 plus £160 for every additional 75 sq.m or part thereof over 1000 sq.m. (Up to max £2,400)
Land of 0.5ha or more.	£400 plus £160 for every 1000 sq.m or part therefore exceeding 0.5ha.
Category B - Minor Residential and Non-residential Development 1-9 residential units or non-residential developments not exceeding 999 sq.m floor area.	£80 per dwelling £80 per 75 sq.m or part thereof.
Land of less than 0.5 ha	£80 per 1000 sq.m or part thereof.
Category C - Minor Development Alterations to single dwellings and householder development, small/medium sized businesses, signage proposals, non-residential permitted development enquiries, confirmation of use class and enquiries about the principle of development on a specific site. Farm/forestry building advice	£50 per enquiry
Category D - Exempt ● Alterations or extension to a dwelling to improve the welfare of a person with disability or when works are to allow access by people with disabilities to a building towhich the general public has access (proof of registration should be provided). ● Listed Building/Conservation Area advice (urgent structuralrepairs to Listed Buildings or works to dwellings in Article4 Direction areas where the enquiry relates to work that would normally have been 'permitted development' only). ● Works to trees under Tree Preservation Orders or in Conservation Areas. ● Planning discussions relating to an enforcement investigation. ● Advice to Community Councils and County Councillors. ● Advice to Registered Social Landlords (RSLs) in respect of 100% affordable housing sites.	No charge
Category Other **Compliance letter** (up to 1 hour's work) - letter confirming that all conditions have been met **Planning Research** (mainly site history) (up to 1 hour's work) - including trees	£65 £65
Managing Section 106 Agreements	5% of the value of the commuted sum to be paid on signing of the agreement. £250 flat rate fee when S106 Agreements do not involve commuted sums

HOW YOU CAN PAY:-

Payment may be made by any of the following methods:-

- cash
- cheque made payable to 'Wrexham County Borough Council'
- debit/credit card at Contact Centre or by telephoning 01978 292016

NORTH

REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	700	8	5600	2 BED TERRACE
B	2	720	0	0	2 BED TERRACE
C	3	900	21	18900	3 BED TERRACE
D	3	1000	17	17000	3 BED TERRACE
E	3	1024	2	2048	3 BED SEMI
G	4	1350	1	1350	4 BED DETACHED
H	4	1350	9	12150	4 BED DETACHED
I	4	1380	3	4140	4 BED DETACHED
J	4	1240	6	7440	4 BED DETACHED
		TOTAL	67	68628	

Units / Net/ Hectare / Acre	31 / 12
Gross area	6.94 acres
POS area	1.17 acres
Undevelopable area	0.4 acres
Net area	5.37 acres

SOUTH

REF	BEDS	SQ FT	QTY	TOTAL	TYPE
A	2	700	3	2100	2 BED TERRACE
B	2	720	1	720	2 BED TERRACE
C	3	900	21	18900	3 BED TERRACE
D	3	1000	5	5000	3 BED TERRACE
E	3	1024	2	2048	3 BED SEMI
G	4	1350	2	2700	4 BED DETACHED
H	4	1350	22	29700	4 BED DETACHED
I	4	1380	3	4140	4 BED DETACHED
J	4	1240	11	13640	4 BED DETACHED
		TOTAL	70	78948	

Units / Net/ Hectare / Acre	30 / 11
Gross area	8.41 acres
POS area	1.69 acres
Undevelopable area	0.5 acres
Net area	6.20 acres

Darland View

11 to 18

3 to 10

NORTH

TCB

El Sub Sta

Rocksand

Arran Cott

Lindisfarne

Hansels Mead

Ty Newydd

Rossett Green

Rose Cottage

Yale Cott

HOLT ROAD

RODENS CLOSE

MOSS GREEN

TREVALYN WAY

ROSSETT ROAD

Lane Farm

HARWOOD'S LANE

HARWOODS LANE

Path (um)

Parkinson inc.
Urban design & masterplanning
First Floor, 5 Union Court, Liverpool, L2 4SJ
T: 07970 686 302 E: ian@parkinsoninc.co.uk

REV.	AMENDMENT.	DATE

PROJECT
HOLT ROAD / ROSSETT ROAD, ROSSETT, CLYWD.

CLIENT
BELLIS BROS

DRAWING TITLE
MASTER PLAN

SCALE	1:500 @A0	REV.	...	PROJECT REF .....
DATE	15.03.15			DRAWING No. PINC 100-30-.....
CHECKED	IP			

Land of Rosset Road

Rossett

Site Setting and Principles

June 2015

J10 PLANNING

Parkinson Inc.
Urban design & masterplanning

Contents

1. Village Setting

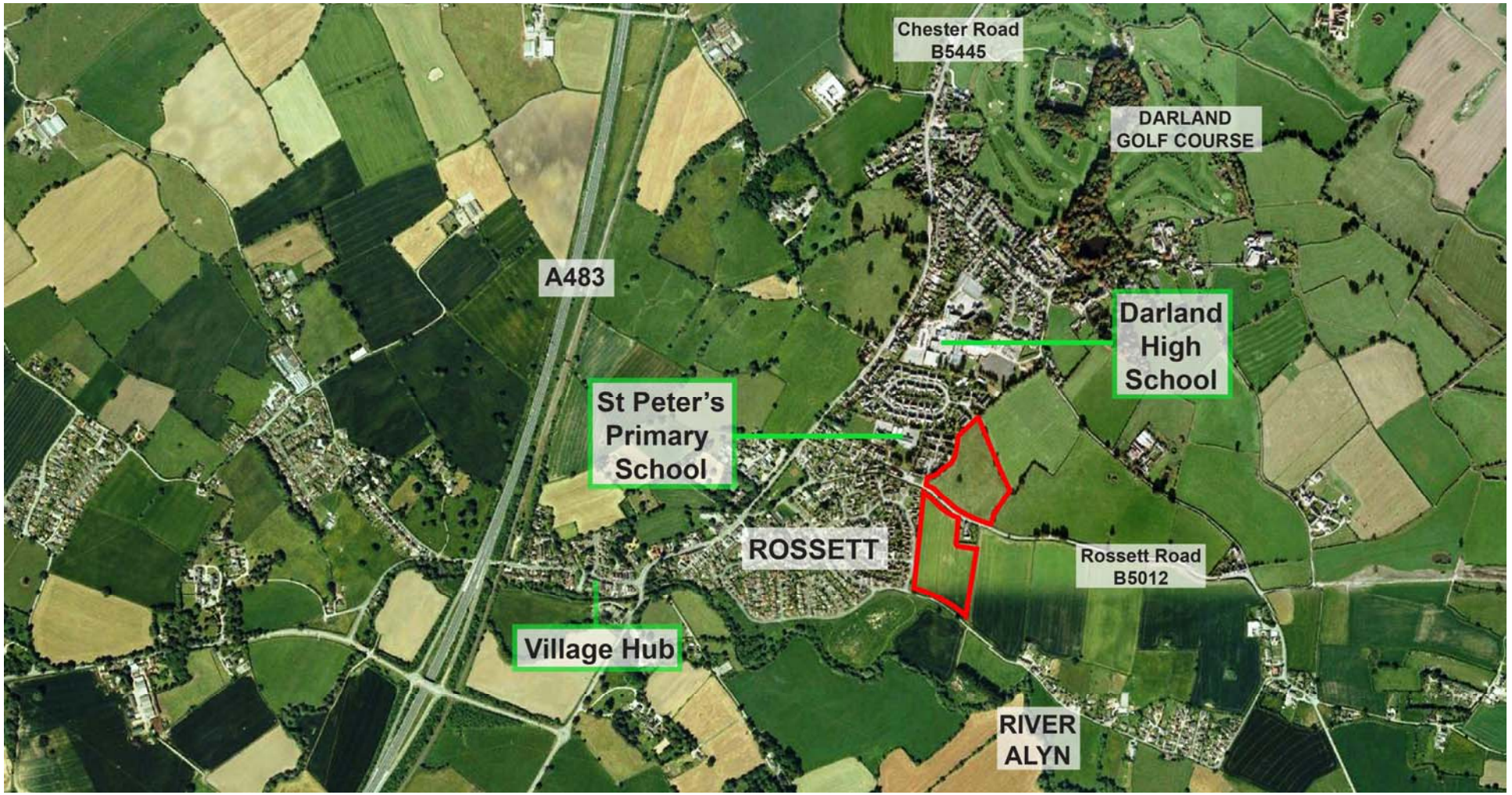
2. Site Setting – opportunities and constraints

3. Site Principles

J10 PLANNING

Parkinson Inc.
Urban design & masterplanning

1. Village Setting

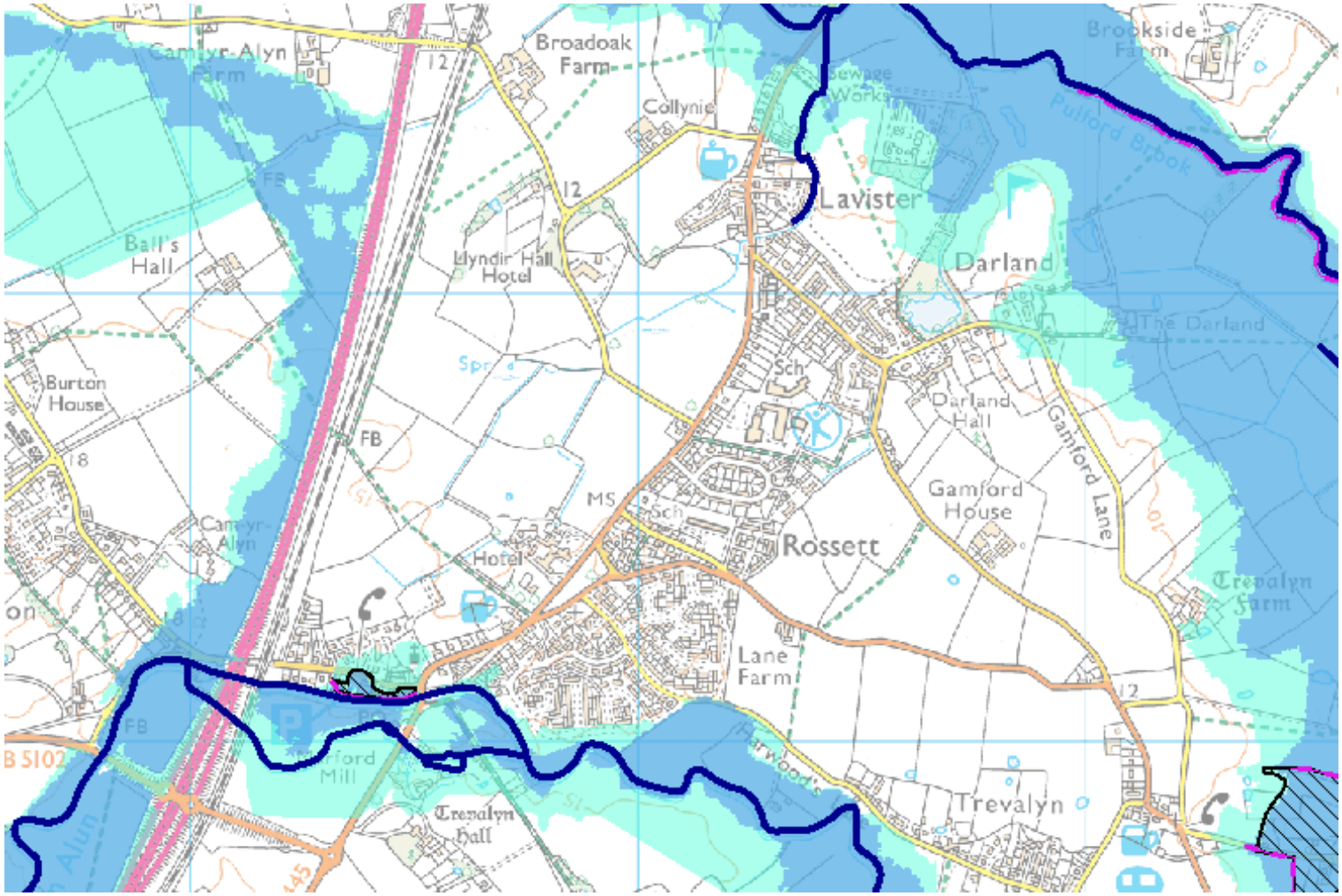


Rossett is an historic village with a community hub of local shops and services located to the west on the northern banks of the River Alyn

Historic growth has been along the eastern side of Chester Road creating an intact, attractive parkland setting to the west between the village and the A483

The proposed sites are well placed on the eastern edge of village close to local schools and the village hub

Strategic Setting – Village Hub and Landscape

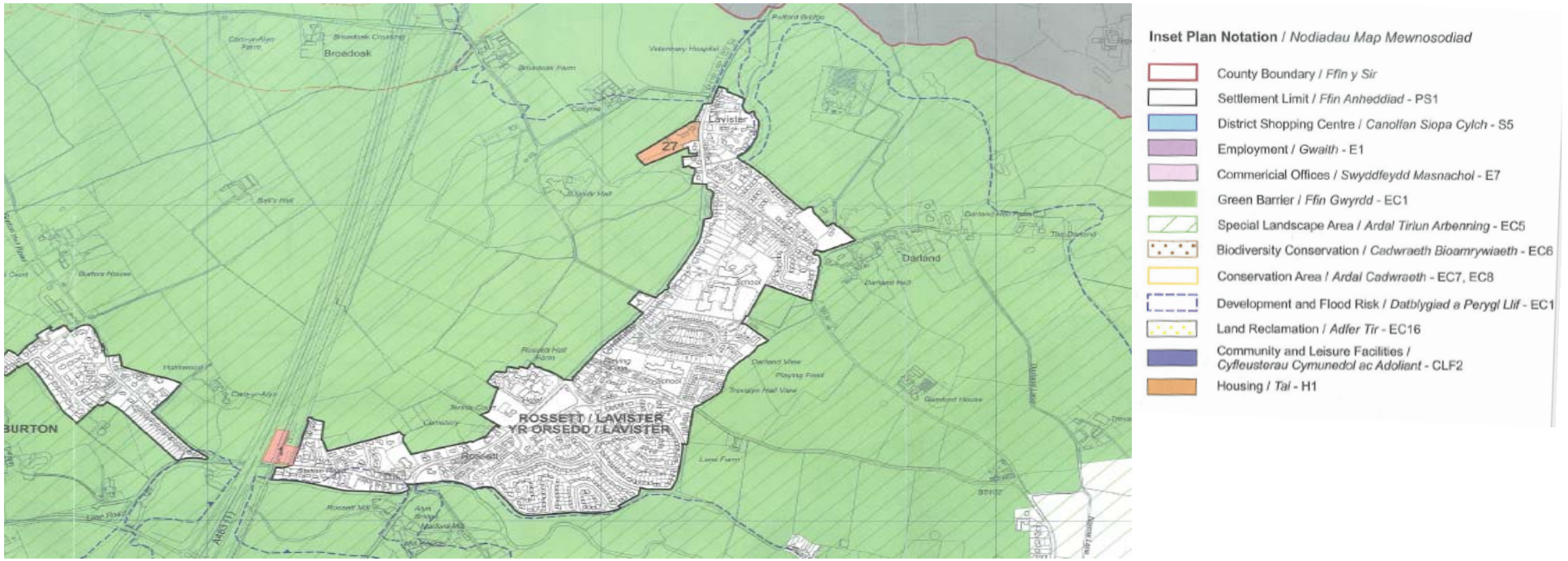


The River Alyn bounds the settlement to the south

Pulford Brook bounds the settlement to the north

The land to the east of Rossett is higher ground between the floodplains

Site Appraisal – Flood Risk



The Wrexham UDP (plan period 1996 - 2011) was adopted in February 2005 and an extract of the Proposals Map illustrates that the proposed sites lie outwith of the settlement boundary.

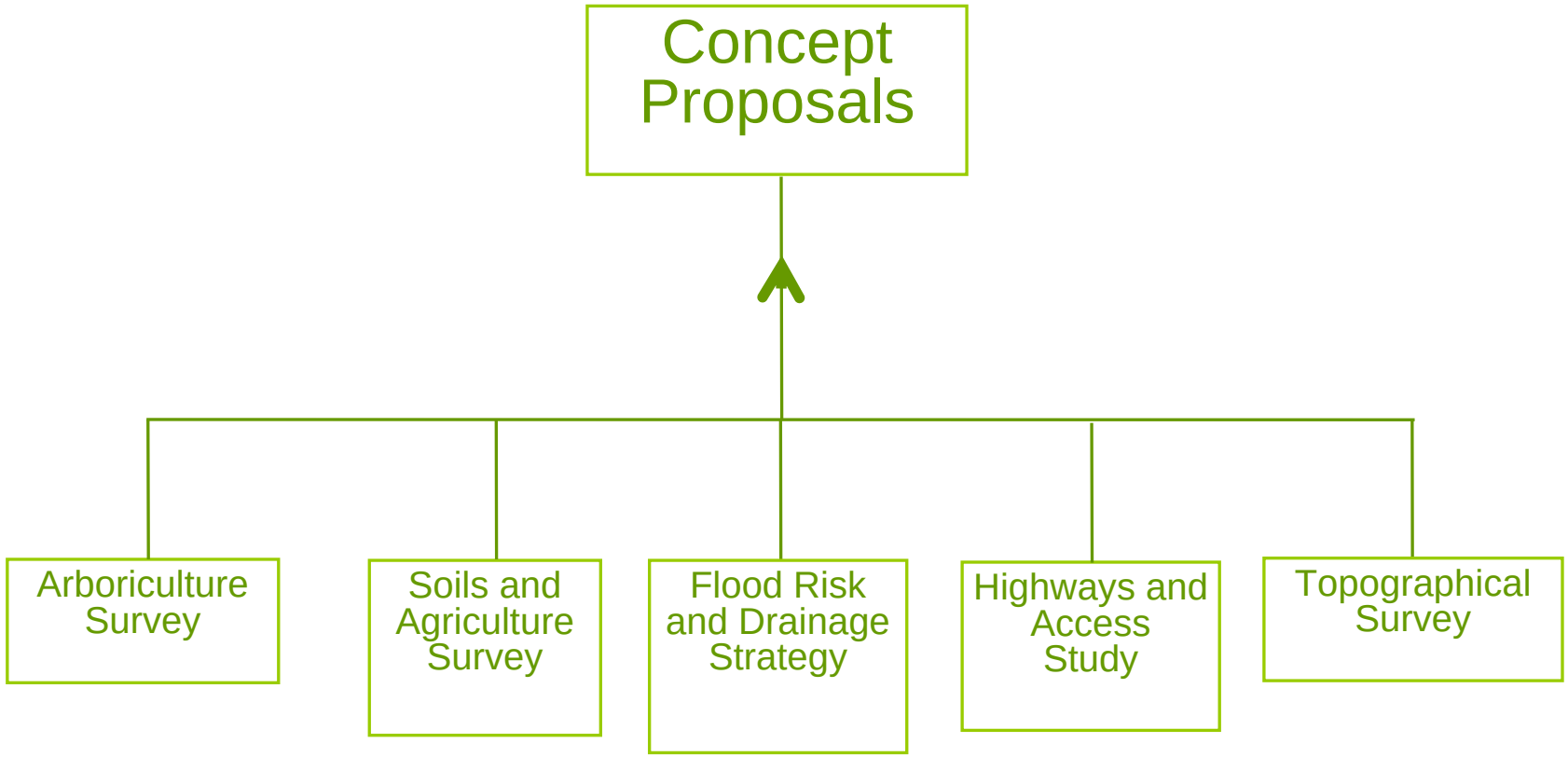
The UDP has now expired and whilst an LDP is being prepared (for the 2013 to 2028 plan period) reliance is now placed upon PPW and TAN guidance.

