



**PLANNING SUPPORTING STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT ON LAND TO THE EAST SIDE OF BOTTOM ROAD,  
SUMMERHILL, GWERSYLLT, WREXHAM**

**CO-ORDINATES OF PROPOSED DEVELOPMENT:**

**X331006, Y354261**

**Our Ref: 48048**

**July 2016**

## PLANNING SUPPORTING STATEMENT

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## **1.0 Introduction**

- 1.1 This Statement sets out our analysis of the relevant planning policies which need to be considered in support of this application for the development of this site for residential housing and associated infrastructure. The planning application is submitted in outline with all matters reserved for future approval, with the exception of access, for which detailed approval is sought.

## 2.0 The Site Details

- 2.1 The site is located to the north of Summerhill along Bottom Road. The site is located on the east side of Bottom Road. A field also sits on the west side with Top Road running parallel to this field. These roads connect with Windy Hill to the north and the A541 to the north-east. The application site is located with farm steads and houses sporadically positioned along this and Bottom Road which extends beyond the housing at Caer Haf and Summer Hill Park. Summer Hill Park back on in the direction of the site. The site is generally pasture land bordered by hedgerow and individual maturing trees. The land to the west extends towards a golf course (Moss Valley Golf Club) and to the east to the A541. The site is illustrated in the following Ordnance Survey (OS) map attached in full in Appendix A.

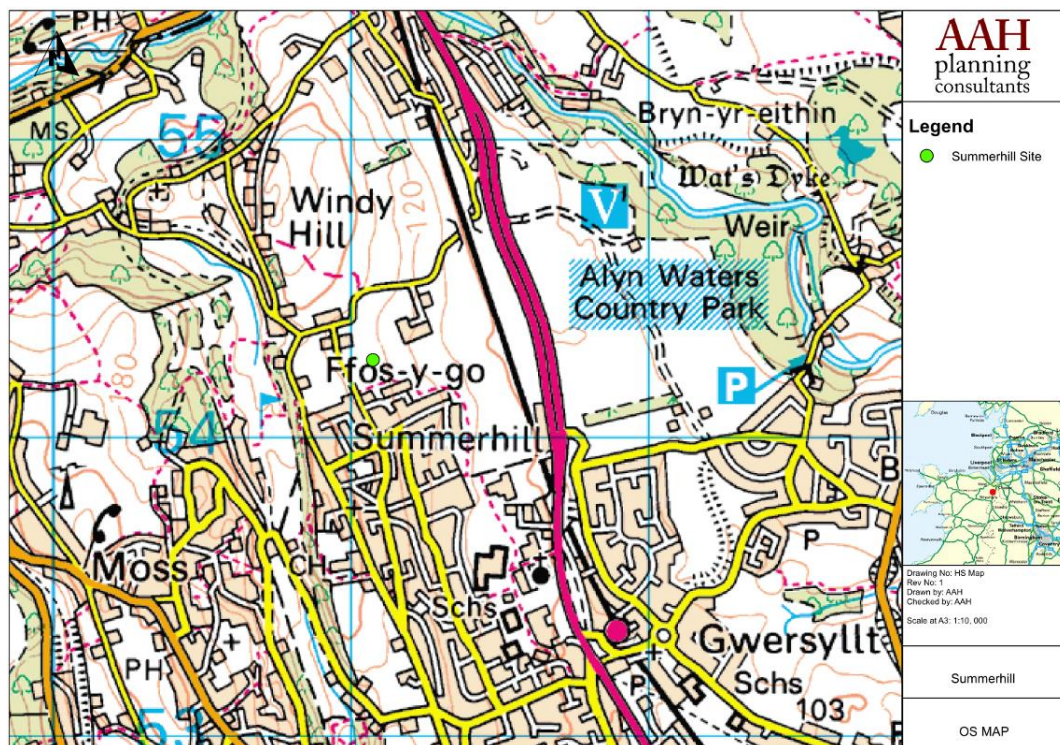


**Image 2.1: OS Map of the Application Site in Context**

- 2.2 The hinterland comprises the low lying land around Wrexham town and its outlying urban villages (such as Gwersyllt), generally rural in nature but often with significant noise from the A483, adjacent roads and the railway. The A641 lies to the east of the application site running in a general north/south alignment. The area is generally low lying open farmland

with a large open field pattern and well-defined hedgerow boundaries. The original rural character has been significantly weakened by urban influences with some pockets of interest.