Rossett is constrained by the landscape setting to the west and flood zones to the north and south. Additionally, the capacity for infill and redevelopment within the settlement is limited.

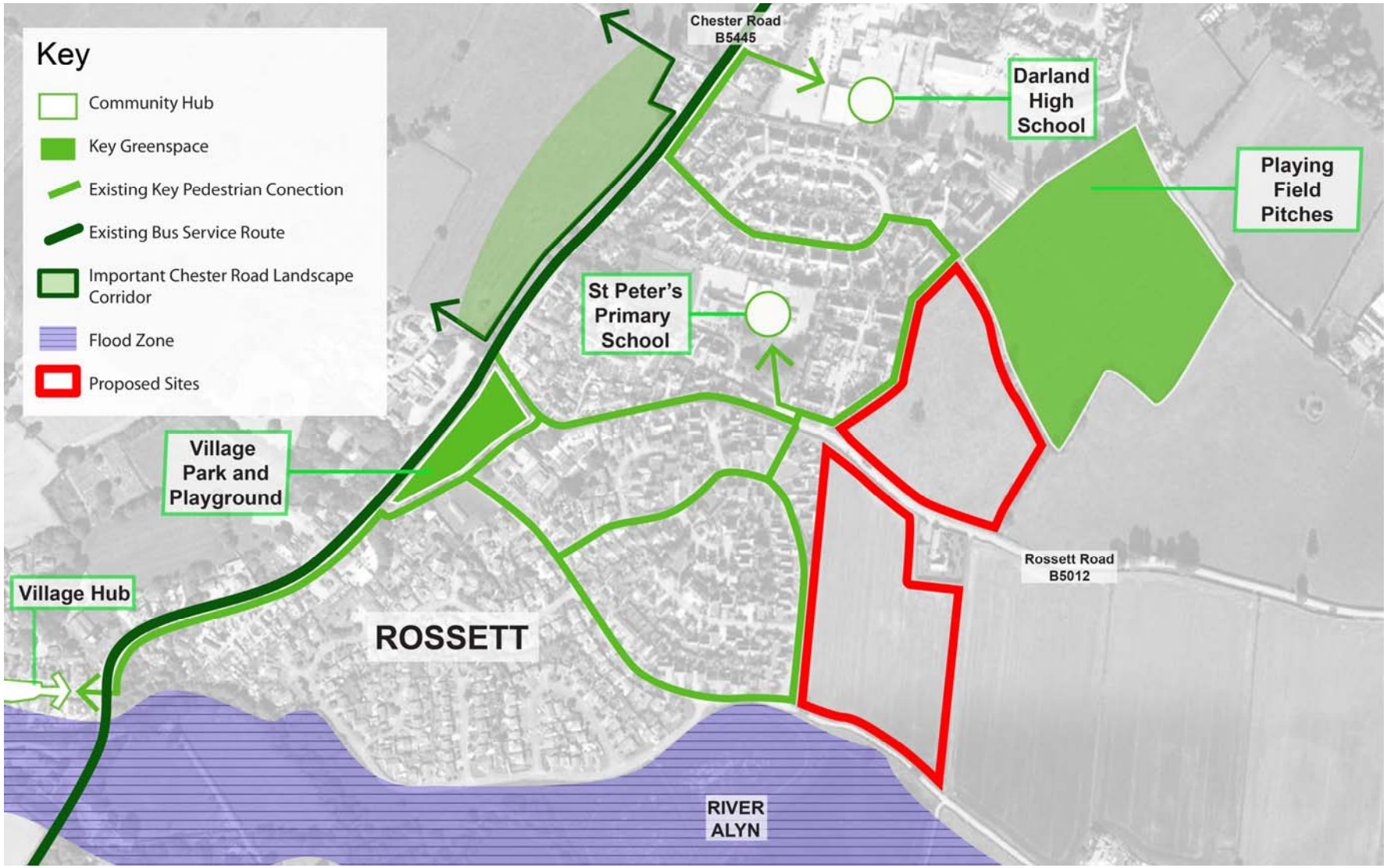
The direction for future sustainable growth lie upon its eastern fringes; where the opportunity exists for modest and sympathetic new development that benefits from good connectivity with the village hub, local schools and public transport connections without placing pressure upon its infrastructure; thus it is considered the LDP should seek to review the settlement boundary for Rossett.

Planning Policy – Wrexham UDP

2. Site Setting – opportunities and constraints



Site Appraisal – Technical Studies

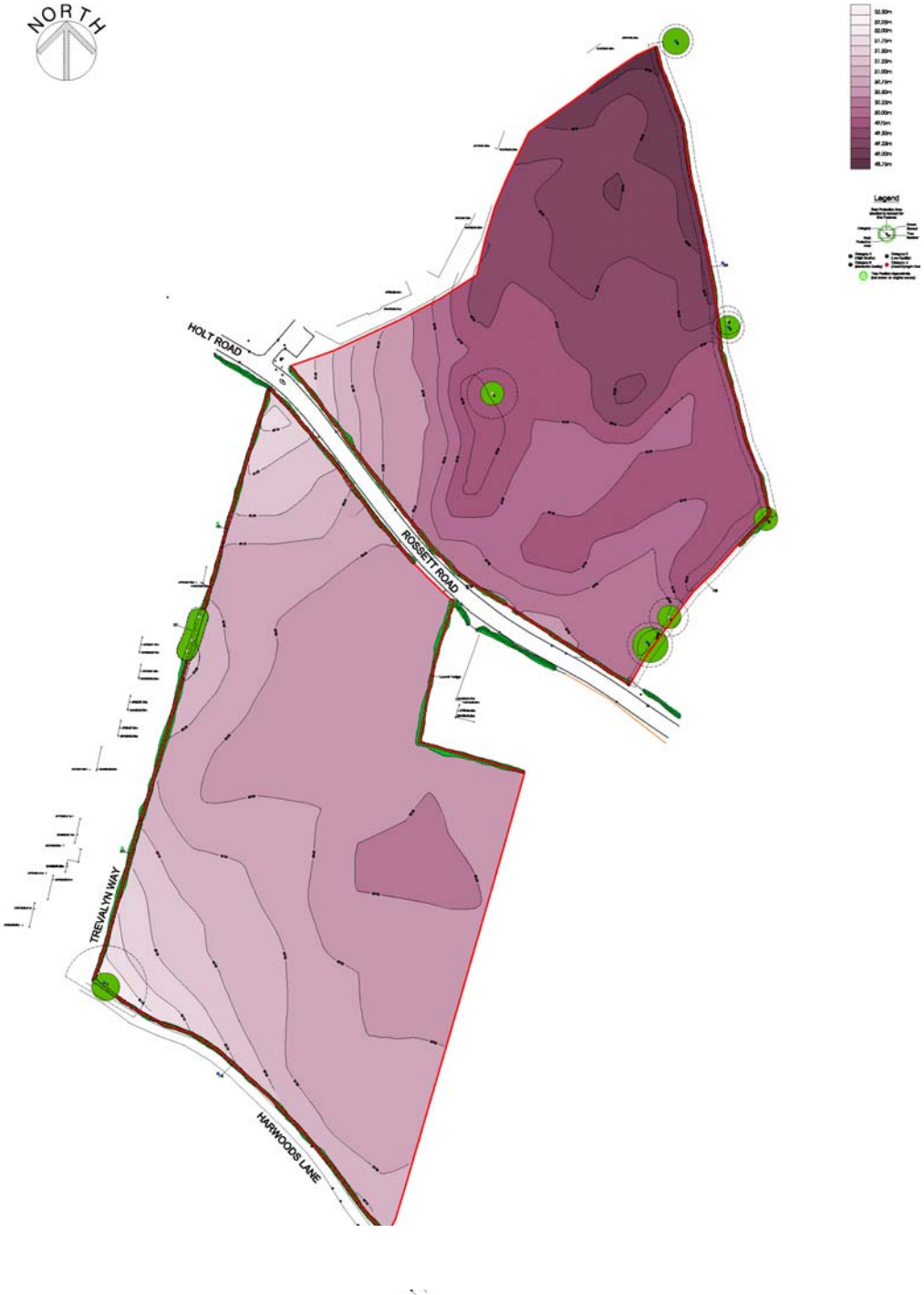


Good choice of pedestrian routes to Village Hub, schools, greenspace and bus services

Landscape setting away from higher quality Chester Road landscape corridor to the west

Outwith Flood Zone of River Alyn

Rossett Village Context



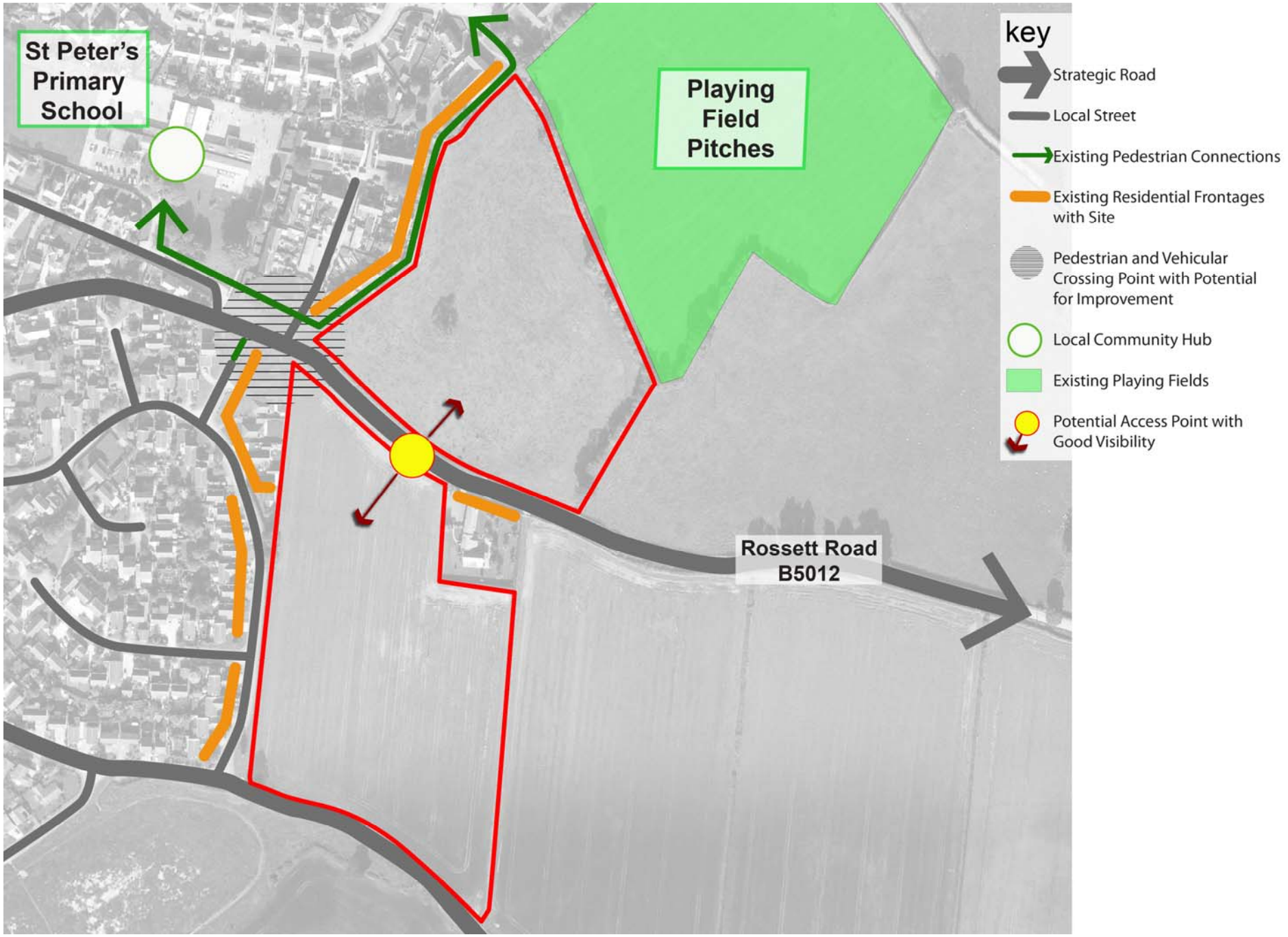
Gentle topography across the sites - suitable for development

Topography falls from the west to the north and east

Field boundaries create well proportioned, flexible plots

Trees and hedgerows contained to site and field edges

Site Appraisal - Landscape

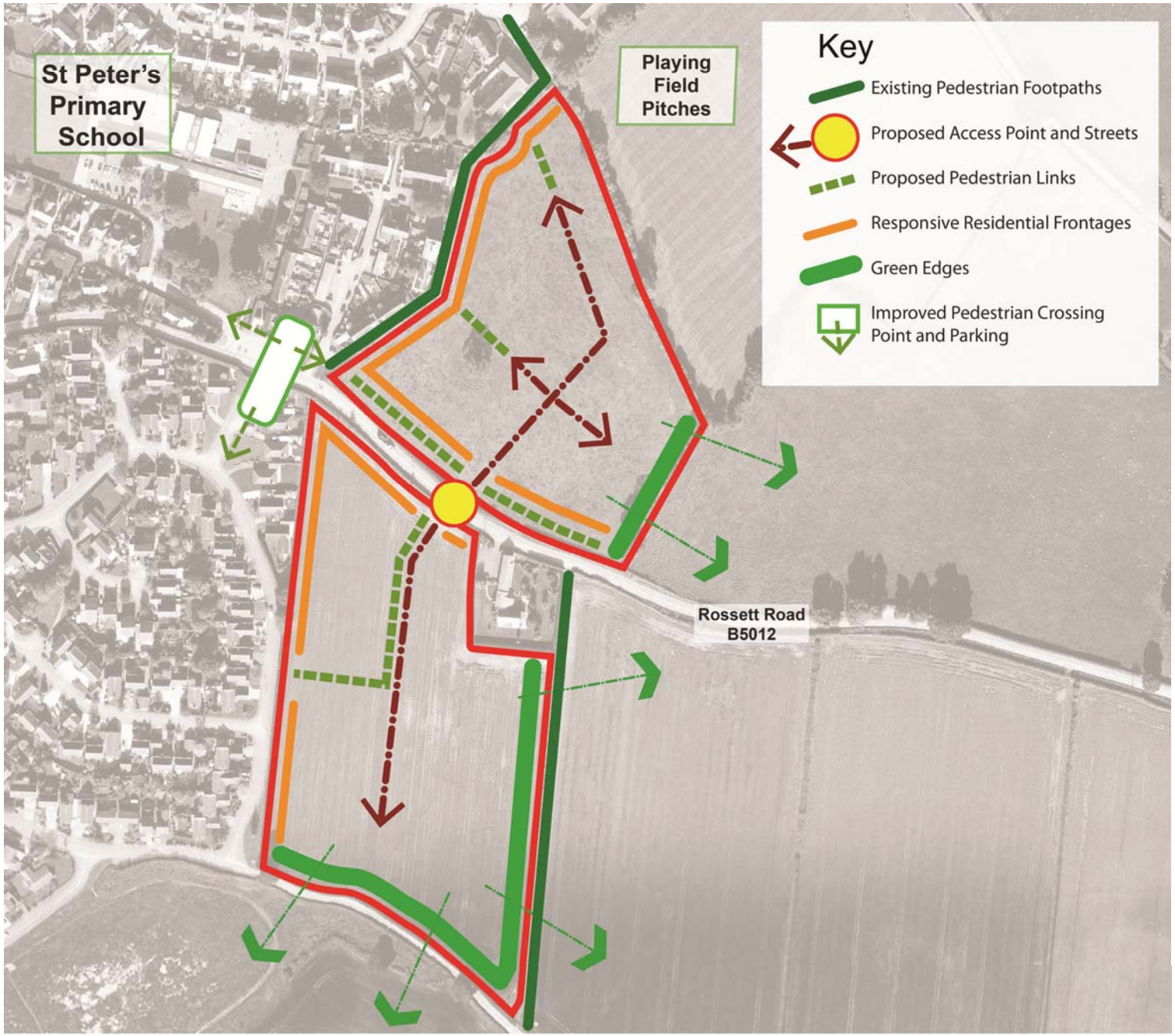


Site Appraisal – Connections and Edges

- Existing residential frontage and amenity to the west of the site
- Good pedestrian connections to local schools and the village hub
- Potential to improve pedestrian crossing point across Rossett Road
- Trees and hedgerows structured around site edges with the majority being retained
- Potential to create a principal access points on Rossett Road to provide access to both sites in the same locality
- Potential to create a positive well structured landscape edge
- Potential to improve parking and access to St Peters School

Site Appraisal – Opportunities

3. Site Principles



Proposed Site Principles



Illustrative Masterplan _ Draft

Customer Copy.

Receipt Details

Payment made to:
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1WS

Customer details:
BELLIS BROTHERS LTD
LAND ADJ. LANE FARM OFF HOLT ROAD
ROSSETT ROAD
ROSSETT

Receipt number	WRWS00536109
Payment method	Cheque
Date/Time	02/07/2015 14:20:15

PNC21183000000	Planning	Pre-Application Advice - ENQ/2015/0170	2400.00	400.00
	Total Amount		2400.00	

Thank you. Your payment for £2400.00 has been accepted

Please retain this copy for your records.
This is not a VAT receipt

J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester CH1 1LQ

Telephone 01244 349 400
Fax 01244 349 402
Mobile 07971 44 66 30

E-mail justin@j10planning.com
Home Page www.j10planning.com

Meeting Notes

Date : 28 July 2015

Site : land adj. Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Venue : Wrexham Council, Lord Street Offices, Wrexham

Attendees :

- Dave Sharp : Wrexham CBC : development team
- Matthew Phillips : Wrexham CBC : development control
- Phil Palmer : Wrexham CBC : Highways
- Dan Davies : Wrexham CBC : planning policy
- Justin Paul : J10 Planning
- Ian Parkinson : Parkinson Inc
- Phil Wooliscroft : Crofft

The Proposal

JP explained the proposals by referring to the "Site Setting & Principles" document previously issued and circulated to Officers with the pre-application request form on 19 June 2015.

The scheme comprises a residential extension to Rossett over two sites (NORTH : 2.798 ha : 67 units and SOUTH : 3.454 ha : 70 units), with opportunities for highway improvements, school parking/pick-up and drop-off area, Public Open Space and Affordable housing.

A series of studies had been complete in shaping the concept design and layout of the scheme; notably Topographical, Agricultural Land Quality/Soil Survey, Trees, Ecology, Utilities/Services, Drainage/Floodrisk and Highway engineering.

Politicians

Officers confirmed that Cllrs Jones would be a good contact as the representative Ward Councillor for Rossett.

It may be useful to also engage with the Community Council for Rossett once the scheme was more advanced and ready prior to formal submission.

Planning Policy issues

DD confirmed the following:

- UDP has expired
- There is no 5 year housing land supply
- TAN1 impact zeroes land supply
- No weight attached to emerging LDP2
- Green Barrier Review will inform the Preferred Strategy

Discussion about impending applications and appeals involving other Green Barrier sites took place, but Officers were unable to suggest at this stage whether Members would support an application on Green Barrier land and the likelihood is that they will refuse and the application will therefore have to be "appeal proof".