- 2.3 This area is classified by LANDMAP (a GIS based resource where information about the landscape is recorded, organised and evaluated into a nationally consistent spatial data set) as rolling lowland farmland but heavily influenced by the A483 and more locally to the application site Mold Road; other roads and rail corridors subdivide the wider area, with pylons, views of housing and industry, and mining and quarrying a frequent occurrence. Although relatively fragmented by development, the area has not suffered as much visual degradation as the adjacent aspect area reference: WRXHMVS038 in LANDMAP.

## 3.0 Planning Policy

### National Policy

- 3.1 According to the method of calculating housing land supply prescribed by the Welsh Government in Technical Advice Note 1 Joint Housing Land Availability Studies (TAN1), the Council does not currently have a five-year supply of housing land. In accordance with Paragraph 9.2.3 of Planning Policy Wales (PPW) *“Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan”*.
- 3.2 TAN1 sets out how an authority must act when it does not have a five-year land supply: *“The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study, the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies”* (Paragraph 6.2).
- 3.3 For the purposes of both paragraphs 9.2.3 of PPW and 6.2 of TAN1, reference to “the development plan” means the adopted Wrexham Unitary Development Plan 1996 - 2011.

### Planning Policy Wales (2014)

- 3.4 National Planning Policy (NPP) promotes sustainable development in terms of the location of development, re-use of previously developed land and by setting minimum sustainable building standards. The objective of minimising the need to travel and increase accessibility by travel modes other than private cars is stressed. Higher density development is encouraged near locations or corridors, which are well served by public transport.
- 3.5 There is a strong emphasis on the importance of good design and the creation of places to live that are safe and attractive. This is highlighted as being the responsibility of all those

involved in the development process, at all scales. In terms of residential development, the emphasis is on sustainable residential environments, which include:

- mixed tenure communities;
- development that is easily accessible by public transport, cycling and walking;
- mixed-use development so communities have good access to employment and services;
- attractive landscapes around dwellings, with usable open spaces and regard for biodiversity and flood risk;
- greater emphasis on quality, good design and the creation of places to live that are safe and attractive;
- the most efficient use of land;
- well-designed living environments, where appropriate at increased densities;
- construction of housing with low environmental impact which meet nationally set standards;
- 'barrier free' housing developments, for example built to lifetime homes standards;
- direct connections to existing communities; and
- interest and varied design rather than areas of monotonous character.

3.6 All residential development should seek to promote a hierarchy of sustainable transport (walking, cycling, public transport and then cars). Public transport is a highly important means to meeting several objectives of sustainability. Developers and the Local Planning

Authority (LPA) should therefore seek early dialogue with public transport providers and operators in the case of large scale residential developments and urban extensions. Where appropriate, contributions towards public transport improvements may be requested on smaller schemes.

3.7 Planning Policy Wales also sets mandatory Sustainable Building Standards as follows:

- applications for all new dwellings to meet Code for Sustainable Homes Level 3 and obtain 1 credit under issue Ene1 - Dwelling Emission Rate.
- applications for non-residential development (including multi-residential and care homes) which will either have a floor space of 1,000m<sup>2</sup> or more, or will be carried out on a site having an area of one hectare or more, to meet the BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions<sup>1</sup>.

3.8 Other national policy extracts of relevance include:

*"The design of our towns, villages, cities and the urban and rural landscape is important in articulating our nation and our culture. Design is important to our quality of life, and the quality of Wales' varied landscapes and townscapes—helping to sustain a positive image for Wales"* (Technical Advice Note (TAN) 12: Design, 2009, paragraph 2.1)

*"Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings."* (Planning Policy Wales (Edition 6) paragraph 4.11.1)

#### **TAN 5: Nature Conservation & Planning (2009)**

3.9 This document contains specific guidance about how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.

- 3.10 TAN 5 identifies key principles for nature conservation within the planning system. These include partnership working to achieve objectives, integrating biodiversity into all planning decisions to deliver social, economic and environmental benefits, as well as ensuring appropriate species and habitat protection and mitigating the effects of climate change.

**TAN 12: Design (2009)**

- 3.11 This document contains specific guidance regarding housing design and layout. It spells out the principles of good design based on an understanding of what makes existing places attractive, successful and sustainable places in which to live.

- 3.12 TAN 12 identifies that the overriding principles in the design of residential environments should be to establish a sense of place and community. More specifically (Paragraph 5.11.2) housing design should aim to:

- *create places with the needs of people in mind, which are distinctive and respect local character;*
- *promote layouts and design features which encourage community safety and accessibility;*
- *focus on the quality of the places and living environments for pedestrians rather than the movement and parking of vehicles;*
- *avoid inflexible planning standards and encourage layouts which manage vehicle speeds through the geometry of the roads and building;*
- *promote environmental sustainability features such as energy efficiency in new housing and make clear specific commitments to carbon reductions and/or sustainable building standards;*
- *secure the most efficient use of land including appropriate densities; and*

- *consider and balance potential conflicts between these criteria.*

#### **TAN 15: Development and Flood Risk (2004)**

- 3.13 This document covers flood risk from all sources including surface water and identifies the acceptability requirement and the relevant development advice. It stresses that in all flood risk zones, any development will require an appropriate drainage strategy to demonstrate that the development itself will not create, increase or exacerbate surface water flood risk. Section 8 and Appendix 4 of TAN 15 deal specifically with surface water run-off from new development and require that “Sustainable Drainage Systems” (SuDS) be considered at a very early stage preferably in the form of blue/green Infrastructure which can blend seamlessly into the development within public open space.

#### **TAN 18: Transport (2007)**

- 3.14 This requires transport and movement to be considered at the strategic and detailed level. In strategic terms this includes:
- *focusing housing development at locations with good access by walking and cycling to schools and public transport stops, employment opportunities, shopping and leisure;*
  - *ensuring that significant new housing schemes contain ancillary uses including local shops, and services and, where appropriate, local employment;*
  - *policies and standards on density, and parking to achieve higher residential densities in places with good public transport accessibility and capacity;*
  - *designing residential layouts that incorporate traffic management proposals such as home zones, calming measures and 20 mph zones and where appropriate, layouts that allow public transport to pass through easily; and*
  - *layouts and densities, which maximise the opportunity for residents to walk and cycle to local facilities and public transport stops.*

3.15 Transport infrastructure should contribute to a sense of place and community and the five principle functions of streets should generally be considered in the following order of importance:

1. *place;*
2. *movement;*
3. *access;*
4. *parking; and*
5. *utilities (including drainage and street lighting).*

3.16 The TAN stresses that streets should not be:

- *primarily designed to meet the needs of motor traffic;*
- *bland and unattractive;*
- *unsafe and unwelcoming to pedestrians and cyclists;*
- *difficult to serve by public transport; and*
- *poorly designed and constructed.*

3.17 TAN 18 emphasizes that streets should form part of a well-connected network and encourages new developments to help deliver walkable neighbourhoods where walking is promoted as the main means of travel for shorter trips.