However, this application would deliver affordable housing and other community benefits so might be okay.

Officers stated that it would be up to the applicant to demonstrate whether the site meets the purposes of the Green Barrier and what level of contribution it makes; there was a feeling that it does not perform a Green Barrier function, but that is up to the applicant to demonstrate.

Officers recommended that if an Outline application is submitted that indicative layout and landscaping is provided.

Highways

PP confirmed the following:

- Swept path analysis for both sites required to allow for 11.8m refuse wagons
- Shared surfaces for cycles and pedestrians
- S278 would cover any new highway infrastructure alterations
- School pick-up/drop-off would make the junction work better and more safely
- Pedestrian crossing provides an enhancement opportunity
- Relocate the speed restriction gateway of 30mph along Rossett Road
- Adopt Manual for Streets guidance for design

- Insert a zebra crossing on the raised table on Holt Road
- Need to identify bin compounds

Design Layout

MP provided guidance on the layout:

- The general principles were acceptable
- Keen on us demonstrating pedestrian legibility of the site
- More information on the landscape buffer is needed along with supporting material to argue this point
- Would like to see a little more informality regarding the site frontages and edges; have a more rural edge rather than sub-urban edge to the eastern perimeters
- Reduce the large parking / hard-surface areas : although he did accept that the layout performs to meet highway standards
- Would like the layout to emphasise the "courtyard" rural feel
- Would like the edges to be "loosened up"
- LPG16 on Parking recommends up to 2-3 spaces per dwelling (this is a maximum) and excludes garages and some shared provision is acceptable.
- Recognises that a second access is needed or fire brigade access.
- Preference would be to have pavements behind the hedgerow along the main road frontages
- Make sure scheme meets POS standards of 0.4 ha / 50 dwellings (80sqm per dwelling) : 1 ha is being provided.

Landscape

MP stated that the site was (like all the land around Rossett) within the designated Special Landscape Area and that this meant it was in place to protect the character of the open countryside.

MP said that a key concern is the impact of the scheme upon the open countryside and whilst they accept a buffer might provide protection an assessment of the landscape is necessary by way of undertaking a Landscape & Visual Impact Assessment (LVIA) with complementary montages making it easier to interpret.

MP suggested that in undertaking the assessment we compare the benefits of releasing this land compared to those sites to the west of Rossett which he agreed were arguably more sensitive in landscape terms; thus following a site selection approach.

MP recommended that some montage perspective drawings would be beneficial to show elevational treatment, particularly in the context of the settlement edge. This would be of particular help for Members.

Miscellaneous Items

- Suggest contact be made with the Health Board as residents may want a new health centre located on Station Road.
- Request CPAT look at this and any archaeology potential _they may require a desktop study being undertaken.
- Recommend that porosity tests (site percolation) is undertaken to reduce the amount of SUDS and that our engineers speak with Welsh Water and confirm sewer capacity. Thus avoiding them coming back with a standard response and then delaying the application.
- Retain the tree in the centre of the northern site – need to identify measures to protect this and any Category A and B trees on site.
- There might be an opportunity for some native landscape planting strategy.
- Affordable Housing would be sought at 25% subject to negotiation.
- **JP** requested a breakdown of local housing need in the area and also whether there would be any Primary and Secondary school contributions required (LPG27 has a formula).

Conclusion

The meeting concluded and **JP** thanked Officers for their input and confirmed that the team would take the guidance conferred on board and look to respond with a secondary level of detail in due course, having any additional feedback from the council regarding Education contributions would be helpful.

Development: Proposed Residential Development

Location: Land off B5102 Holt Road, Rossett.

Notes – Planning meeting held on 28-07-2015.

General

- Existing 30mph gateway could be moved further east. This would then require any proposed accesses serving the development site to provide reduced visibility splays of 2.4 x 56m in accordance with Manual for Streets.

  A scheme of street lighting will be required along the site frontage (B5102) and for internal estate roads.

- Discussed improved pedestrian crossing facility ie/ zebra crossing with raised table east of junction with Chapel Lane to replace existing crossing point across junction. This will significantly improve access to nearby schools.

  Need to consider whether adequate forward visibility is available to such a crossing given existing geometry of road and hedgerows which encroach on verge.

  If visibility limited, could consider installing speed cushions on approach. Typical speeds of 25mph could then be assumed, requiring reduced stopping sight distances of 33m. Any proposed traffic calming measures would need to go through the normal public consultation process.

  Ideally 2.0m wide footways will be required along both site frontages. These could be provided behind the existing or re-planted hedgerows. However, visibility splays should ideally be free of any obstructions rather than relying on regular maintenance of hedgerow.

- Developer proposing to provide improved off road parking for existing residents. Suggested that they could look at closing up existing layby / parking area on corner of Chapel Lane junction and provide additional parking spaces within the improved car park. They would need to discuss such a proposal with Housing Dept. who I assume maintain this layby. Any footways leading to school in this area could then be widened / improved.

Internal Layout

- Carriageway widths need to be a minimum of 5.5m if serving more than 24 dwellings with 2.0m wide footways either side of road. A minimum carriageway width of 4.8m permitted for 0 – 24 dwellings.

- Assuming 20mph design speed - Internal road junctions require 2.4 x 25m visibility splays. These splays need to be indicated on any revised layout plan.

- Estate roads / footways need to be constructed to adoptable standards and designed in accordance with Manual for Streets.

- WCBC Standard Turning Heads need to be provided within the estate to facilitate turning for 11.2m long refuse vehicles.

- Private driveways serving any significant number of dwellings need to provide turning facility for medium sized van / HGV.

- Discussed provision of combined shared cycleway / footway and emergency access on southern site onto Trevalyn Way.

- Parking provision to be provided in accordance with LPGN 16 requirements.

Highway Surface Water Drainage

- Developer will need to consider how site can be drained using SUDS submitting details at an early stage.

Any proposed development of this size / nature will need to be supported by a detailed Transport Assessment and Travel Plan.

P.Palmer 29/07/2015

Pre-application consultation

Drainage

Recommended that Welsh Water are contacted prior to submission of an application to determine if they have any concerns about sewer capacity. If so, hydraulic modelling will probably need to be commissioned.

Contact information: Henry Jones-Hughes Henry.Jones-Hughes@dwrcymru.com

Archaeology

Recommended that the Clwyd Powys Archaeological Trust are also contacted with a view to determining if the site would need an archaeological assessment.

Contact information: Mark Walters markwalters@cpat.org.uk

Comments on the list of assessments already proposed:

Ecology

Any further assessments recommended by an initial ecological assessment should be followed up prior to the submission of an application and details any mitigation recommendations submitted as part of the application

Drainage

The drainage assessment of the site should include porosity tests to demonstrate the suitability of the site for soakaway drainage and to inform the type of SUDs drainage required

Pedestrian links

There is minimal and in places no pedestrian provision along Holt Road for approximately 300 metres to the west of the site. I would therefore suggest it is not shown as a potential pedestrian corridor on any supporting documents or within a highways/transport assessment.

Landscape Assessment

An assessment of the site in the context of the local landscape should be submitted as an integral part of any supporting/planning statement. This should also consider development constraints/landscape quality elsewhere on the edge of Rossett and set out why this site is the least constrained.

Developer contributions

25% affordable housing. Would recommend that the Affordable Housing Officer Maureen Lee is contacted to ensure the on-site provision meets local housing needs.

Potential for education

Planning Policy

Whilst the UDP plan period has expired, the UDP itself has not and remains the extant development plan. It's policies can be afforded significant weight – as evidenced by the recent appeal decisions for Pont Adam in Ruabon (our reference P/2014/0241) and Rhosrobin (P/2014/0480).

The site lies outside of the settlement limit, within a Green Barrier and a Special Landscape Area. It is inappropriate development for a site lying with Green Barrier and SLA, and that would be the starting point for any planning decision. Ordinarily this mean that a planning application was recommended for refusal. However the lack of a 5 year housing land supply is a significant material consideration in favour of the scheme.

Whether a formal planning application is supported will depend upon a supporting case that demonstrates that the housing supply shortage is a very exceptional circumstance sufficient to outweigh the UDP policy designations.

Whilst this development of this site will inevitably adversely impact upon the openness of the Green Barrier. However one point in favour of this particular site is that its development would not result in the coalesce of Rossett with other settlements, notably Trevalyn or the development fronting onto Harwoods Lane 150m to the south-west of the southern development plot.

Design

Broadly supporting of the proposals to provide strong built frontages set back behind landscaped areas along Holt Road. To help to preserve the rural character of the road frontage, the potential to provide footways behind the existing hedge should be explored.

The use of POS to provide a landscaped buffer along Harwoods Lane is welcomed as is the retention of a landscaped buffer and existing trees/hedges along the eastern boundaries.

Some concerns that the layout is a little too formal, with uniform set-backs from internal estate roads. Some changes needed to make this less formal to ensure the design takes more account of the edge of settlement character of the site.

The use of parking courtyards in places is supported.

Concerned about the use of frontage parking and the associated large areas of hard-surfacing where terraces are. The use of communal parking courts and/or on-plot parking should be considered as an alternative wherever possible.

There would appear to be scope to avoid frontage parking for the three plots in the north-western corner of the northern development plot.

There is a mature tree within the northern development plot. It is not shown as being retained – its loss will need to be justified.

From: Dave Sharp
To: Justin Paul
Subject: RE: Holt Road, Rossett Site
Date: Friday, October 23, 2015 4:57:02 PM

Justin
No primary requirement as it stands at present but may change depending on applications that may come forward for the catchment area.
The calculations given were for secondary school provision which will be required.

I hope this clarifies the position
Dave

Dave Sharp MRICS
Principal Building Control Surveyor/Prif Syrfewr Rheoli Adeiladu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
☎ 01978 298876
✉ 16 Lord Street, Wrexham, LL11 1LG
✉ 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
dave.sharp@wrexham.gov.uk
www.wrexham.gov.uk
https://twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

Check out Building Control's "Guide to Extending your home"
http://extendingyourhome.com/wrexham

From: Justin Paul [mailto:Justin@j10planning.com]
Sent: 19 October 2015 12:03
To: Dave Sharp
Subject: RE: Holt Road, Rossett Site

Thanks Dave
Please could you confirm how this has been calculated and on what basis ... in other words is this for primary and/or secondary and what the current role and capacity of the catchment (primary and secondary) schools are please
cheers
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630
justin@j10planning.com // www.j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835
http://twitter.com/j10planning.com // http://uk.linkedin.com/in/j10paul

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From: Dave Sharp [mailto:Dave.Sharp@wrexham.gov.uk]
Sent: Monday, October 19, 2015 11:59 AM

To: Justin Paul <Justin@j10planning.com>
Subject: Holt Road, Rossett Site

Justin
Educational Contribution

Received the below from our department

The cost would be 70 no (2-3 bed) * £2000 = £140,000
Plus 57no (4 bed) *£2400 = £136,800

Total = £276,800

Dave

Dave Sharp MRICS
Principal Building Control Surveyor/Prif Syrfewr Rheoli Adeiladu
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
☎ 01978 298876
✉ 16 Lord Street, Wrexham, LL11 1LG
✉ 16 Stryt yr Arglwydd, Wrecsam, LL11 1LG
💻 dave.sharp@wrexham.gov.uk
www.wrexham.gov.uk
https://twitter.com/wrexhamcbc
www.facebook.com/wrexhamcouncil

Check out Building Control's "Guide to Extending your home"
http://extendingyourhome.com/wrexham

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From:	Justin Paul
To:	"allanparrington25@gmail.com"
Cc:	Hugh Jones
Subject:	Rossett
Date:	Friday, February 5, 2016 3:14:00 PM
Attachments:	150318 PInc 100_37 Rossett _ Site Masterplan _ Draft.pdf 150605 PInc 100_37 Rossett _ Site Setting and Principles.pdf image007.png image009.png

---

Good afternoon Allan

I understand that you are Chair of the Rossett Community Council; I had hoped to speak with you over the phone before sending you an email, but I understand you are presently on holiday.

I'm acting on behalf of a local landowner who is looking to promote a development scheme involving new housing, community open space and some community amenity improvements to the eastern fringe of the village.

I have spoken to Cllr Hugh Jones about these briefly and we have also had pre-application discussions with Officers at Wrexham Council.

We feel that before we go much further (i.e. before we actually submit an application) that it would be really good to liaise with the local community through its representatives; hence this email and we would be delighted to come to a meeting of the Community Council to present the scheme and engage with you.

I attach a draft document for your attention and I look forward to hearing from you and to learn about your availability to meet.

I have copied in Cllr Jones as it would be useful for him to be involved at the same time with anything that might be arranged.

Yours sincerely
Justin Paul

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835





From:	Justin Paul
To:	Dave Sharp ; Matthew Phillips
Subject:	Bellis - Rossett
Date:	Tuesday, February 9, 2016 2:07:00 PM
Attachments:	J10 meeting notes 280715.pdf image002.png image006.png

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Afternoon gentlemen

You will recall our meeting last July when we discussed a residential scheme at Rossett – I attach the meeting notes from this for your records.

We have been busy addressing the points raised at our meeting and have reached a point where we have a revised layout and additional landscape information that we would like to present to and share with you.

I wonder if you could identify a suitable time when Offices might be available to accommodate a meeting in advance of any final tweaks we might make and a subsequent formal submission.

I look forward to hearing from you.

Kind regards

Justin

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Company Reg. No. 6000409 VAT Reg. No. 815630835





From:	Justin Paul
To:	"fbriandoyle@sky.com"; "allanparrington25@gmail.com"
Cc:	Hugh Jones; "Ian Parkinson"
Subject:	FW: Rossett
Date:	Thursday, February 25, 2016 12:51:00 PM
Attachments:	150318 PInc 100_37 Rossett _ Site Masterplan _ Draft.pdf 150605 PInc 100_37 Rossett _ Site Setting and Principles.pdf image007.png image009.png image010.png image012.png

---

Hello Allan & Brian
I don't know if my last email got lost in any spam filter but I am re-sending this as I have not heard back from anyone at the Community Council and we are keen to meet up to discuss.
I do look forward to hearing from you.
Kind regards
Justin

Justin Paul BA BTP MRTPI
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1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835

From: Justin Paul
Sent: Friday, February 5, 2016 3:15 PM
To: 'allanparrington25@gmail.com' <allanparrington25@gmail.com>
Cc: Hugh Jones <Hugh.Jones@wrexham.gov.uk>
Subject: Rossett

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Company Reg. No. 6000409 VAT Reg. No. 815630835

From:	Justin Paul
To:	Dave Sharp ; Matthew Phillips
Cc:	Jon Brawn; "Ian Parkinson"; Phil Wooliscroft; Roger Bellis
Subject:	Holt/Rossett Road, Rossett
Date:	Wednesday, March 9, 2016 4:04:00 PM
Attachments:	160309 PInc 100_37 Rossett__Site Masterplan__FINAL FOR PLANNING - with....pdf 160309 PInc 100_37 Rossett__Site Masterplan__FINAL FOR PLANNING__Sho....pdf 160309 PInc 100_37 Rossett__Site Masterplan__FINAL FOR PLANNING.PDF image002.png image006.png

---

Good afternoon Matthew and Dave

Attached are the latest layout plans and below is the link to the LVIA which has been undertaken.

I understand that our highway consultants have issued draft highway reports/plans through to your team.

I look forward to hearing from you with a view to holding a meeting with the relevant Officers in Planning and Highways.

Regards
Justin

https://www.dropbox.com/sh/80ecg03b30jef05/AADoVln0jovyFMdnxFNVf5upa?dl=0

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Fax 01244 349 402
Mobile 07971 44 66 30

E-mail justin@j10planning.com
Home Page www.j10planning.com

Meeting Notes

Date : 20 April 2016

Site : land adj. Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Venue : Wrexham Council, Lord Street Offices, Wrexham

Attendees :

- Dave Sharp : Wrexham CBC : development team
- Matthew Phillips : Wrexham CBC : development control
- Phil Palmer : Wrexham CBC : Highways
- Pete Douthwaite : Wrexham CBC Highways
- Nicola Corbishley : Wrexham CBC : planning policy
- Justin Paul : J10 Planning
- Marty Rae : Crofft
- Roger Bellis : Bellis Bros (client)

Circulation :

- All above + Ian Parkinson, Parkinson Inc

Background

This followed first pre-app mtg on 28 July 2015 and was arranged following a request made on 9 February and information then provided on 9 March 2016.

Project Update

JP explained that during the intervening period the following items had been undertaken and addressed:

- **Agricultural Land Quality Soil Survey :** confirming 39% subgrade 3a and 61% 3b.
- **Archaeology :** as previously recommended by **MP** a desktop and geophysical surveys : confirming no interest found.
- **Drainage :** Welsh Water have confirmed that foul capacity is available and following the FCA additional porosity tests have been undertaken in confirming that infiltration by soakaways and permeable surfaces are viable.
- **Trees :** all to be retained except a decayed central specimen on northern parcel.
- **Landscape :** LVIA undertaken and only nominal effects will result.
- **Artists Impressions :** a number of these have been commissioned and produced.
- **Ecology :** an eDNA and bat surveys being undertaken in consultation with **Emma Broad** thus extending the existing study.

Affordable Housing

- **DS/MP** recommended **JP** liaise with **Maureen Lee** to determine the numbers required for Rossett and the type and tenure mix.
- **MP** stated that 25% would be sought; he suggested that a greater number of smaller units (1 bed and bungalows/units for older persons) might be required.

Education

- Any commuted sum would be determined during determination period.

Health Centre

- **MP** stated that local Councillors believe that the capacity of the surgery might be an issue with new development, but he confirmed that the Authority have no understanding that this is actually the case and indeed have no power to oblige a developer to provide any new space. Betsi Cadwaladr University Health Board is responsible for identifying the health needs of, and, providing or commissioning new healthcare services.
- **JP** stated that the applicant would contact the Alyn Family Doctors Practice, the Wrexham Maelor and the Health Board to establish whether there was a need and whether the development would have an impact that might result in new investment.

Highways

- Letter from PP to Croft dated 23 March 2016 summarised the highway position.
- The various items were discussed in more detail and the following agreed:
    - **MR** to liaise with Traffic over a proposed reduction from a current 60mph to a proposed 20mph limit.
    - Potential to remove the "Trief kerbs", and the "splitter island" and replace with a Zebra crossing with new extended footpath link in place of verge.
    - Introduce bus stop/shelter/raised kerb on Holt Road.
    - PP to provide MR with copy of the adopted highway.
    - More footpath links were identified and discussed.
    - It was accepted that the ability to introduce footpaths along Chapel Lane was simply not available but that this was a key route to the main bus stops on Chester Road and some solution to improve safe pedestrian access needs to be considered.
    - Local residents are known to be concerned by non-resident fly-parking who park and commute on the X1 bus service to Chester : the possible solution is to introduce TRO's in specific locations.
    - No dwellings on the southern parcel should be accessed off Trevalyn Way, only a bollarded emergency access.
    - Highways would prefer any roadside footpath to run alongside road to aid maintenance of adopted routes, however, Planning would prefer them on the inside to maintain a rural edge to the overall design.

Community Liaison

- **JP** confirmed that Cllrs Jones had been contacted and a meeting had taken place.
- Also that a meeting had only just last week taken place with the Chair of the Community Council (Allan Parrington) and that JP had been invited to attend the Rossess CC meeting that evening (20 April 2016).

Design

- **JP** explained that the layout has responded to the items raised at the previous meeting; the landscape buffer around the site, providing a rural edge to the site, making connections and providing greater pedestrian legibility and connectivity; identifying and providing sufficient POS (in excess of policy standards).
- **MP** confirmed that **IP** had not contacted him to discuss layout matters, but that the invitation was still available. **MP** stated that whilst it was intended to be an Outline applications and layout might be reserved, Officers wished to be comfortable that the site capacity could be delivered. **JP** said that he would ensure **IP** made contact and met to discuss on his return next week.
- **NC r**eferred to the revised TAN12 (March 2016) and its related guidance in respect of DAS, "Site & Context Analysis Guide" that has been developed in association with the DCFW. The DAS and the general layout must seek to adhere to these documents.
- **MP** stated that the layout was still "too formal" with angular roads and rectangular plots areas; it would benefit from being softened and more sensitive to rural location with greater use of courtyard style layout – particularly on the southern parcel.

DMO (Development Management Order)

- **MP** confirmed that all applications validated from 1 August 2016 would need to be accompanied by a "Pre-Application Consultation Report" (similar to an English SCI) which obliged applicants to publicise the proposals and to consult with all neighbouring local residents and other statutory consultees and report the responses in a statement.

Planning Principle : Green Barrier

- **MP** stated that based upon recent appeal decisions it was felt that whilst Officers could reach a position in supporting the scheme based upon technical and design matters they would be unable to support the proposal because of its Green Barrier policy designation.
- **NC** also commented that as LDP2 was not advanced enough little weight could be attributed to its draft housing figures or its draft settlement strategy.
- **NC** stated that the latest housing delivery figures for the last year would be available in about 8 to 10 weeks' time (i.e. by end of June 2016) and published on the website. However, notwithstanding the lack of a 5 year housing land supply and TAN1 guidance Officers still felt that the Green Barrier designation would hold greater weight.

- **MP** and **NC** did not disagree that the site was (in a non-GB world) a suitable site and noted that the site was, in parallel, being promoted through the LDP2 process in any event.
- **JP r**aised concern and disappointment that this was a different position being taken by Officers from the last meeting and that he believed that a sound case could be presented to convince officers otherwise.
- **MP** accepted that last time around officers had been sitting on the fence but that since then they felt that appeal decisions had suggested that Inspectors were reluctant to allow development in the Green Barrier.
- **JP** confirmed that the team would continue to address the design and technical matters and then take stock as to whtheer an application is submitted or the site is pursued through the LDP2 process.

Conclusion

The meeting concluded and **JP** thanked Officers for their input and confirmed that the team would take the guidance conferred on board and look to respond accordingly.

From: Ian
To: matthew.phillips@wrexham.gov.uk
Cc: Justin Paul
Subject: Rossett - Land at Lane Farm
Date: Tuesday, April 26, 2016 11:47:55 AM

Matthew

I trust all is well.

Further to the meeting last week with Justin re: Land at Lane Farm, Rossett - please can we arrange to meet up and talk through the layouts amends needed to the Masterplan. If you could let me have your availability for next week, we can work around you.

In the meantime, in regard to the points raised re: rural edge characteristics, are their any completed residential projects/approved planning applications in Wrexham that you/collegues feel set the right benchmark?

Many thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

From:	Maureen Lee
To:	Justin Paul
Subject:	RE: Rossett
Date:	Wednesday, April 27, 2016 12:57:59 PM
Attachments:	image001.png image003.png

Hi Justin,

Apologies for the late reply, I am just back from a long weekend off work and ploughing through quite a number of emails.

The council now manages its own Housing Revenue Account so we work in a similar way to the Housing Associations whereas we can now buy land and procure the development of new council properties or we look at the purchase of new open market / affordable housing opportunities. This includes the purchase of affordable units from planning gain that we have been unable to sell to people on our Affordable Housing Register within the allowed timeframe (3 months). Usually we return any unsold units back to the developer in lieu of a commuted sum but we are now able to purchase any remaining properties or negotiate up front the purchase of a number of the affordable units.

This has been discussed recently with all the local housing associations and a couple of the larger developers who have all expressed an interest in working together with Wrexham on this new concept.

I will look into the waiting lists for Rossett to advise you of our possible requirement. There has been no affordable housing gain in Rossett for a very long time so this would be good news for people looking to purchase affordably in that area.

I will get back to you as soon as possible.

Kind regards

Maureen

Maureen Lee, FdSc, CIHCM, AMinstILM
Housing Development Project Manager \ Rheolwr Prosiectau Datblygu Tai

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From: Justin Paul [mailto:Justin@j10planning.com]
Sent: 20 April 2016 17:09
To: Maureen Lee
Subject: Rossett

Hello Maureen
I trust you are well ?
We are working on a housing scheme in Rossett and I wonder if you would kindly provide me with a steer as to the preferred number, type and tenure of affordable units you would be looking tor.
We have produced a draft scheme and accommodation schedule (attached) and would like your feedback on this please.
I look forward to hearing from you.
Kind regards
Justin

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Company Reg. No. 6000409 VAT Reg. No. 815630835





Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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From: Justin Paul
To: Maureen Lee
Cc: Ian Parkinson; Roger Bellis; Matthew Phillips
Subject: Re: Rossett
Date: Monday, May 9, 2016 6:39:46 PM

Thanks Maureen
Very helpful - we will seek to amend our scheme to reflect this dynamic.
Do please send me through the HA contacts
Kind regards
Justin

Justin Paul
07971 446630
Justin@j10planning.com

On 9 May 2016, at 16:55, Maureen Lee <Maureen.Lee@wrexham.gov.uk> wrote:

> Hi Justin
>
> Apologies for not getting back to you sooner.
>
> I have now checked both the Affordable Housing Register (people who specifically want to purchase or rent at intermediate rents) and the Social Housing List (Council Rentals). I have contacted the Central Estate Office Manager who has also given me details of the specific need in this area.
>
> The indication is that there is a high demand for 2 and 3 bedroom starter homes from both lists and a number of 4 bed houses are required and possibly a 5 bed property. The highest demand on the social housing list is for 1 bedroom properties which I note there are none on your plan. This is due to the Bedroom Tax and the need for people to downsize.
>
> I would suggest that you also contact the Housing Associations who may be interested in purchasing a number of the affordable properties 'off the shelf' to offer as shared ownership. If we get a HA involved then we could look at getting some Social Housing Grant Funding to purchase a number of properties. These units would have to meet with Welsh Government Design Quality Requirement standards but usually the developer is paid more than the affordable price for these units. I can provide names and numbers for HA Development Officers if you require them.
>
> It would be a good idea for us to meet up to discuss all these options as there are a number of ways that we could purchase the properties from the developer, either up front or agree other options e.g. a reduced number of affordable properties with just some 'gifted' units to the Council from the Developer.
>
> Currently, I would suggest the following type and tenures as the approximate requirement should we secure the full 25% affordable provision on 135 units.
>
> 18 x 2 bed Houses / Apartments (mixture)
> 12 x 3 bed Houses

3 x 4 bed Houses
1 x 5 bed House

We do require single persons accommodation and I would suggest 1 bedroom apartments. I do however appreciate the type of scheme you are developing and the area.

All properties would be for purchase by applicants on our Affordable Housing Register for which we would be looking at a discount from open market of at least 20% or we could look at purchase by the Council or Housing Association at the affordable price for Rental or Shared Ownership.

Let me know if you would like to meet up to discuss all the options.

Kind Regards

Maureen

Maureen Lee, FdSc, CIHCM, AMinstILM
Housing Development Project Manager \ Rheolwr Prosiectau Datblygu Tai

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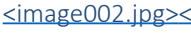
Os ydych am wneud ymwleiad personal i'r swyddfa, os gwelwch yn dda ceisiwch trefni apwyntiad o flaen llaw. Dewiswch a phwyswch Fotwm 11 yn y dderbynfa ar ôl cyrraedd.

From: Justin Paul [mailto:Justin@j10planning.com]
Sent: 28 April 2016 10:09
To: Maureen Lee
Cc: 'Ian Parkinson'
Subject: RE: Rossett

Thank Maureen
I look forward to hearing from you as soon as you can get the figures together so this can assist our design process.

Regards
Justin

Justin Paul BA BTP MRTPI
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From: Maureen Lee [mailto:Maureen.Lee@wrexham.gov.uk]
Sent: Wednesday, April 27, 2016 12:58 PM
To: Justin Paul <Justin@j10planning.com>
Subject: RE: Rossett

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To: Maureen Lee
Subject: Rossett

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Justin

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Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

From: Matthew Phillips
To: Ian
Cc: Justin Paul
Subject: RE: Lane Farm off Holt Road+Rossett Road _ - Design Progression Mtg - 5th May 2016
Date: Friday, June 24, 2016 11:00:15 AM

Ian,

I am broadly happy with the changes made to the southern part of the site, subject to house type mix etc. The position of buildings should also avoid overly ridged set-backs/building lines to retain interest and a degree of informality.

The northern part of the site has been improved but there are still a few issues – sharp angled corners for example. I'd prefer the centrally located open space area to be slightly larger. There is also an opportunity to improve it's appearance overall by having the dwellings fronting it to have communal parking and/or driveways located at the rear (although the properties at the outer edges could have their own driveways access off the adjacent highways). The frontages of the properties would only then need to be accessed via a pedestrian path. There may also be an opportunity to take s pedestrian path across the open space area rather than following the highway so as to give pedestrians a more direct route. Finally Id suggest that rather large hard surfaced area to the NW of the road abutting the bottom end of the central open space area be reduced to a normal carriageway width.

Regards

Matthew

From: Ian [mailto:ian@parkinsoninc.co.uk]
Sent: 02 June 2016 07:45
To: Matthew Phillips
Cc: Justin Paul
Subject: Lane Farm off Holt Road+Rossett Road _ - Design Progression Mtg - 5th May 2016

Matthew

Many thanks for taking the time to meet on the 5th May and talk through the proposals for Lane Farm off Holt Road/Rossett Road.

I've attached our Minutes of the meeting which I trust captures all the points we discussed - please let me know if you feel there are points raised that we still need to capture.

Since we met, we have:

- Visited the scheme you identified as an appropriate approach - Ty Newydd, Gwersyltt
- Progressed the Masterplan showing the changes to site structure/streetscape as a development parcel plan (as attached)
- Liaised with Maureen Lee - Housing Development Project Manager, Wrexham BC to agree

affordable housing need demands

We would be most grateful for:

- Comments on the progressed site planning diagram
- Confirmation of the housing mix provided by Maureen and our view that apartments are not an appropriate format in this site context.

Thanks again for your time - please do not hesitate to call should you need to talk through any of the above/attached.

I'll call early next week to catch up.

Many thanks.

Ian Parkinson
Director

Parkinson Inc
07970 686302

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu?r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Take a look - you can pay, report, request, have your say and find information online at www.wrexham.gov.uk. Save paper - think before you print!

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From: Marty Rae
To: ian@parkinsoninc.co.uk; Justin Paul
Cc: Phil Wooliscroft
Subject: Rossett Road - Rossett
Date: Wednesday, October 26, 2016 10:19:53 AM

Hi Justin,

I hope you are well! I have finally received confirmation from Wrexham that the footway improvements are acceptable – please see e-mail below…

Marty Rae
Senior Consultant
croft
Transport Solutions
Hill Quays, 9 Jordan Street,
Manchester, M15 4PY
t 0161 667 3746
www.croftts.co.uk
twitter @croft_ts
Registered Company Number 7373729

Croft Fact of the Week.... *In any one week, London Underground escalators travel the equivalent of twice round the world.*

From: David James [mailto:David.James@wrexham.gov.uk]
Sent: 25 October 2016 14:54
To: Marty Rae
Subject: RE: Rossett Road - Rossett

I have finally had a response to your enquiry.
Our Housing Department officers are open to path improvement being undertaken on the Council's residential estate resulting from a future development of your clients' neighbouring land.
The vehicular "drop off/pick up" area at the entrance to the estate would need more detailed consideration in due course, but for now, nothing is being ruled out.
I hope that the above enables you to progress your enquiries and develop proposed layout plans etc.

From:	Justin@j10planning.com
To:	Allan Parrington; Hugh Jones
Cc:	"Ian Parkinson"
Subject:	Rossett : land off Rossett Road
Date:	Tuesday, November 8, 2016 9:52:00 AM
Attachments:	image007.png image009.png

Good morning Allan and Hugh

Further to our presentation to Members and parishioners on 20 April 2016 I would like to update you.

We have since met with Officers at Wrexham to review the layout and to address highway access and pedestrian linkages, which have all been satisfied.

We have also completed a host of technical assessments including a landscape and visual impact assessment, ecology and the like.

The new legislative (DMO) process introduced on 1 August 2016 in Wales necessitates us to consult with Community representatives (and local residents and other statutory consultees) for a 28 day period prior to submitting an application.

We will be creating a small microsite with all associated documentation in due course and writing formally to all interested parties.

However, in advance of this and knowing your schedule of meetings is pretty fixed I wonder whether you would be kind enough to let me know if we might come along again to share the latest plans with you at a meeting during November / December ?

I look forward to hearing from you.
Kind regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835





Justin Paul
07971 446630
Justin@j10planning.com

From:	Justin Paul
To:	Matthew Phillips
Cc:	"Ian Parkinson"; Marty Rae
Subject:	Rossett : land off Rossett Road
Date:	Tuesday, November 8, 2016 10:35:00 AM
Attachments:	image007.png image009.png

Good morning Matthew

Further to our recent discussions and design liaison with you over this site I would like to update you.

We have now satisfied highway access and pedestrian linkages which have informed eth final masterplan layout.

We have also completed all outstanding technical assessments including a landscape and visual impact assessment, ecology and the like.

As you well know the new legislative (DMO) process introduced on 1 August 2016 in Wales necessitates us to consult with Community representatives (and local residents and other statutory consultees) for a 28 day period prior to submitting an application.

We will be creating a small microsite with all associated documentation in due course and writing formally to all interested parties.

However, in advance of this and in parallel with this timetable I wonder whether you would be kind enough to let me know Officer availability for a final pre-app meeting during November / December ?

I look forward to hearing from you.
Kind regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835





From:	STPETERS Mailbox
To:	Justin Paul
Subject:	RE: community consultation
Date:	Thursday, January 26, 2017 11:27:33 AM
Attachments:	image007.png image009.png

Thanks for the message.
I am very sorry but we would not be able to facilitate this. Safeguarding is such a big issue in schools (especailly primary schools) that it would not be acceptable to have people coming in like this.
I do apologise that we are not able to support this consultation process in this way.
Reagrds,
Helen Pritchard.

Helen Pritchard, Headteacher.
St Peter's Church in Wales Primary School, Chapel Lane, Rossett, Wrexham. LL120EE
Telephone 01244 570594 Fax 01244 571813

From: Justin Paul [Justin@j10planning.com]
Sent: 24 January 2017 12:15
To: STPETERS Mailbox
Subject: community consultation

Good afternoon
We are looking at undertaking pre-application consultation for some new housing to the east of the School and in doing this need to offer local residents who don't have access to a computer or the internet with a place they can visit and view documents online.
I wonder whether you would be able to offer this facility and if so during what hours ?
For your information (and not for wider circulation at this stage) I attach an early draft plan that illustrates the scheme; it includes some additional parking to serve as an enhanced pick-up and drop-off facility which will no doubt be of interest to Governors, Parents and Staff alike.
I look forward to hearing from you.
Yours faithfully
Justin Paul

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835





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* *

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Mae'r neges e-bost hon, ac unrhyw ffeil sydd ynghlwm wrthi, yn gyfrinachol ac fe'i bwriedir ar gyfer yr unigolyn neu'r sefydliad y cyfeiriwyd hi ato. Os nad chi yw'r

From:	Ian
To:	Matthew Phillips
Cc:	Justin Paul
Subject:	RE: Rossett _ Masterplan and Unit Size Parameters
Date:	Friday, January 27, 2017 12:36:01 PM

Matthew

Thanks for this - will define and issue to you for review.

Many thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 27 January 2017 12:35
To: Ian
Cc: Justin Paul
Subject: RE: Rossett _ Masterplan and Unit Size Parameters

Ian,

The plan looks ok, however the building parameters needs to include heights as well - stating up to 2.5 storeys is not sufficient. There has to be a maximum and minimum expressed in metres.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Ian [mailto:ian@parkinsoninc.co.uk]
Sent: 23 January 2017 14:09
To: Matthew Phillips
Cc: Justin Paul
Subject: Rossett _ Masterplan and Unit Size Parameters

Matthew

I trust all is well.

Thank you for your time at our meeting of 14th December.

I've attached the progressed Masterplan which shows:

- 'rounded' streetscape layouts - taking out some of the angular arrangements
- an inset showing the dimensions (with degrees of deviation) for the housing units sizes

Please can you let us have your thoughts on the unit dimension parameters to make sure we've covered the points/ask from the meeting.

The dimensions relate to the house unit sizes, not the plot - is this correct?

Many thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu?r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

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APPENDIX B

Green Barrier PPW policy extract



Llywodraeth Cymru
Welsh Government

Planning Policy Wales

Edition 9
November 2016

uses in accessible locations can increase social inclusion, reduce the need to travel and make towns safer for people both day and night. Mixed use can incorporate all or a selection of office, industrial, leisure, retail, community and residential uses if sensitively designed (4.11.7 and 4.11.8). Mixed use can increase the feasibility of delivering local renewable and low carbon energy solutions such as district heating schemes (see Section 12.8). Development plans should identify the range of facilities and activities that communities wish to be provided and maintained in urban locations. Plans should encourage the clustering of complementary enterprises in industrial and commercial areas so as to reduce traffic generation.

4.7.7 For most rural areas the opportunities for reducing car use and increasing the use of walking, cycling and public transport are more limited than in urban areas. **In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes** when compared to the rural area as a whole. Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers.

4.7.8 **Development in the countryside** should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

4.8 Managing urban form by means of green belts and green wedges[9]

4.8.1 Around towns and cities there is often the need to protect open land. Local planning authorities need to **consider establishing Green Belts and making local designations, such as green wedges**. Both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. **Land within a Green Belt should be protected for a longer period than the current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.**

4.8.2 Both Green Belts and green wedges can:

- provide opportunities for access to the open countryside;
- provide opportunities for outdoor sport and outdoor recreation;
- maintain landscape/wildlife interest;
- retain land for agriculture, forestry, and related purposes;
- improve derelict land; and
- provide carbon sinks and help to mitigate the effects of urban heat islands.

However, the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included within a Green Belt or green wedge.

4.8.3 The **purpose of a Green Belt** is to:

- prevent the coalescence of large towns and cities with other settlements;
- manage urban form through controlled expansion of urban areas;
- assist in safeguarding the countryside from encroachment;
- protect the setting of an urban area; and
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

4.8.4 All local planning authorities in parts of Wales which are subject to significant pressures for development must consider the need for Green Belts. Green Belts will not necessarily need to extend in a continuous band around an urban area.

4.8.5 **The most important attributes of Green Belts are their permanence and their openness**. In respect of permanence, the boundaries of Green Belts should be altered only in exceptional circumstances and land within a Green Belt should be protected for a longer period than the current development plan period. To maintain openness, development within a Green Belt must be strictly controlled. The general policies controlling development in the countryside apply in a Green Belt but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see 4.8.14 to 4.8.18).

4.8.6 Green Belts should be established through development plans. Before designating land around an urban area as a Green Belt, local planning authorities must consider and justify which would be the most appropriate means of protection. When including Green Belt policies in their plans, authorities must demonstrate why normal planning and development management policies would not provide the necessary protection.