3.18 The TAN links to the detailed guidance which is contained in the Manual for Streets.

### **Manual for Streets (2007)**

3.19 This document was produced to counter the dominance of vehicles and highways in streets. The main aim of this document which covers England and Wales is to facilitate the creation of streets that promote greater social interaction and enjoyment while still performing successfully as conduits for movement. As a companion guide to The Welsh Government Technical Advice Note on Transport (TAN 18), it indicates that streets should:

- *help to build and strengthen the communities they serve;*
- *be designed first and foremost for pedestrians*
- *meet the needs of all users, by embodying the principles of inclusive design;*
- *form part of a well-connected network (such as existing desire lines);*
- *be attractive and have their own distinctive identity (this will involve be open minded to non-standard approaches);*
- *be cost-effective to construct and maintain;*
- *be safe.*

### **Manual for Streets 2 (2010)**

3.20 'Manual for Streets 2: Wider Application of the Principles' forms a companion guide to 'Manual for Streets'. With regard to residential streets it provides further detailed guidance and demonstrates how the principles can be applied to rural areas.

## **TAN 22: Planning for Sustainable Buildings (2010)**

- 3.21 This document is effectively a 'handbook' to help implement the Sustainable Building Standards set out in Planning Policy Wales. The emphasis is on reducing energy demand for new buildings through utilising the Code for Sustainable Homes for new dwellings and the BREEAM method for other building types.

### **Local Planning Policy**

- 3.22 The proposal site falls within the area of the Wrexham Unitary Development Plan 1996 – 2011 which was adopted on the 14<sup>th</sup> February 2005. Paragraph 3.4 relates to Settlement Strategy and states that:

*“Large scale extensions of settlements which occurred in the past are no longer appropriate. The strategy therefore seeks to safeguard the amenity of settlements and secure economy and efficiency in the use of land resources through the regeneration of built-up areas together with limited outward growth. The strategy is applied within three policy sub-areas as follows:-*

- a) Wrexham. This is the principal town in the County Borough. It is the hub of the local transport network and is where most of the main retailing, employment, leisure and public services are concentrated. It is therefore the location most suited to significant additional development. Nevertheless, growth in every direction is not appropriate. The town adjoins areas of high quality agricultural land; landscapes of historic and amenity importance including Erddig, the Clywedog Valley and Cefn Park; sites of nature conservation interest; and extensive sand and gravel deposits to the north and east. There is also a need to prevent coalescence of the town with nearby villages. The strategy takes these constraints into account, particularly in relation to the allocation of land for new development.*
- b) The Urban Villages. These comprise the larger settlements to the north, west and south of Wrexham Town. While their range of services is narrower than Wrexham, they are capable of supporting some additional growth, particularly on derelict or underused*

*land. However, in some urban villages (including Gwersyllt, Penycae and Rhostyllen), recent developments have been rapid and extensive. As a result, environmental thresholds have been reached and services and facilities are under pressure. In addition, many of the urban villages are separated from each other by narrow areas of open countryside. The strategy aims to safeguard the individual character of the villages by maintaining these open areas and this is reflected in the allocation of land for development. It is therefore considered inadvisable to promote further major development on the edge of the urban villages beyond existing commitments.*

*c) The Rural Villages. The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites.”*

3.23 The following Strategic policies relate to the broad location of development:

**Policy PS1** *New development for housing, employment, and community services will be directed to within defined settlement limits/employment areas.*

**Policy PS2** *Development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.*

**Policy PS3** *Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.*

**Policy PS4** *Development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.*

**Policy PS5** *Provision will be made for the development of 5775 dwellings between 1996 and 2011.*

3.24 Section 6 deals more specifically with housing with the following policies relating to housing allocations.

**Policy H1** *Sufficient land will be allocated for housing development between 2001 and 2011 as follows in Urban Villages:-*

| URBAN VILLAGES           |                                            |           |       |
|--------------------------|--------------------------------------------|-----------|-------|
| Ref. Number              | Location                                   | Area (ha) | Units |
| 1.                       | Acrefair: Llangollen Road                  | 2.40      | 60    |
| 2.                       | Broughton : Former Gatewen Colliery Site   | 8.57      | 214   |
| 3.                       | Broughton: Southsea Road/New Road          | 3.28      | 77    |
| 4.                       | Chirk : Lodgevale Park                     | 0.70      | 18    |
| 5.                       | Gwersyllt: Bottom Road                     | 1.33      | 33    |
| 6.                       | Llay : Llay Road                           | 1.31      | 31    |
| 7.                       | Penycae: Afoneitha Road                    | 0.53      | 12    |
| 8.                       | Pentre Broughton : High Street             | 0.70      | 18    |
| 9.                       | Rhos : High Street/Hall Street             | 0.25      | 9     |
| 10.                      | Rhostyllen : Wrexham Road                  | 7.57      | 160   |
| 11.                      | Ruabon : Station Road                      | 1.17      | 23    |
| 12.                      | Ruabon: New Hall Road                      | 3.50      | 80    |
| 13.                      | Tanyfron: Bryn Gwenfro                     | 2.33      | 56    |
| 14.                      | Trevor: Former Brickworks, Llangollen Road | 1.40      | 40    |
| Urban Villages Sub Total |                                            | 35.04     | 831   |

**Image 3.1: Extract of Housing Allocations Gwersyllt**

3.25 The Council's proposals map is shown in image 3.2 below.



**Image 3.2: UDP Proposals Map Insert**

- 3.26 As can be seen in Image 3.2, the application site lies immediately to the north of the allocation reference: 5 which has now been built out. This land also includes a small part of the Special Landscape Area (Policy EC5), this states:

*“Within Special Landscape Areas, priority will be given to the conservation and enhancement of the landscape. Development, other than for agriculture, small-scale farm-based and other rural enterprises, and essential operational development by utility service providers, will be strictly controlled. Development will be required to conform to a high standard of design and landscaping, and special attention will be paid to minimising its visual impact both from nearby and distant viewpoints.”*

- 3.27 In relation to affordable housing the following policies are considered relevant:

**Policy H7** *Where there is a proven lack of affordable housing to meet local needs, the Council will negotiate with developers to provide an element of affordable housing in new proposals of 25 or more homes. The initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements.*

**Policy H8** *In exceptional circumstances, where a proven need from persons unable to compete in the local housing market cannot be met within rural settlement limits, consideration will be given to other limited affordable housing proposals on the edge of settlements where:-*

- a) no more than 5 dwellings can be accommodated on a site which forms a logical extension to the settlement limit and the development reflects the surrounding townscape and landscape in form, bulk, design and materials;*

*and*

- b) the initial benefit of discounted prices will be retained for subsequent and future occupants through the scheme's management by a suitable local housing body with the aid of legal agreements.*

## **Wrexham Local Housing Market Assessment (WLHMA) 2015 - Final Report**

- 3.28 This document sets out to directly address all of the requirements to undertake an assessment of housing need in accordance with the Local Housing Market Assessment Guide (Welsh Government – March 2006) and Getting Started with your Local Housing Market Assessment – A Step by Step Guide (Welsh Government – March 2012). Analysis revealed that around three out of every four properties in Wrexham County Borough are houses (75.6%), and around two thirds of all properties (62.5%) contain three or more bedrooms. Whilst the most prevalent house type was a three bedroom semi-detached dwelling, there are some significant sub-area variations, including a significant higher than average proportion of detached dwellings located within the North East and South East sub-areas.
- 3.29 The WLHMA suggests that in line with Government-led household projects (2011-2036) and by translating various scenarios into dwellings requirements, an additional range of between 646 and 781 dwellings is required each year. The average across all three scenarios is 712. Analysis reveals that there is an annual shortfall of 157 affordable dwellings across Wrexham County Borough. It is important to stress that housing assessments are essentially a snapshot in time and as such the figure calculated under this model should not be used as a definitive measure of housing need or as an absolute target figure. Instead, the model and its output is representative and reflective of the current level of imbalance within the local housing market and so indicative of the scale, type and tenure of housing required in order to seek to redress such imbalance.
- 3.30 In terms of the preferred affordable housing tenure split, existing households in need and newly-forming households stated strongest preferences for social/affordable renting. Overall, analysis would suggest a tenure split of 70% social rented and 30% intermediate tenure. In terms of affordable housing by size (number of beds) then the analysis clearly suggests a need for smaller two bedroom properties for both under and over 65s with some three bed general needs (under 65s). It is important to note that this assessment is made against, and by using, the bedroom standard and in doing so matches the number of people within a household in need to the exact number of bedrooms to meet that need.