4.8.7 Green Belt boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Where the designation of a Green Belt is likely to affect more than one local authority, consultation will be necessary with all authorities likely to be affected.

4.8.8 Since Green Belts require long term protection, when considering Green Belt designation local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Belt, bearing in mind the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to be safeguarded, and boundaries of a proposed Green Belt must be carefully defined to achieve this.

4.8.9 Settlements and other developed sites within a Green Belt should only be included as part of the Green Belt if no new building, or infilling only, is proposed. Policies should list and define the boundaries of settlements where infilling would be permitted. Settlements and other sites where limited expansion is proposed should be excluded from the Green Belt and policies for those settlements should be included in the development plan.

4.8.10 **Local designations such as green wedges** may be justified where land is required to serve the same purpose to a Green Belt (see 4.8.3), but these designations do not convey the permanence of a Green Belt.

4.8.11 Like Green Belts, green wedges should be established through development plans. Local planning authorities should only maintain green wedges where they can demonstrate that normal planning and development management policies cannot provide the necessary protection. They should state in their development plans the areas that require extra protection and why.

4.8.12 In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. Green wedge policies should be reviewed as part of the development plan review process. The general policies controlling development in the countryside apply in green wedges, but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see 4.8.14 to 4.8.18).

4.8.13 As with Green Belts, when considering green wedges local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.

Inappropriate development

4.8.14 When **considering applications for planning permission in Green Belts or green wedges,** a **presumption against inappropriate development** will apply. Local planning authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

4.8.15 Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or green wedge. Green Belt and green wedge policies in development plans should ensure that any applications for inappropriate development would not be in accord with the plan. These very exceptional cases would therefore be treated as departures from the plan.

4.8.16 The construction of new buildings in a Green Belt or in a locally designated green wedge is inappropriate development unless it is for the following purposes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the Green Belt or green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings;
- limited infilling (in those settlements and other development sites which have been identified for limited infilling in the development plan) and affordable housing for local needs under development plan policies; or
- small scale diversification within farm complexes where this is run as part of the farm business.

4.8.17 The **re-use of buildings in a Green Belt or green wedge** is not inappropriate development provided that:

- the original building is substantial, permanent and capable of conversion without major reconstruction;
- the new use will not have a greater impact on the openness of the Green Belt or green wedge and the purposes of including land within it. Strict control will need to be exercised over the extension, alteration or any associated use of land for re-used buildings; and
- the building is in keeping with its surroundings.

4.8.18 Other forms of development would be inappropriate development unless they maintain the openness of the Green Belt or green wedge and do not conflict with the purposes of including land within it.

4.9 Preference for the re-use of land

4.9.1 Previously developed (or brownfield) land (see Figure 4.4) should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. The Welsh Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health.

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

- in and around existing settlements where there is vacant or under-used land, commercial property or housing;
- in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;
- which secure land for urban extensions, and;
- which facilitate the regeneration of existing communities.

4.9.3 If the Welsh Government's objectives for the more sustainable use of land and buildings and the re-use of previously developed sites are to be achieved, local authorities and other stakeholders will need to be more proactive. Wherever possible, local authorities should work with landowners to ensure that suitable sites are brought forward for development and to secure a coherent approach to renewal. In some instances the local authority may need to purchase land in order to facilitate redevelopment. Wherever possible this should be done by negotiated agreement, but it may involve the use of **compulsory purchase powers**.

5. Environment and Conservation

Background

5.1 The local environment is one of the County Borough's greatest resources, being an essential component in residents' quality of life and in the successful development of local industrial and tourism initiatives. Environmental quality is under threat from many directions, including intensive farming methods, the destruction of natural habitats, the use of countryside for development, and the redevelopment of historic areas in settlements. The County Borough contains several derelict and underused or neglected sites and hazardous industrial uses. The Council is committed to action to rectify the damage done in the past, to prevent further deterioration, and to conserve and enhance those landscape and townscape elements which form an important part of the local heritage and its residents' quality of life. Necessary changes should respect and complement the character of the environment.

Green Barriers

Policy EC1 Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

5.2 There are several instances where existing settlements come into close proximity and there is a need to maintain a belt of countryside free from development. The purposes of a Green Barrier include:

i) to prevent the coalescence of urban areas and villages with other settlements;

ii) to assist in safeguarding the countryside from encroachment;

iii) to protect the setting of urban areas and villages;

iv) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

In Wrexham, green barriers which possess the same characteristics and purposes of formal green belts, except in their long-term permanency, have coped with a wide variety of development pressures and successfully served their purposes. The designation of a green belt is therefore considered unnecessary. Mineral extraction and landfilling of wastes do not conflict with the purposes of the Green Barrier provided that the development does not detract from the open character of the area and includes high standards of restoration. Predominantly urban uses involving substantial built development or night-time lighting are not considered suitable uses in a green barrier.

APPENDIX C

Developer Interest

Our Ref: JMF/CLD/112330

2nd February 2017

J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

FAO Justin Paul

Dear Sir,

Please accept this letter as confirmation of our expression of interest for the land adj. Lane Farm, Off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS.

Please forward all information to myself.

Yours sincerely

Jeff Fleet
Sales Director

Anwyl Homes, Anwyl House, Clos Dewi Sant, St David's Park, Ewloe, Flintshire CH5 3DT
Tel: 01244 421 600 Email: build@anwyl.co.uk **www.anwylhomes.co.uk**

Anwyl Construction Co Ltd Company No: 435323 (England and Wales)

PART OF THE ANWYL GROUP

everything considered.

Date: ***09/08/2017***

Our Ref: Holt Road, Rossett.

Bellway Homes Limited
North West Division
2 Alderman Road
Liverpool
L24 9LR

Telephone 0151 486 2900
Fax 0151 336 9393
www.bellway.co.uk

Justin Paul
J10 planning
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin,

Re: Holt Road, Rossett.

Further to our earlier conversation, Bellway Homes NW would like to put forward our expression of interest in relation to the above named site.

We are currently looking at a number of development opportunities in Wrexham and Flintshire and we would be interested in making an offer at the appropriate time, for the unencumbered freehold interest of Holt Road, Rossett.

Please feel free to give me a call if you require further information.

I look forward to hearing from you

Yours sincerely,
Bellway Homes Ltd (NW Division)

Katy Roper
Senior Land Manager

Registered Office: Bellway Homes Limited, Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle upon Tyne, NE13 6BE. Registered in England Number 670176
Bellway Homes Limited is a member of the Bellway p.l.c. Group of Companies

COUNTRYSIDE
Places People Love

DC/MG
16 June 2017

Justin Paul
10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

LAND ADJACENT TO LANE FARM ROSSETT ROAD / HOLT ROAD, ROSSETT, WREXHAM, LL12 ODS

Following on from our conversation on the above site at Rossett, I was encouraged to learn that the current landowner, along with your assistance, is currently pursuing an outline consent for approximately 130 residential units on the site. With this in mind, I would like to confirm that on receipt of the outline consent, we would be keen to pursue an interest in the development opportunity.

I would be keen to have the opportunity to meet with both yourself and the landowner to discuss the benefits of working alongside Countryside Properties and how we might put together a proposal that would be of interest to both you and your client.

I trust that the above is satisfactory and look forward to hearing from you in due course.

Yours sincerely

David Clifton
Senior Land Manager
Countryside Properties UK Limited

Our Ref:
Your Ref:

25th January 2017

EDWARDS HOMES LIMITED
Edwards House
Connahs Quay, Deeside
Flintshire CH5 4DS

Telephone: 01244 818228
Fax: 01244 816736
Website: www.edwardshomes.co.uk
Email: info@edwardshomes.co.uk

Mr Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

Ref: Expression of Interest in land adj. Lane Farm, off Holt Road/ Rossett Road, Wrexham LL12 ODS

Thank you for the details and information that you have provided regarding the above development opportunity.

We are extremely interested in this and would like you to register our interest accordingly.

Edwards Homes Limited is long established award winning local building company with a wealth of experience in delivering projects like this and it consistently delivers high standards of quality and excellence to its all of its customers and developments alike.

We have a number of projects in progress currently in the Chester, Saltney and New Brighton areas (near to Mold) along with a strong pipeline of excellent new sites to follow, so this exciting opportunity would be a superb addition to add to our portfolio and would also benefit the local area as well with a quality finished development.

So, in selecting Edwards Homes as your partner in this project it would represent a great decision in offering local buyers the opportunity to own a stunning new home at outstanding value for money prices with a wide range of house types and styles to suit all budget needs, that's the Edwards Homes winning formula!

We look forward to hearing from you with further information on the process once you are ready.

Yours sincerely

Neil Edwards
Managing Director

Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

3rd February 2017

Dear Justin,

RE: Land adj. Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Many thanks for your email of 20th January 2017 which provided the details on the two sites in Rossett, Wrexham.

I am pleased to confirm that we would be interested in the opportunity and would be most grateful if you could please keep us in the loop of the process moving forward.

I would also ask for any further information you may have that is available via a further information pack or data room.

Kind Regards,

P. Darwin

Paul Darwin
Land Manager

Tel: 0151 350 1357
Email: paul.darwin@elan-homes.co.uk

Registered Office: Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ. Registered in England and Wales 3215914

GOWER HOMES

Gower Homes Ltd
8 Temple Row
Wrexham
LL13 8LY

Date: 6th February 2017

Mr. J Paul
J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

Land adjacent to Lane Farm, Rossett, Wrexham, LL12 0DS – 6.94 Acres and 8.41 Acres

In further response to your recent emails I confirm my interest in either of the above sites.

Gower Homes, as a local housebuilder with a 25-year-old track record of delivering schemes in the locality could, I believe, be helpful to the planning process if an early involvement from a development partner is required.

Lane Farm looks to be an exciting scheme in a great location and I would be delighted to be involved.

I look forward to hearing from you.

Yours Sincerely

Michael Forgrave
Gower Homes Ltd

Macbryde Homes Limited
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies,
St. Asaph, LL17 0LJ

23rd January 2017

Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

Re: Land adj. Lane Farm, off Holt Road/ Rossett Road, Wrexham, LL12 0DS

Further to your email of the 20th January 2017 attaching the sales particulars for the above land, we would like to register Macbryde Homes Ltd's interest in this opportunity and look forward to hearing from you in due course.

Kind regards

Yours sincerely

Simon Macbryde
Chairman & Managing Director

t: 01745 536677
f: 01745 536688
e: info@macbryde-homes.co.uk
w: macbryde-homes.co.uk

Registered in England No 1932141

MORRIS

Morris Homes North Ltd T 01625 544 444 W morrishomes.co.uk
A Morland House // Altrincham Road // Wilmslow // SK9 5NW

BY EMAIL ONLY

Our Ref: ART/JM/GENERALLETTERS2017/LET02

14th February 2017

Mr Justin Paul BA BTP MRTPI
Managing Partner
J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

RE: HOLT ROAD/ROSSETT ROAD, ROSSETT

Further our previous email correspondence and as requested, please accept this letter as confirmation of our Company's interest in the above development opportunity.

We look forward to receiving further information in due course.

Yours sincerely

ANDREW R THOMPSON BA (Hons) MRTPI
Senior Land Director

From:	Williams, Bobby
To:	Justin Paul
Subject:	Land Adjacent Lane Farm, Rossett, Wrexham, LL12 0DS
Date:	Thursday, August 31, 2017 3:02:24 PM

Dear Justin,

Land Adjacent Lane Farm, Rossett, Wrexham, LL12 0DS
Subject to Contract

I do not believe we have met before, though I note we have previously exchanged emails; I hope this email finds you well.

Following research into various development opportunities across North Wales, Merseyside and Cheshire West, I have noted the development opportunity being advertised on the J10 Planning website at Lane Farm, Rossett.

The Company are keen to identify and acquire new development opportunities, continuing the sustainable growth of the North West business, and I consider the development opportunity at Rossett to be of interest.

From the advertisement on the J10 Planning website, I understand you are acting as agent for the Vendors. Additionally, I note expressions of interest were invited earlier this year. However, if the land remains currently available, it is an opportunity the Company would be keen to explore further and I would be pleased if this email could be considered as an expression of interest.

If the content of this email is of interest to you and your Clients, I would be happy to discuss matters further.

Please do not hesitate to contact me at your convenience.

I look forward to hearing from you.

Kind Regards,

Bobby Williams
Land Manager
Persimmon Homes North West
30-34 Crofts Bank Road
Urmston
Manchester
M41 0UH
T: 0161 746 3737
E: Bobby.williams@persimmonhomes.com

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Persimmon Homes Limited is registered in England number 4108747, Charles Church

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835

From: David O'Reilly [mailto:david.oreilly@storyhomes.co.uk]
Sent: Thursday, August 31, 2017 4:31 PM
To: Justin Paul <Justin@j10planning.com>
Subject: Fwd: Rossett

Hi Justin

Following in from previous email to you on this, please see Phil's contact details below. He would definitely like to have a look at the site if you could give him a call?

Kind Regards

David

Sent from my iPhone

Begin forwarded message:

> **From:** Phillip Mussell <Phillip.Mussell@prospectgb.com>
> **Date:** August 30, 2017 at 8:47:30 AM GMT+1
> **To:** David O'Reilly <david.oreilly@storyhomes.co.uk>
> **Subject: Rossett**
>
> Hello David,
>
> Hope you're well.
>
> Just wondered if your Rossett contact could give me a call, or are you happy for me to call him?
>
> Regards.
>
> Phil
>
> **Phil Mussell**
> **Land Manager**

Tel: 0151 448 5720
Mob: 07773 057972

Prospect (GB) Ltd
Unit 5
Meridian Business Village
Hansby Drive
Liverpool
L24 9LG

www.propsectgb.com



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Registered in England: Story Homes Ltd no. 2275441,
Registered office: Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL.

Redrow Homes NW
Redrow House
6450 Cinnabar Court
Daresbury Business Park
Warrington WA4 4GE

Tel: 01928 785800
Fax: 01928 785801
DX: 708570 ST DAVID'S PARK
Email: nw@redrow.co.uk
Website: www.redrow.co.uk

Our Ref:MTO/JP.1

Date: 25th January 2017

Mr J. Paul
J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin,

Expression of Interest: Land adj. Lane Farm, off Holt Road/Rossett Road, Rossett

I am pleased to confirm that Redrow Homes North West would be interested in putting forward a proposal for the abovementioned site.

Redrow have previously had success in developing in the Wrexham area, and feel our product would be well suited to a housing development in Rossett. We understand that you will be working up an Outline application alongside negotiations, and we are happy to feed into this planning process if you see fit.

We would be interested in putting forward a conditional offer in due course for the sites on either side of Rossett Road, on a subject to reserved matters planning approval basis.

Thank you for contacting Redrow about this development opportunity, and I look forward to hearing from you in due course.

Yours sincerely,

Mathew Tudor-Owen

Mathew Tudor-Owen
Land Manager
Redrow Homes North West

Seddon Homes.co.uk

Seddon Homes Limited
Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
Cheshire
WA3 7GB

Tel: 01925 839500
Fax: 01925 839501
email: admin@seddonhomes.co.uk
website: www.seddonhomes.co.uk

Our ref: MJO/DJM

25 January 2017

J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin,

RE: Opportunity: Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Thank you for the introduction. Please take this email as Seddon Homes expression of interest in this land.

Once you have formulated which way you want to go with this please just call.

Kind Regards

Michael Johnson
Land & Strategic Planning Manager

Seddon Homes.co.uk

Seddon Homes Limited
Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
Cheshire
WA3 7GB

Tel: 01925 839500
Fax: 01925 839501
email: admin@seddonhomes.co.uk
website: www.seddonhomes.co.uk

ROS/GJ01
12th September 2017

Mr Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Chester
CH1 1LQ

Dear Justin

RE: Land at Holt Road / Rossett Rd, Rossett.

Following our recent email correspondences, I write to formally advise you of our interest in the site at the above address which you are marketing.

Seddon Homes are a design led house builder, the residential development arm of the Seddon Solutions group with a £200m annual turnover and one of the most respected and trusted home builders based in the North West and still owned and managed by the Seddon family. We have been promoting land and building homes for four generations and currently have new developments currently stretch from Lancashire to Staffordshire and Merseyside to Yorkshire and offer a diverse collection of styles.

I would value the opportunity in meeting with you to discuss the prospects for the above site and others that might present similar opportunities which you are working on. I look forward to hearing from you in order that we can arrange a mutually convenient time to discuss this matter further.

Yours sincerely

Gareth Jarvis
Land Buyer
Phone: 01925 839 550
Mobile: 07970 107852
Email: Gareth.Jarvis@seddonhomes.co.uk

SG ESTATES

6c Elm House, Pandy Business Park, Plas Acton Road,
Pandy, Wrexham. LL11 2UD
Tel: 01978 263169
Email: admin@sgestates.co.uk
www.sgestates.co.uk

24 January 2017

Mr Justin Paul, BA BTP MRTPI
Managing Partner
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
CHESTER
CH1 1LQ

Dear Justin

LAND ADJ LANE FARM ROSSETT, WREXHAM LL12 ODS
EXPRESSION OF INTEREST

Many thanks for your recent correspondence with regards to the above site.

We would like to take this opportunity to register our interest and look forward to hearing back from you in due course.

Yours sincerely

pp.

Steve Griffin
Managing Director
SG ESTATES LTD

NHBC Pride in the Job
Building Awards LABC CYMRU Housebuilder of the Year Multiple Dwellings 2009

From:	Andrew Sheldon
To:	Justin Paul
Subject:	Land at Rossett
Date:	Tuesday, August 8, 2017 12:17:05 PM
Attachments:	image003.png image004.png image005.png

Hi Justin,

Further to our conversation last week I would like to register our interest in the land you are seeking permission for housing at Rossett.

We are a private housebuilder based in Shropshire with a current annual turnover of over £30,000,000.

We pride ourselves on a high quality product ,constructing a range of house sizes and styles and will design bespoke housing when required having developed many exclusive schemes in sensitive locations.

Should either the whole site ,or just one of the parcels be available we would be very interested in acquiring them for development.

Alternatively ,if your client wished to consider entering into a contract subject to receipt of planning at this point where we would retain yourselves for the planning work and we pay the associated application fees ,we would be very happy to discuss that .

Many thanks ,please don't hesitate to call if you wish to discuss our proposal.

Regards,

Andy Sheldon

Land Manager

SHROPSHIRE HOMES

Visit our stand at
Shrewsbury Flower Show
Friday 11th & Saturday 12th August 2017

Shropshire Homes Limited
The Old Workhouse, Cross Houses, Shrewsbury, SY5 6JH
Tel: 01743 761789 ~ Fax: 01743 761773
www.shropshire-homes.com

Follow us:

Taylor Wimpey

Mr Roger Edward Bellis
Bellis Brothers Limited
Wrexham Road Farm
Wrexham Road
Holt
Wrexham
LL13 9YU

Taylor Wimpey UK Limited
Strategic Land
The Beacons
Warrington Road
Birchwood, Warrington
Cheshire WA3 6XU

T: 01925 849500
F: 01925 849501

www.taylorwimpey.co.uk

18th August 2016

Dear Mr Bellis,

Re: Land near Rossett Road, Rossett, Wrexham

We are currently exploring strategic land opportunities in the Wrexham area and would very much like to discuss the potential for long term residential development on your land near Rossett Road in Rossett. We are seeking sites that perhaps have a Countryside designation or where planning constraints have limited the ability of the site to sustain residential development.