## Housing Supply

- 3.31 In order to accord with the policies of the Local Development Plan (LDP) housing development should be located within the defined development limits of Summerhill. The site lies outside the defined development limits of the settlement and is therefore located within the open countryside, which in normal circumstances in accordance with policies of the Local Plan, the development of the site for residential purposes would be contrary to the policies of the LDP. However, much depends on the housing need in Wrexham and whether the Council are able to demonstrate a five-year housing supply as set down previously.
- 3.32 The Welsh Government's advance notice of changes to Technical Advice Note 1: Joint Housing Land Availability Studies (JHLAS) (TAN 1) states that only LPA's with an adopted LDP or an adopted Unitary Development Plan (UDP), which is still within the plan period will be able to undertake a JHLAS and thus be able to demonstrate that they have a five-year housing land supply. The transitional arrangements set down in Chapter 8 of TAN 1 are relevant here, for a temporary period as some local planning authorities will not have an adopted LDP, but may have an adopted UDP. Local planning authorities in this position may use their adopted UDP as the basis for calculating their housing land supply, using the residual method, provided that the UDP is still within the plan period at the base date of the JHLAS. Therefore local planning authorities that do not have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a five-year housing land supply and effectively will be considered not to have a five-year supply. Those LPAs without an adopted development plan will be unable to produce a JHLAS until an adopted LDP is in place. However, as mentioned in paragraph 3.3 of TAN 1, local planning authorities without an adopted LDP should continue to carry out an objective assessment of their housing land supply on an annual basis in preparation for their LDP.
- 3.33 In the absence of an up-to-date UDP and adopted LDP, in accordance with latest Welsh Government Guidance on JHLAS, TAN1, January 20015, there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to have a zero land supply. However, in order to inform the level of housing provision required in the forthcoming LDP, it is still necessary to monitor the housing land supply within the County Borough along with the number of completions. The Housing Land Monitoring Statement 2015 was released in

April 2015 and is of relevance to the assessment of housing supply. The five-year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and remaining site allocations from the UDP, categorised as prescribed in TAN 1.

- 3.34 It is noted that the following 'Large' schemes (Sites for 10 or more as at 01-04-2015) have recently been approved in the settlement of Gwersyllt:

| <b>Gwersyllt</b>           |                                             |                |                   |                            |                                                                       |                |              |                       |                |          |           |          |          |
|----------------------------|---------------------------------------------|----------------|-------------------|----------------------------|-----------------------------------------------------------------------|----------------|--------------|-----------------------|----------------|----------|-----------|----------|----------|
| Community                  | App No.                                     | Type<br>F/RM/O | Site Area<br>(Ha) | Public/<br>Private<br>/RSL | Site Address                                                          | Total<br>Units | Prev<br>Comp | Total<br>Comp<br>2015 | Not<br>Started | Cat 1    | Cat 2     | Cat 3    | Cat 4    |
| Gwersyllt                  | 20044 &<br>P/2005/0576 &<br>P/2006/0601     | F              | 1.75              | PR                         | Oak Alyn Court, Cefn y Bedd                                           | 19             | 17           | 0                     | 2              | 0        | 2         | 0        | 0        |
| Gwersyllt                  | P/2006/0091<br>P/2010/0261 &<br>P/2010/0270 | F              | 0.22              | PR                         | land at Jutland Ave, Gwersyllt, LL11<br>4SB                           | 14             | 2            | 12                    | 0              | 0        | 0         | 0        | 0        |
| Gwersyllt                  | P/2011/0709                                 | RM             | 0.49              | PR                         | Land at Queens Head, Glanllyn Road,<br>Bradley, Wrexham               | 13             | 6            | 1                     | 0              | 6        | 0         | 0        | 0        |
| Gwersyllt                  | P/2014/0262                                 | O              | 1.14              | PR                         | Land South of Chestnut Court,<br>Summerhill Road, Summerhill, Wrexham | 20             | 0            | 0                     | 20             | 0        | 20        | 0        | 0        |
| <b>Gwersyllt<br/>Total</b> |                                             |                |                   |                            |                                                                       | <b>66</b>      | <b>25</b>    | <b>13</b>             | <b>22</b>      | <b>6</b> | <b>22</b> | <b>0</b> | <b>0</b> |

**Table 3.1: Approved 'Large' schemes (Sites for 10 or more as at 01-04-2015)**

- 3.35 Appendix 3 of the Council's Housing Land Monitoring Statement 2015 shows the Previous Land Supply Data for Large Sites as follows.

|             | <b>5 year supply -<br/>Number of<br/>Homes</b> |          | <b>Number of<br/>years supply</b> | <b>Supply<br/>beyond 5<br/>years –<br/>Number of<br/>Homes</b> |          |
|-------------|------------------------------------------------|----------|-----------------------------------|----------------------------------------------------------------|----------|
| <b>Year</b> | <b>1</b>                                       | <b>2</b> |                                   | <b>3</b>                                                       | <b>4</b> |
| 2007        | 546                                            | 1966     | 14.99                             | 614                                                            | 13       |
| 2008        | 411                                            | 1728     | 7.52                              | 783                                                            | 14       |
| 2009        | 154                                            | 1470     | 6.08                              | 783                                                            | 398      |
| 2010        | 175                                            | 1241     | 5.35                              | 838                                                            | 165      |
| 2011        | 381                                            | 968      | 3.9                               | 1028                                                           | 63       |
| 2012        | 191                                            | 786      | 3.5                               | 824                                                            | 52       |
| 2013        | 198                                            | 666      | 3.4                               | 405                                                            | 328      |
| 2014        | 89                                             | 690      | 3.1                               | 546                                                            | 54       |
| 2015        | 166                                            | 1124     | NA                                | 319                                                            | 23       |

**Table 3.2: Previous Land Supply Data for Large Sites**

- 3.36 This shows the pattern of the shortfall in land supply as it drops from 2010 consistently year on year. As outlined local planning authorities that do not have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a five-year housing land supply and effectively will be considered not to have a five-year supply.
- 3.37 Where a five-year land supply does not exist, TAN 1 indicates that the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with the Development Plan and NPP's.

## 4.0 Planning History

- 4.1 There is no relevant planning history for this application site. Table 3.1 illustrates the Approved 'Large' schemes (Sites for 10 or more as at 01-04-2015) for Gwersyllt and it is noted that the Housing Allocation Reference 5 has now been completed. The site has been considered as part of a wider site in the Council's Call for Sites Register and is listed as an option known in the Site Register Response as Reference GWE03CS. This is shown in the following image.