Wrexham Council are currently preparing their new Local Plan which will identify suitable locations for new residential development. The Local Plan will be subject to a number of public consultations and examinations between now and its anticipated adoption date of 2018. We believe that your land could hold long-term residential development potential if promoted in the right way and would like to discuss ways in which we can help you achieve an element of residential planning permission for your land.

In order to realise the full potential of this land, we will need to actively promote the site through both the current and the next Local Plan. This will require significant technical and planning capability as well as a proactive approach to development. Our dedicated Strategic Land division concentrates on the long-term promotion of sensitive sites through the planning system and has an excellent record of securing well planned, meaningful residential allocations.

Taylor Wimpey is one of the largest residential developers in the UK and was formed when George Wimpey and Taylor Woodrow merged in 2007. The Taylor Wimpey business prides itself on being financially robust, socially responsible and locally engaged. We are self-funding, financially independent and ideally positioned to actively assist with the current housing shortage. We are a forward thinking business with a strong financial covenant, ethical drive and focus on customers.

We pride ourselves on our reputation and ability to build relationships with planning authorities, helping us to successfully promote strategic housing sites through to development. Having a major housebuilder attached to a potential development demonstrates the deliverability of the site. We actively work with the Council to provide confidence that the development can and will deliver the critical housing volume needed to meet their defined housing needs.

Taylor Wimpey UK Limited
Registered Number:
1392762 England and Wales.
Registered Office:
Gate House, Turnpike Road
High Wycombe, Buckinghamshire
HP12 3NR

I have enclosed our brochure along with some further information. I would appreciate an introductory meeting with you and the other members of the Bellis Brothers Ltd board to discuss the current holding and how we could work together to gain a positive outcome for the site. My details can be found below.

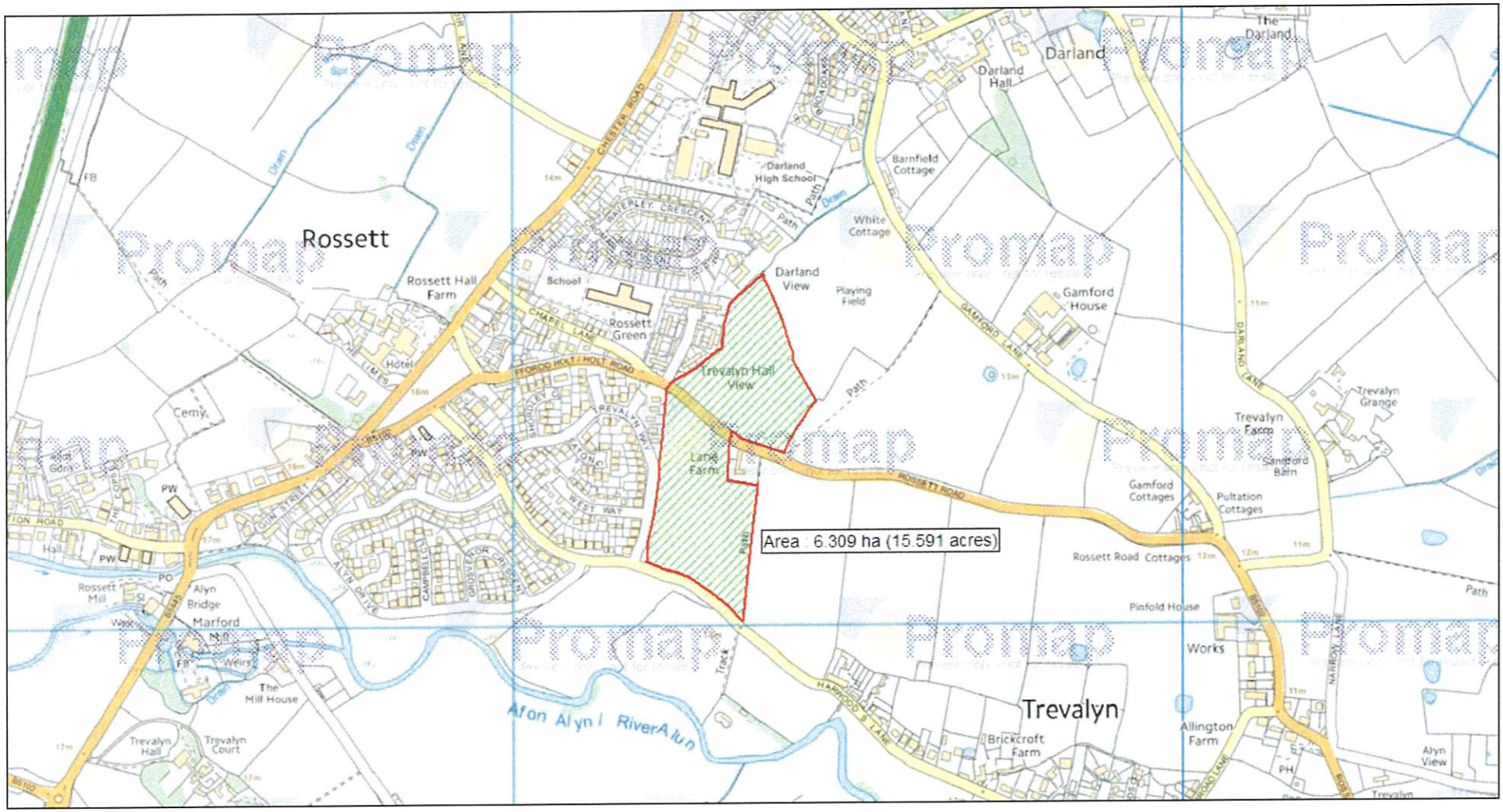
I look forward to hearing from you.

Yours sincerely,



Philip Cooper
Strategic Land and Planning

Email: philip.cooper@taylorwimpey.com
Tel: 07771842063


Rossett
Darland
Trevalyn
Darland High School
Darland Hall
Barnfield Cottage
White Cottage
Darland View
Playing Field
Gamford House
Trevalyn Hall View
Land Farm
Rossett Hall Farm
Rossett Green
School
Trevalyn Grange
Trevalyn Farm
Sandford Barn
Gamford Cottages
Pultation Cottages
Rossett Road Cottages
Pinfold House
Works
Allington Farm
Brickcroft Farm
Alyn View
Rossett Mill
Alyn Bridge
Marford
Weirs
The Mill House
Trevalyn Hall
Trevalyn Court
Afon Alyn / River Alun
Area : 6.309 ha (15.591 acres)

Taylor Wimpey

Ms. J. Bellis
Bellis Brothers Limited
Wrexham Road Farm,
Holt,
Wrexham,
LL13 9YU

Taylor Wimpey North West
Ground Floor
Washington House
Birchwood Park Avenue
Birchwood
Warrington
WA3 6GR

T: 01925 849500

taylorwimpey.co.uk

25th April 2018

Dear Ms. Bellis

Re: Land North and South of Rossett Road

We have recently undertaken an extensive survey of the Wrexham Deposit Plan in an attempt to identify future potential residential development opportunities. During this survey, we noted with interest land in your ownership and held under titles CYM476768 and CYM536981 which could, subject to obtaining necessary approvals, be suitable for this purpose in the future.

We recognise that your site has been identified as a potential housing allocation and we are therefore keen to formally place on record our interest in this opportunity. I am sure that you will have received several expressions of interest so I am keen to demonstrate our track record of successful delivery of projects of this nature. The North West regional business will be responsible for taking this site forward and have extensive experience of delivering similar projects, currently operating from 15 sales outlets across the region to deliver around 600 dwellings per annum.

The scale of Taylor Wimpey means that we can draw on the expertise of our personnel in land acquisition, the planning system, home and community design, urban regeneration and the development of supporting infrastructure; and enables us to quickly resolve any problems we may encounter. It would be our intention to bring all these resources and expertise to this project, a requirement for realising the development potential of the land.

In the North West, our immediate land team is supported by a Strategic Land operation who currently have a large active portfolio of Brownfield and Greenfield sites varying from 5 – 200 acres and in various stages of the planning system. In recent times, Strategic Land has experienced considerable success in working closely with Council's, Councillors, and local communities in bringing freehold, option and joint venture sites through the planning system to deliver valuable and viable developments for our business to build out on the ground.

I hope to hear from you once you have had the opportunity to consider this letter, I believe it would be beneficial to meet and thoroughly discuss this opportunity in planning terms and any potential deal between us. However, if you require any further clarification or information in the meantime, please do not hesitate to contact me.

Yours sincerely,

Jordan Marsh
Land Buyer, Taylor Wimpey North West
t: 01925 849 542 | m: 07469 419 567
e: jordan.marsh@taylorwimpey.com

Taylor Wimpey UK Limited
Registered Number:
1392762 England and Wales.
Registered Office:
Gate House, Turnpike Road
High Wycombe, Buckinghamshire
HP12 3NR

APPENDIX D

Green Wedge

Review study extract

Wrexham Local Development Plan 2013 - 2028

EBNB01

housing | open space | employment | community | transport | education



Wrexham Strategic Green Wedge Review (October 2017)

This leaflet is available in accessible formats

Wrexham Strategic Green Wedge Review – (October 2017)

1. Introduction

1.1 The Council is in the process of preparing a new Local Development Plan (LDP, 2013 - 2028). As part of the evidence base to support preparation of the Deposit Plan it has been necessary to undertake a green wedge review.

1.2 The current adopted Unitary Development Plan (UDP) (1996 – 2011) uses the term Green Barrier to define areas of land between settlements where it is desirable to maintain the openness of the area, and to ensure that settlements do not coalesce, amongst other things as defined in national Planning Policy Wales (see section 3 below). Indeed the function of the Green Barrier is essentially the same as the Green Wedge as defined in National Planning Policy Wales (Edition 9, January 2016, para 4.8.3), it is only the terminology which differs. In order to maintain consistency with National Planning Policy and for the avoidance of doubt, the term Green Wedge shall be used for the remainder of this paper, and in the deposit LDP.

1.3 This review was undertaken in 2 stages, stage 1 to assess the requirement for Green Wedge designation directly surrounding the settlement limit of Wrexham Town in the context of the iterative process of selecting Key Strategic Sites (KSS) for development, and the western villages (area to the west of Wrexham town, which comprises a number of villages in close proximity); and stage 2 to review the remainder of the Green Wedge (GW) designation in the County Borough in preparation for the deposit LDP, and make recommendation regarding the need for any new designations. This document combines both stages and forms part of the evidence supporting the Deposit LDP.

1.4 The rest of this paper goes on to explain why a GW review is necessary, the key aims and objectives of the study; the function of the GW in the context of National Planning Policy, the methodology employed to undertake the review and the findings and conclusions of the review.

2. Why is a Green Wedge Review necessary?

2.1 The Preferred Strategy is proposing to make provision for 8525 new homes in order to deliver a requirement of 7750 homes over the plan period 2013-2028 together with a maximum of 45 hectares of employment land.

2.2 In relation to the existing UDP green wedge designation (or green barrier as it is referred to in the UDP), it has been rolled forward from past development plans without any formal review. As per national policy, and unlike Green Belt

designations which are considered to have an element of permanence, green wedge require review, and the most appropriate time to review the designations are during the development plan preparation process.

2.3 During the initial hearing session into LDP1 the Planning Inspector[1] questioned whether the proposed green wedge designation were based on a formal assessment in line with national policy, which further highlights the need to undertake this review. It is conceded that the green wedges proposed in LDP1 was carried forward from the UDP, without any formal review. In light of these comments it is apparent that any green wedge designation in deposit LDP2 will require full justification in line with national policy, irrespective of other development pressure, and the carrying forward of the UDP designations without a formal assessment is not an option.

Key Aims and Objectives

2.4 In light of the context referred to in the introduction, a review of the existing Green Wedge designations is necessary. The aims and the objectives of the overall review will be to:

- Review the green wedge designations in the UDP using a standard methodology;
- Make recommendations regarding the designation of green wedge to be fed into the deposit LDP, and justify where changes are deemed necessary including, if appropriate, the removal of the green wedge designation; and
- Make recommendations to fill the policy vacuum if it is deemed appropriate to remove green wedge designations in certain locations
- Understand if it necessary to designate any Green Belts or new green wedge in the County Borough?

[1] Wrexham County Borough Council Local Development Plan, Examination, Inspector's Preliminary Findings Paragraph 7.1.

3. National/ Local Policy Context

3.1 The following section outlines the policy context which guides development plans in relation to the designation of green wedges. Planning Policy Wales (PPW) (Edition 9, November 2016 – Chapter 4) sets out guidance on the designation of green wedge in development plans.

3.2 It states that both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. Land within a Green Belt should be protected for a longer period than the current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process (PPW 4.8.1).

3.3 Green wedges can perform certain roles such as providing access to the countryside, including opportunities for outdoor sport and recreation, maintain landscape and wildlife interests, retain land for agriculture and forestry, improve derelict land, and provide carbon sinks. However the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included in green wedge designations (PPW 4.8.3). The objectives set out above are still worthy of consideration, and whilst it will not be appropriate to use green wedge designations to achieve them, it will be important to consider what policy approaches (either through local or national policy) could serve to protect those objectives.

3.4 The actual **purpose of Green Wedge** as set out in PPW (para 4.8.3) is to:

- prevent the coalescence of large towns and cities with other settlements;
- manage urban form through controlled expansion of urban areas;
- assist in safeguarding the countryside from encroachment;
- protect the setting of an urban area; and
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

3.5 The most important attributes of green wedge is their openness (PPW 4.8.5). To maintain openness, development within a green wedge must be strictly controlled. The general policies controlling development in the countryside apply in a green wedge but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see bullet points above). When including Green Belt and green wedge policies in their plans, authorities must demonstrate why normal planning and development management policies would not provide the necessary protection (PPW 4.8.6). Therefore part of the conclusion for each

area will include reference to alternative policy approach which may render a green wedge designation unnecessary.

3.6 Green wedges should only be maintained where normal planning and development management policies cannot provide the necessary protection. This assessment, and subsequently the LDP, will need to state where the areas are that require extra protection and why. In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. When considering green wedges there is a **need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Wedge** (PPW 4.8.13). Therefore the need for green wedge designations will need to be balanced against the need to provide land allocations for development in the LDP.

3.7 The purpose of green wedge as set out in Planning Policy Wales is the same as the purpose set out in the Wrexham UDP. However a formal assessment of the green wedge designation is still necessary in order to understand whether the existing designation actually perform the purpose as set out in both local and national policy.

4. Methodology for the Green Wedge assessment

In relation to the assessment of existing areas of green wedge there is no nationally prescribed methodology, it was therefore necessary to devise one for the study. The approach taken was to use the purpose of green wedge as set out in national policy as the basis for the assessment (see section 3.4 above). The Home Builders Federation (HBF) and Natural Resources Wales (NRW) were consulted on the methodology in order to gain any initial comments on the approach taken. HBF suggested minor amendments which have been incorporated into the study, and NRW had no objection to the methodology.

Further comments were received following consultation on the Preferred Strategy. The following issues were identified:

- 1 comment was received questioning the boundaries used to define the green wedge adjacent the Key Strategic Site 2 (promoters of the site).
  Response: The boundary of the green wedge on the eastern boundary of KSS2 was set along the edge of the original candidate site submitted. An amended alternative site was submitted by the site agents[2].
- Comments in general objecting to the development of some areas of green wedge.
  Response: Comments regarding the development of green field sites are noted. The green wedge designation required review as part of the LDP process irrespective of the need to release some green field sites for development as part of the housing allocations in the deposit LDP. The strategic green wedge review has sought to retain green wedge designations where appropriate, whilst recognising the need to provide a sufficient range of development land suitably located in relation to existing urban edges.
- Comments were received questioning why not all of the green barriers had been reviewed prior to the consultation on the Preferred Strategy.
  Response: Justification for the two stage approach was outlined in paragraph 4.1 of the Stage 1 Green Wedge Review. Ultimately all interested parties will have an opportunity to comment on the overall assessment of the green wedge, and proposed designation as part of the deposit LDP consultation.
- 1 comment was received questioning the assessment of candidate sites grouped together.
  Response: In certain areas it was considered appropriate to group candidate sites together. In this example there are a number of

[2] Alternative Sites Register (Nov 2016) http://wrexhamldp.wrexham.gov.uk

candidate sites in the area between Mold Road and the train line in the area between Wrexham and Gwersyllt. The area has common characteristics and can be read as a whole, and therefore its overall function as an area of green wedge was assessed on that basis.

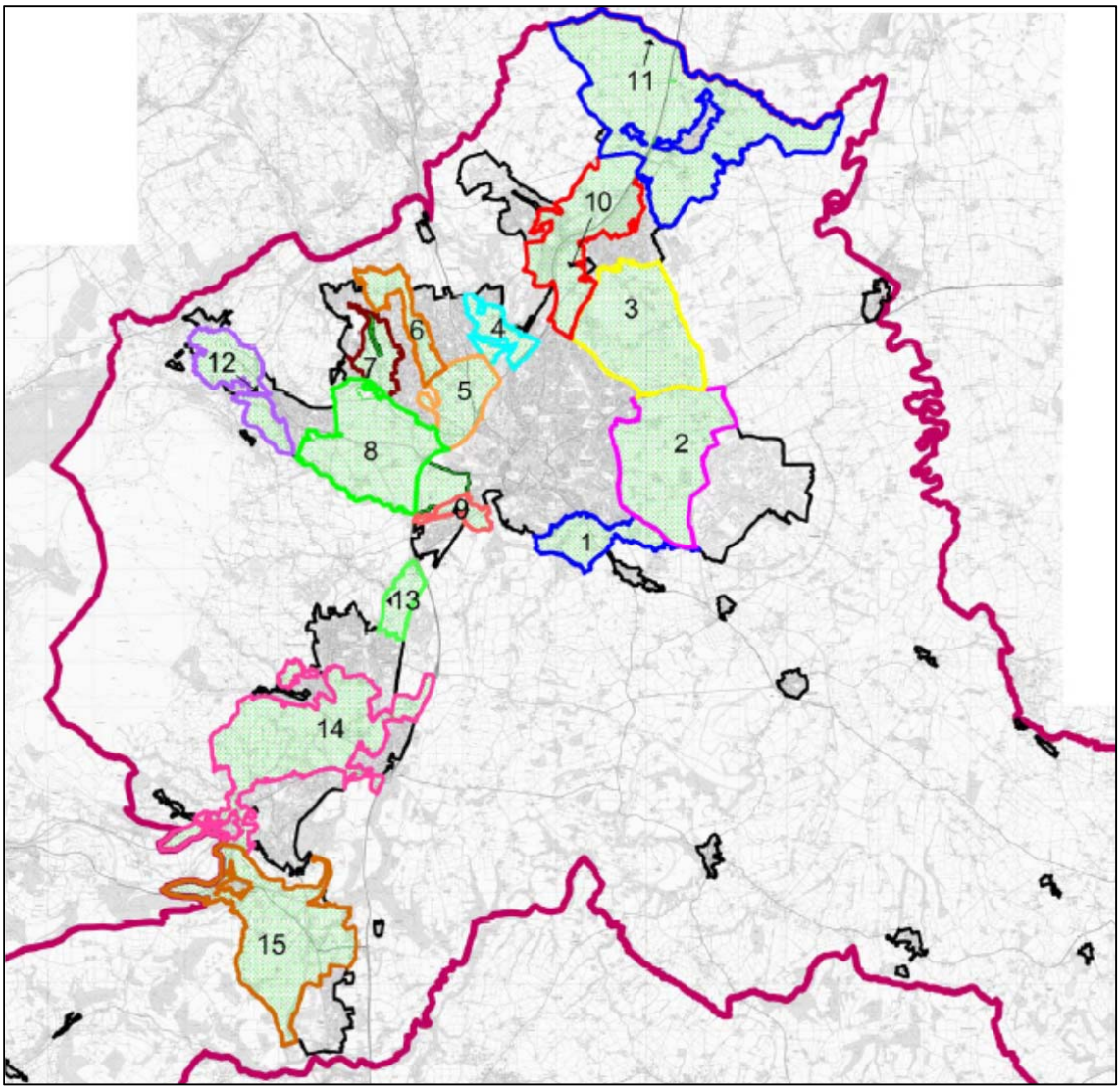
- Importantly, no fundamental objections to the overall methodology used to assess the UDP green wedge were received.

4.1 As stated in the introduction, the study was split into two stages. Stage 1 considered the areas surrounding Wrexham Town and the western villages (area to the west of Wrexham town, which comprises a number of villages in close proximity), and the second stage reviewed the remaining areas.

- this is the area where there is the most development pressure (as demonstrated by the number of candidate sites in the area);
- this area is most densely populated with settlements in close proximity to one another, which are at greater risk of coalescence should development occur;
- the presence of a number of potential Key Strategic and large sites in the area which are currently allocated as green wedge required review to assess their contribution towards the purpose of the green wedge designation;
- to allow consultation on the methodology undertaken for stage 1 to form part of the Preferred Strategy consultation, allowing officers to assess the robustness of the approach prior to rolling out the methodology for the rest of the County Borough and amending stage 1 if necessary; and;
- due to the timescales associated with the delivery agreement it was considered appropriate to concentrate on the stage 1 area initially.

4.2 To make the assessment process manageable, land in the green wedge was split into logical parcels of land, where possible, run along clear boundaries such as roads. The work is predominantly desk based, utilising secondary source material and information gathered on site visits.

Map 1: Review Area (Existing UDP Green Barrier)



The assessment is split into the following sub areas:

- Area1: Wrexham south
- Area 2: Wrexham east
- Area 3: Wrexham north east
- Area 4: Land between Bradley, Rhosrobin and east of Gwersyllt
- Area 5: Land South of Gwersyllt
- Area 6: Moss Valley
- Area 7: Land between Broughton, Brymbo and Southsea
- Area 8: Land east of Coedpoeth and south of Broughton and Southsea
- Area 9: Land South of Ruthin Road
- Area 10: Land between Gresford, Llay and Wrexham

- Area 11: Land between Gresford, Rossett, and Pulford
- Area 12: Land between Coedpoeth, Minera and Bwlchgwyn
- Area 13: Land between Rhostyllen and Johnstown
- Area 14: Land Between Penycae, Ruabon, Rhos and Cefnmawr
- Area 15: Land between Chirk, Pentre, and Froncysyllte

4.3 The intention of the site visits was to allow collection of more detailed information based on identified indicators which link to the purpose of green wedge as set out above (para 3.4). The indicators, and justification for using them, are outlined in the matrix in table 1below.

4.4 Each sub-area is assessed against the extent to which the different purposes of green wedge designations are fulfilled (using the indicators outlined). A conclusion for each area make recommendations as to whether the designation should be retained, amended or deleted. Where candidate sites are present in an area these have been assessed for their contribution to the functioning of the green wedge. Only those candidate sites, which were considered to have potential merit for inclusion in the deposit LDP, were assessed (see candidate site register for additional information on the approach taken to the assessment of candidate sites).

Table 1: Green Wedge Indicators		
Planning Policy Wales Purpose	**Characteristics of the area that contribute to the purpose of the Green Wedge**	**Purpose of the information**
Prevent the coalescence of large towns and cities with other settlements	**Barriers** What are the current barriers that make up the edges of the green wedge? Barriers can be man-made or natural and include rivers, roads, trees, hedgerows. Topography can also act as a barrier.	Development Barriers – Roads, rivers and railway lines of a certain size can represent physical barriers between settlements reducing, or sometime precluding, the possibility of development and/or coalescence.
	Physical Connection of Settlements Would development of the area / site lead to the physical connection of 2 or more settlements? Most relevant to areas that contain candidate sites (individually or cumulatively). However even in areas which do not contain candidate sites, this still gives an indication regarding the role of the area in the avoidance of coalescence between settlements.	If development would lead to the merging of 2 settlements then the purpose of preventing coalescence would not be met and the green wedge serves a purpose which remains relevant for inclusion in the LDP.
	Existing Development What development currently exists in the area of green wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Road linkages – Roadsides are potentially suitable locations for development and, where there are direct road linkages between the closest edges of the settlements, development along them would make the boundaries more vulnerable. Direct road linkages also reduce the travelling distance between settlements which psychologically reduces the distance between them. The presence of road linkages in existing green wedges increases the effect outlined above.
		Urban elements within the area - Existing development of an urban nature (i.e. residential) between settlements automatically reduces the distance between them and places more pressure on the boundaries.

	Topography Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography can impact the openness of an area, and can also act as a defensible barrier.
	Openness How open is the area? This may be influenced by topography, built development, trees and hedgerows.	If the area of green wedge has a sense of openness it serves an important role in maintaining a gap between settlements, and avoiding the coalescence of settlements.
	Candidate Sites Are there candidate sites present in the area of green wedge?	Candidate site submissions reflect an aspiration to develop. Where these are located between settlements they increase the vulnerability of the boundaries. Consideration should be given to the contribution the area covered by the candidate sites submission makes to the green wedge both alone and in combination (cumulative impact) with other sites.
Manage urban form through controlled expansion of urban areas	**Ribbon development** Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	If ribbon development is present there is potential for unrestricted sprawl.
	Isolated development (Candidate Site Specific) This is development specific and relates to the assessment of candidate sites in the green wedge.	If yes, result would be isolated development, with a high potential for urban sprawl.
	Well connected Two or more boundaries with the built up area.	If a site/area is well connected i.e. has several boundaries with the adjacent urban area, lower potential for urban sprawl. If only one boundary with existing urban area, development would 'jut out' or not be as well related and has more potential to result in urban sprawl
	Round off the settlement pattern (Candidate Site specific)	If development would 'round off' the settlement pattern there is low potential for unrestricted sprawl.

	Provide a good existing barrier Which if lost would result in urban sprawl.	If yes, higher potential for urban sprawl.
Assist in safeguarding the countryside from encroachment.	**Defensible Boundary** Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)?	If there is an existing defensible boundary between the existing urban area and the green wedge/ candidate site, it performs a role in safeguarding the countryside from encroachment
	Other countryside characteristics This relates to the character of the area covered by the green wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	If the area includes these characteristics then the Green wedge assists in safeguarding the countryside from encroachment. .
	Existing Buildings (Candidate Site Specific) Does the site contain buildings?	If the site/area contains buildings that are not in agricultural / forestry use, development (on that part of the site) would be classed as brownfield rather than Greenfield development, so the site would not perform a role in safeguarding the countryside from encroachment. Notwithstanding this, development could still impact the openness of the area.
Protect the setting of an urban area.	**Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area** Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	Where a site is adjacent to such a feature, development may still be able to preserve the setting and special character if done sensitively through appropriate design. It may also play a role in relation to the overall setting of an urban area.
Assist in urban regeneration by encouraging the recycling of derelict and other urban	**Settlement Limits** This is controlled by settlement limits and the principles of Planning Policy Wales in relation to the preference for the reuse of land. It is recognised that there is not enough previously developed land in the County Borough to accommodate the development required for the	N/A

land.	LDP period. The other considerations in the assessment will help inform which areas of green wedge should be retained.	
N/A	**Other Designations** Other Designations in the area e.g. AONB, WHS, etc.	In cases where other planning and development management policies provide the necessary protection, it may be unnecessary to also allocate the area as green wedge.

4.5 Each area will be assessed against the extent to which the different purposes of green wedge designations are fulfilled (using the indicators outlined). The conclusion for each area makes a recommendation whether the designation should be retained, amended or deleted.

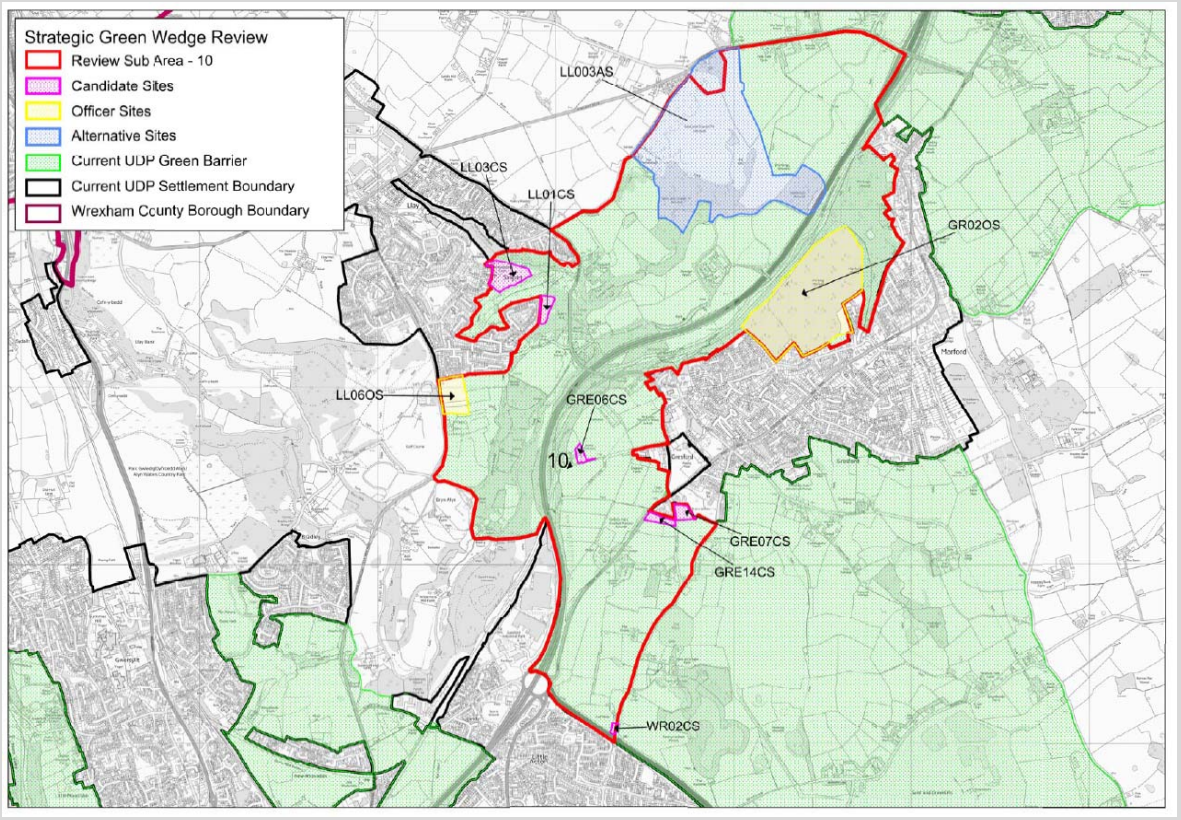
4.6 The matrix above includes candidate site specific questions. As candidate sites generally make up smaller parts of a larger area of green wedge, they will be assessed separately; however they will form part of the overall conclusion for each sub-area. The assessment will need to consider the role that the area being promoted as a candidate site plays in the overall function of the green wedge. Candidate sites can be assessed individually or in combination where there is a concentration of sites in an area.

4.7 The review does not make a judgement about the relative importance of the various purposes of green wedge, and aims to consider them all in the round.

4.8 The conclusion outlines which of the functions, based on the purposes set out in national policy, the area as a whole performs, and if the overall principle of the designation in the area is necessary.

Area 10: land between Gresford, Llay and Wrexham

Area 10: land between Gresford, Llay and Wrexham



Description	**The area sits between the settlements of Llay and Gresford, and surrounds a corridor of land that contains the A483 and the Wrexham to Shrewsbury railway line. The area contains the River Alun, and the section of Green Wedge between Llay and Gresford contains the wooded Alun river valley, beyond this towards the north east the land becomes flatter and more open. The area also contains a large sand and gravel quarry.**
Planning Policy Wales Purpose	**Green Wedge characteristics of the area**
Prevent the coalescence settlements	**Barriers** The south eastern boundary of the Green Wedge comprises part of the B5445 and the existing settlement edge of Gresford. The western boundary comprises of the B5425 and Lon Pont y Capel. The boundary to the north west includes the existing settlement edge of Llay and Gegin Lane and the B5102. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. It is noted that along parts of the existing settlement edges (south east edge of Llay around Gresford Road) the topography of the river valley could act as a barrier to development; however there is still extensive sections of the existing settlement edge that may be prone to erosion as is often the case in urban-rural fringe areas. It is noted that erosion of domestic edges would only contribute to coalescence of separate built up areas that are already in close proximity to each other.
	Physical Connection of Settlements The area does sit between three settlements (Wrexham town, Llay and Gresford). The distance, at its narrowest, between Llay and Gresford is approximately 0.7 km (0.4 miles), and the distance, at its narrowest, between Wrexham town and Gresford is approximately 0.63 km (0.39 miles).
	Existing Development Road Linkages: A dual carriageway and a railway line runs through the area (north south) and it is also criss-crossed by a number of smaller roads.

	Urban Elements within the Area: The area is strongly influenced by the transport corridor formed by the dual carriageway and railway line, and the presence on its edges of Llay and Gresford. Within the Green Wedge there is a sand and gravel quarry and a water treatment works.
	Topography The topography of the area is characterised by the Alun river valley and the gently undulating lowland plateau. The area of river valley between Llay and Gresford in particular is characterised by steeper topography and more tree cover.
	Openness The undulating areas comprising agricultural fields and field boundaries (for example areas to the west of the B5373 at Gresford and areas adjacent the River Alun which run parallel to the A483) have an open aspect (see photos 1 and 2), affording wider views and an overall sense of openness. The river valley, which includes steeper topography and more tree cover, is less open (see photo3).  Looking west of the B5373 (Clappers Lane) at Gresford.



Looking south west from junction of B5102 and A483 (Alun river valley) .



View from Gresford Road at bridge over the A483.

Candidate Sites

	The area contains 5 candidate sites. Two sites (LL003AS and GRE006AS) were submitted as alternative sites. Neither was considered as having sufficient merit for further consideration. Of the original candidate sites only one (LL06OS) was considered as having merit following the candidate site assessment. It would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would not undermine the function of Green Wedge at a wider scale. The site has not been put forward as a draft allocation (either as an A or B site) at this stage.
Conclusion The designation in this area contains characteristics that serve the purpose of avoiding coalescence, including the presence of favourable topography and the existing green wedge being designated along defensible boundaries. The area of green wedge sits between Wrexham town, Gresford and Llay. Elsewhere there is sporadic residential and agricultural development. In certain parts of the designation the issue of coalescence is more relevant. In particular the area which sits between Wrexham town and Gresford. This area has an open aspect, and there is development along the B5445 (including the Premier Inn complex and the Wrexham FC training ground). Whilst there is no direct inter-visibility between the edges of Wrexham and Gresford the flat topography, open aspect affording wider views, direct road link and development along part of the road do create a limited sense of separation between the settlements. In the area between Llay and Gresford the presence of the A483 and Shrewsbury-Chester railway line acts as a barrier, and the steeper topography act as a potential barrier to development. However, there is still potential for the gap, where the two settlements come into closest proximity, to come under pressure from development.	
Manage urban form through controlled expansion of urban areas	**Ribbon development** None present.
	Provide a good existing barrier As described above the area of green wedge has a mixture of boundary types. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. There are also some areas along the river valley where the topography acts as a barrier.
Conclusion The area is partially set along defensible boundaries including roads and partially along existing settlement boundaries. The large area of existing settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Gresford and Wrexham town along a main route (B5445).	

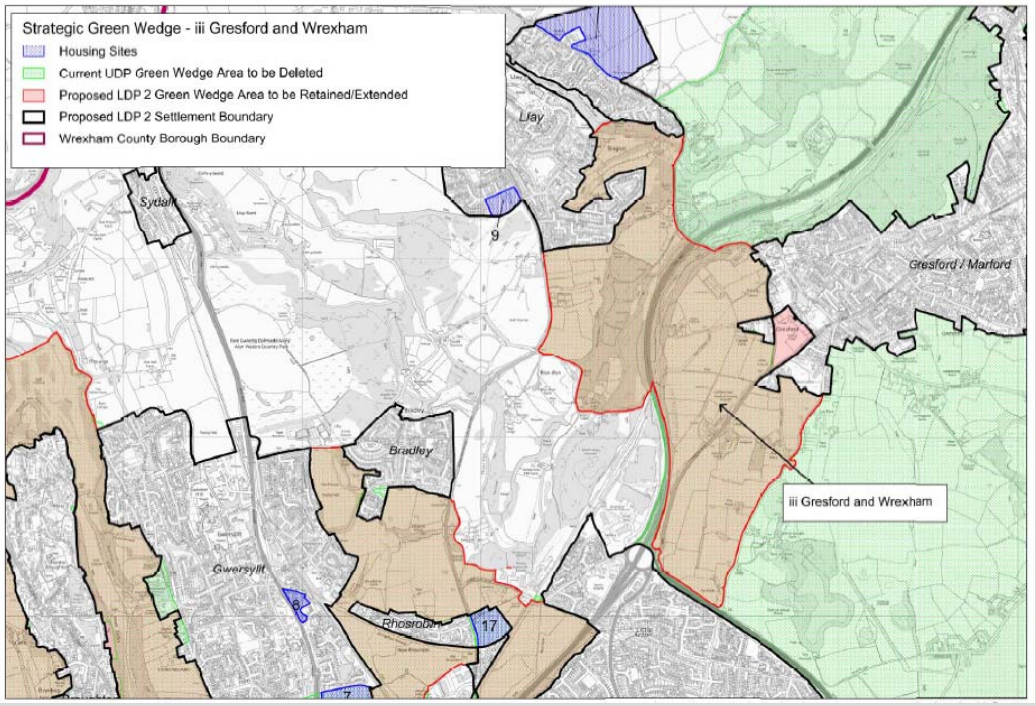
Assist in safeguarding the countryside from encroachment	**Defensible Boundary** The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. There are also some areas along the river valley where the topography acts as a barrier. These boundaries assist in protecting the open countryside from encroachment.
	Other countryside characteristics The area contains the Marford Quarry SSSI, TPO woodland, and local wildlife sites.
Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could be achieved via an open countryside policy designation.	
Protect the setting of an urban area	**Proximity to Area of Built Heritage** The Gresford and Marford designated Conservation areas sit partly within and abut the Green Wedge.
Conclusion The green wedge sits adjacent locally designated conservation areas, and therefore serves to protect the setting of those designations. However, separate built environment legislation makes provision for the protection of the setting of conservation areas. This could be further strengthened by an open countryside policy.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land **Settlement Boundaries -** This is controlled by settlement boundaries and the principles of PPW in relation to the preference for the reuse of land.	
N/A	**Other Designations / Relevant Planning History** Part of the area is covered by a Special Landscape Area (apart from the area to the east adjacent Cefn Road). The area contains the Marford Quarry SSSI, TPO woodland, and local wildlife sites. No relevant planning history.
Overall Conclusion All the settlements that border the green wedge are in close proximity to each other (Wrexham, Gresford and Llay). The function of preventing coalescence is more relevant in the area sitting along the B5445 between Wrexham and Gresford. Whilst there is not direct inter-visibility between the edges of Wrexham and Gresford the flat topography, open aspect, direct road link and development (including the Premier Inn complex and the Wrexham FC training ground) along part of the road do create a limited sense of separation between the settlements.	

The settlements of Llay and Gresford sit in relatively close proximity to each other. The A483 dual carriageway and railway line combined potentially acts as a barrier to coalescence, however it is considered appropriate to maintain an area of green wedge where the two settlements come into closest proximity.

It is considered that there is justification for the retention of the green wedge designation along the B5445 between Gresford and Wrexham, where the impact of development upon the openness of the area would be more pronounced. The area sitting along the B5445 between Gresford and Wrexham should be retained for the purpose of retaining a gap and preventing coalescence between those settlements and maintaining the openness of the area. The A483 and Old Wrexham Road are used as the edges of the designated green wedge as they form definitive boundaries on the ground, and correspond to the areas between Wrexham and Gresford that sit in closest proximity, and which are connected by a direct road link (B5445). It is considered appropriate to maintain an area of green wedge between Llay and Gresford where the two settlements come into closest proximity for the purpose of retaining a gap and preventing coalescence between those settlements and maintaining the openness of the area (see Map 9: Proposed green wedge between Gresford, Wrexham and Llay).

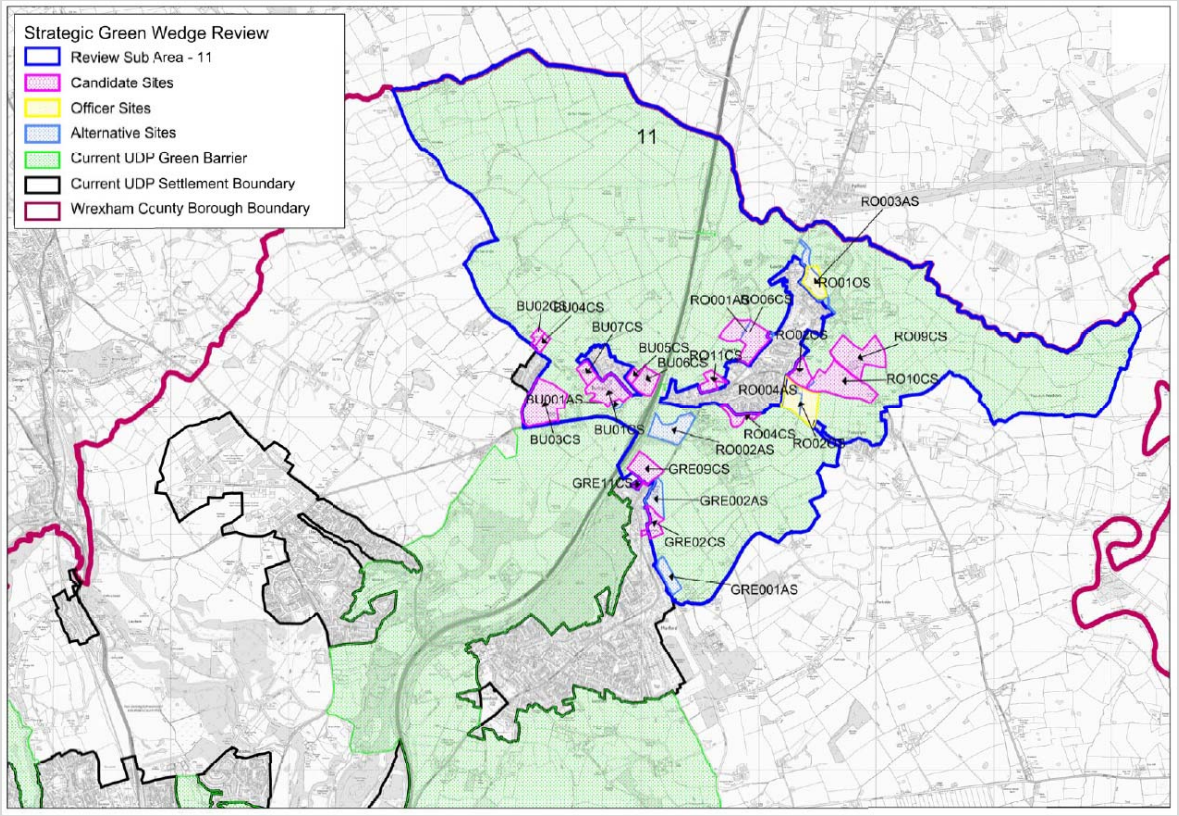
In relation to the wider area to the east of Gresford road the lack of development pressure, and the fact that development in this location would be controlled by the presence of a settlement boundary along with national and local policies presuming against inappropriate development in the open countryside, there appears to be little justification to retain a green wedge in this area.

It is recommended that the area of land sitting to the east of Gresford Road (B5373) be removed from the designation. Whilst the area would no longer be designated as green wedge it would still be afforded a high level of protection from development as a result of its location outside the settlement limit (see Map 9: Proposed green wedge between Gresford, Wrexham and Llay).



Map 9: Proposed green wedge between Gresford, Wrexham and Llay

Area 11: Land between Gresford, Rossett, and Pulford



Description	The area of Green Wedge surrounds the settlements of Rossett and Burton, and extends to the national border with England in the north and the existing settlement edge of Gresford to the south. The area is characterised as flat rural lowland, with scattered farmsteads, villages, and sporadic development beyond the village boundaries.

Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of settlements	**Barriers** The north eastern boundary sits on the national border with England and a shorter stretch along the boundary with Flintshire County Council (and follows the course of Pulford Brook and Stringer's Brook). The western boundary is set along a number of country lanes. The southern boundary is set along Straight Mile (B5102) and the existing settlement edge of Gresford/ Marford. The eastern boundary comprises a mix of country lanes, field boundaries, and drainage ditches. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. In parts it is set along field boundaries and water courses, which are also considered defensible boundaries. It is noted that erosion of domestic edges would only contribute to coalescence of separate built up areas that are already in close proximity to each other.
	Physical Connection of Settlements The area does sit between four settlements (Gresford, Rossett, Burton, and Pulford on the English side of the border). The distance, at its narrowest, between Gresford and Rossett is approximately 0.7 km (0.4 miles). The gap, at its narrowest, between Rossett and Burton is approximately 0.16km (0.1 miles), and the gap at its narrowest, between Rossett and Pulford is approximately 0.3 km (0.17 miles).
	Existing Development Road Linkages: A dual carriageway and a railway line runs through the area (north south) and is also criss-crossed by a number of smaller roads. Urban Elements within the Area: The area is strongly influenced by the transport corridor formed by the dual carriageway and railway line, and the presence on its edges of Llay and Gresford.
	Topography The topography of the area is characterised by flat rural lowland.
	Openness The rural lowland agricultural fields and field boundaries have an open aspect affording wider views and an overall sense of openness (see photo 4).



Looking from settlement edge of Marford towards Rossett along Chester Road (B5445) to the north.

Candidate Sites

The area contains 21 sites. Five of the sites (RO02CS, RO08CS, RO11CS, RO01OS, RO02OS) were considered as having merit following the candidate site assessment process. RO02OS and RO02CS are located to the west of Rossett. Development of the sites would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would also reduce the gap between Rossett and Trevalyn. RO08CS is an isolated site between Rossett and Trevalyn. RO01OS is located to the east of Rossett. Development of these sites would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would not lead to a reduction in the gap between Rossett and any other settlements. RO02OS is located to the north of Rossett. Development of the site would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would lead to a reduction in the gap between Rossett and Pulford. Seven alternative sites were submitted in the area. BU001AS, GRE002AS, GRE001AS, and RO002AS were not considered as having merit for further consideration. Site RO001AS would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. The impact of site RO003AS was considered previously as it is largely aligns with site RO02OS. The impact of siteRO004AS was considered previously as it is generally aligns with sites RO02CS and RO02OS. Of all the sites referenced above site, RO004AS has been put forward as a draft allocation (A list).

Conclusion

Within the designation certain areas of the green wedge appear to perform the function of avoiding coalescence. In particular the areas which sit between the settlements. The area between Marford and Rossett has an open aspect, and there is inter-visibility between the edges of the settlements. Similarly there is inter-visibility between the settlement edge of Rossett and Pulford, and the

presence of ribbon development on the western side of the road results in gap of approximately 90m between the built edge and the border with England. The direct road link also creates a limited sense of separation between the settlements. The narrow gap between Rossett and Burton is punctuated by the A483, however there is a subway under the road allowing direct access between the edges of the settlements. The designation does serve to maintain a sense of openness between the settlements edges sitting in close proximity to each other. There is inter-visibility between the eastern edge of Rossett and the area of Trevalyn which comprises ribbon development along Harwood Lane, and therefore the designation serves to serve a similar purpose to the areas identified above.	
Manage urban form through controlled expansion of urban areas	**Ribbon development** There are examples of ribbon development along Harwood's Lane (the area of Trevalyn), and along Chester Road to the north of the settlement edge of Rossett.
	Provide a good existing barrier The roads that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, these are considered less defensible. There are also some areas of boundary along water courses and field boundaries. These tend to be considered defensible boundaries.
Conclusion The area is partially set along defensible boundaries including roads and partially along settlement boundaries. The large area of settlement edge (Gresford, Rossett and Burton) bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Rossett, Gresford, and Pulford along a main route (B5445), and between Rossett and Burton along the section of road linking with the underpass underneath the A483. Retention of the area between Rossett and Pulford would also tie into the North Cheshire Green Belt as shown in the key diagram of the Cheshire West and Chester Local Plan (Part One). It may also play a role in the management of ribbon development in the Trevalyn area.	
Assist in safeguarding the countryside from encroachment	**Defensible Boundary** The roads that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, these are considered less defensible. There are also some areas of boundary along water courses and field boundaries. These tend to be considered defensible boundaries.
	Other countryside characteristics The area contains local wildlife designations, and group and individual TPOs.

Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could also be achieved via an open countryside policy designation.	
Protect the setting of an urban area	**Proximity to Area of Built Heritage** Part of the Rossett Conservation Area is located within the Green Wedge. The Trevalyn CADW Registered Park and garden is located within the existing designation.
Conclusion The green wedge sits adjacent to a locally designated conservation area and a CADW registered Park and Garden, and therefore serves to protect the setting of that designation. However separate built environment legislation makes provision for the protection of the setting of conservation areas and registered parks and gardens. This could be further strengthened by the introduction of an open countryside policy designation.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land **Settlement Boundaries -** This is controlled by settlement boundary and the principles of PPW in relation to the preference for the reuse of land.	
N/A	**Other Designations / Relevant Planning History** The majority of the area is covered by a Special Landscape Area. The SLAs are being reviewed as part of the LDP process. The area contains TPO woodland, and local wildlife sites. Relevant planning history: P/2016/0712 O/A to erect 47 dwellings on land off Darland Lane And Gamford Lane (refused) (02/02/2017). P/2014/0292 Erection 15 dwellings Rosemary Nurseries, Burton Hall Road, Burton (granted) (19/12/2014). P/2015/0699 Outline Planning Permission For The Erection Of 19 Dwellings North Of Burton Road, Burton (refused) (07/12/2015).
Overall Conclusion The area of green wedge surrounds the settlements of Rossett and Burton, and extends to the national border with England in the north and the existing settlement edge of Gresford to the south. The area is characterised as flat rural lowland, with scattered farmsteads, villages, and sporadic development beyond the village boundaries. There is direct inter-visibility between the edges of Marford and Rossett, and Lavister and Pulford, and the topography, open aspect, and direct road link create a limited sense of separation between the settlements. Overall it is considered that there is justification for the retention of the green wedge designation along the B5445 between Gresford, Rossett and Pulford, where the	

risk of coalescence and the impact upon the openness of the area are more pronounced. Retention of the area between Rossett and Pulford would also tie into the North Cheshire Green Belt as shown in the key diagram of the Cheshire West and Chester Local Plan (Part One).

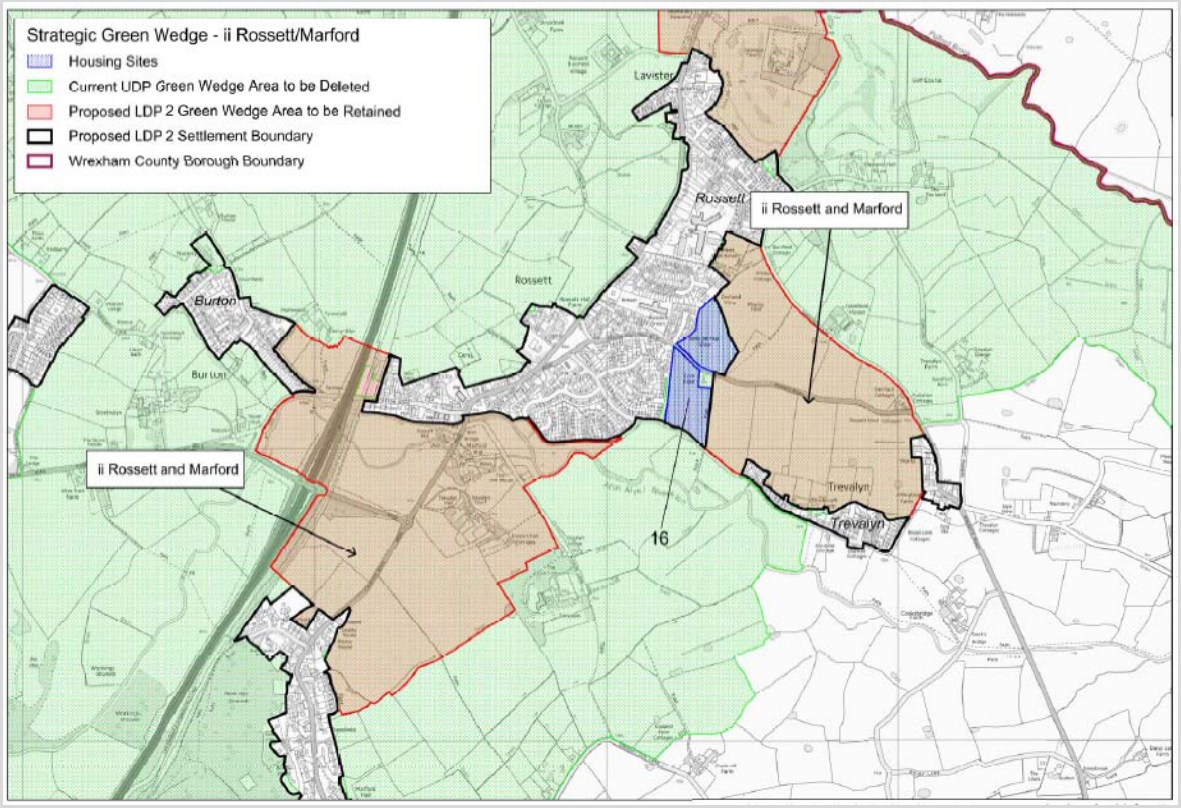
The narrow gap between Rossett and Burton does serve to maintain a sense of openness between the settlements edges sitting in close proximity to each other. The designation is set along defensible boundaries, serving to manage the urban form in these locations. Development beyond the road would lead to a discordant urban/rural fringe lacking a clear boundary. The green wedge in this location also serves to avoid encroachment into the countryside in an area of development pressure (2 candidate sites have been submitted in this area). An area between the eastern edge of Rossett and Trevalyn (where there is inter-visibility between the edge of Rossett and ribbon development along Harwood Lane) serves the function of avoiding coalescence between two areas of residential development.

Conclusion: In order to take these factors into account, it is recommended that the overall principle of retaining the green wedge in the area is appropriate; however amendments to the designation to accommodate the allocation of site H1(16) Land north and south of Rossett Road, Rossett. The area sitting along the B5445 between Gresford, Rossett, and Pulford, and the areas between Rossett and Burton and Rossett and Trevalyn, should be retained for the green wedge purpose of preventing coalescence between those settlements and assisting in safeguarding the countryside from encroachment (see Map 9: Proposed green wedge between Gresford, Rossett and Pulford).

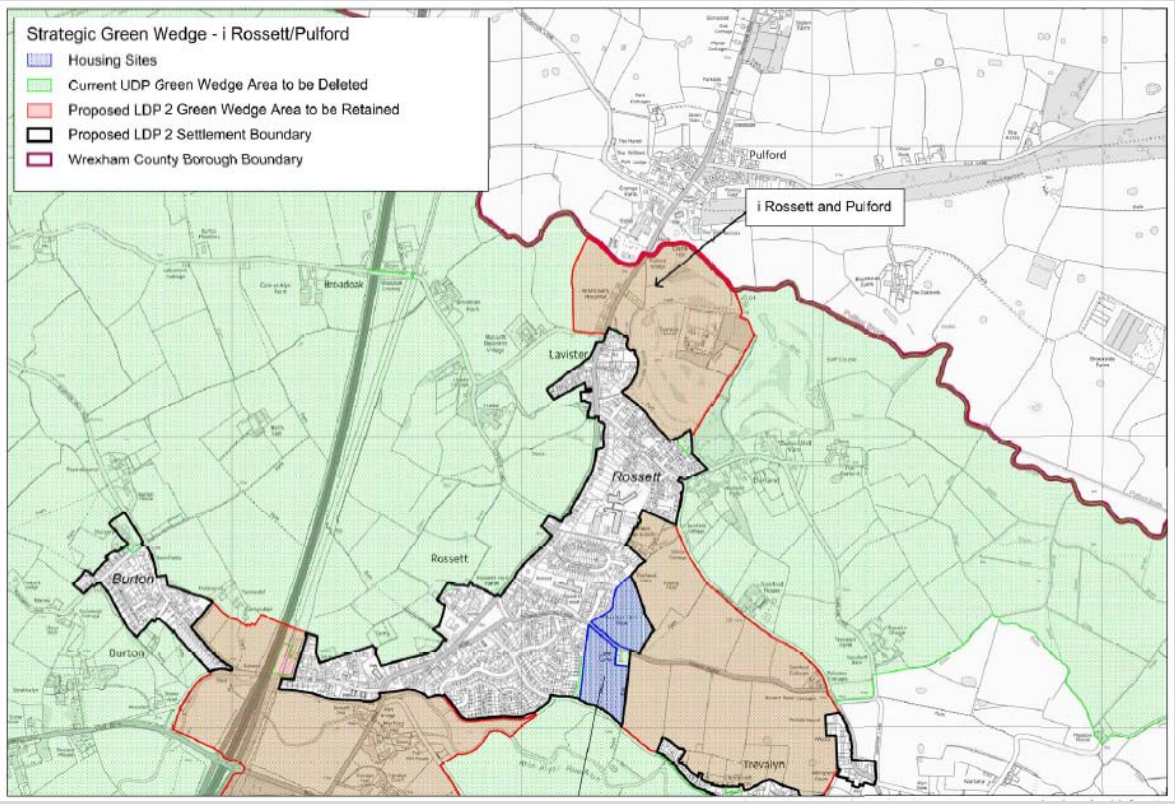
The areas of greenwedge that covers open countryside, and which do not sit between settlements in close proximity, do not serve the same purpose as identified above.

Conclusion: It is therefore recommended that these areas be removed from the designation. Development in these locations would be controlled by the presence of an existing settlement boundary along with local policies presuming against inappropriate development in the open countryside. The area no longer designated as green wedge would still be afforded a high level of protection from development considered inappropriate in the open countryside (see Map 9: Proposed green wedge between Gresford, Rossett and Pulford).

Map 10: Proposed green wedge between Gresford and Rossett



Map 11: Proposed green wedge between Rossett and Pulford



Map 17: Green Wedge Review – Proposed LDP Green Wedge Designation