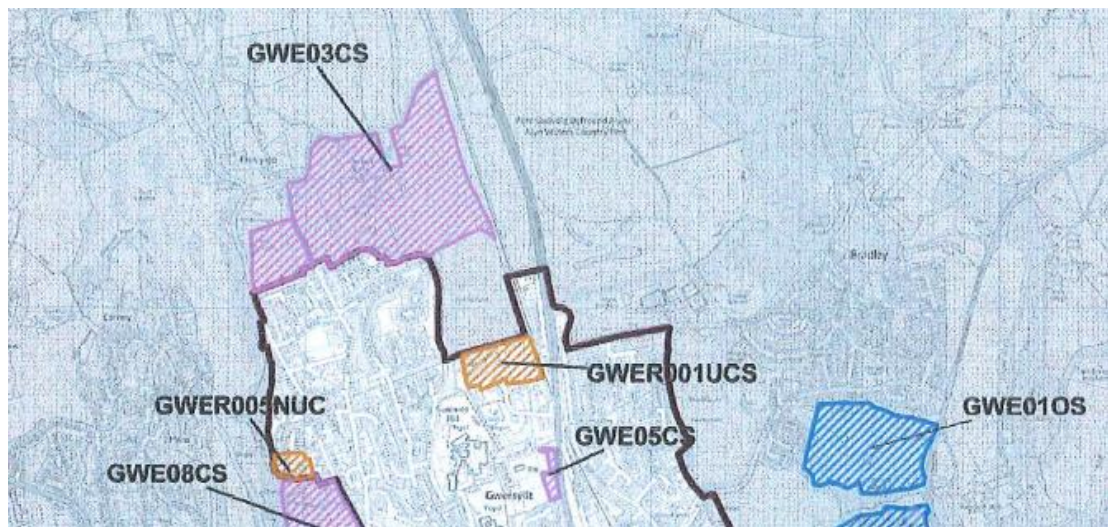


**Image 4.1: Image of the Site within the Site Register**

- 4.2 The application site itself comprises a much reduced area to the full GWE03CS with the land only encompassing a small portion immediately to the east of Bottom Road and lying immediately to the north of Summer Hill Park. Although the site has no formal designation at this stage, the fact that the site is being considered as part of the future allocation process is a consideration weighing in favour of the scheme, albeit this would only attach limited weight overall.

## 5.0 Assessment of Planning Policies

### Principle of Development

- 5.1 As outlined in paragraph 3.33 in the absence of an up-to-date Unitary Development Plan (UDP) and adopted Local Development Plan (LDP), in accordance with latest Welsh Government Guidance on Joint Housing Land Availability Studies (JHLAS), TAN1, January 20015, there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to have a zero land supply. Table 3.2 shows the pattern of the shortfall in land supply as it drops from 2010 consistently year on year. As outlined, local planning authorities that do not have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a five-year housing land supply and effectively will be considered not to have a five-year supply. Where a five-year land supply does not exist, TAN 1 indicates that the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with the Development Plan and NPP's.
- 5.2 Set within this context despite the application site being classed as a greenfield, countryside location outside of the development limits of Summerhill the proposed housing development must be assessed on its own merits and as required by paragraph 5.1 of TAN 1, the need to increase housing supply should be **'given considerable weight'** when dealing with planning applications, provided that the development would otherwise comply with national planning policies. Planning Policy Wales includes a **'presumption in favour of sustainable development'**, by which this application should be assessed against.

### Sustainable Development

- 5.3 The introduction to PPW at paragraph 1.4.3 states: *"The Welsh Government has specific duties regarding equal opportunities and sustainable development under the Government of Wales Act 2006 and the Well-being of Future Generations (Wales) Act 2015. Sections 77 and 79 of the Government of Wales Act respectively set out the Welsh Ministers' duty to make appropriate arrangements with a view to securing that their functions are exercised with due regard to the principle that there should be equality of opportunity for all people and to make*

*appropriate arrangements to promote sustainable development. The Well-being of Future Generations Act (Wales) 2015 places a duty on the Welsh Ministers (and other public bodies) to produce well-being objectives and take reasonable steps to meet those objectives in the context of the principle of sustainable development."*

5.4 Paragraph 4.3 of the PPW advises that: *"The Well-being of Future Generations (Wales) Act establishes a 'sustainable development principle' which means that a defined public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. In order to achieve this principle we expect all those involved in the planning system to adhere to:*

- putting people, and their quality of life now and in the future, at the centre of decision-making;*
- engagement and involvement, ensuring that everyone has the chance to obtain information, see how decisions are made and take part in decision-making;*
- taking a long term perspective to safeguard the interests of future generations, whilst at the same time meeting needs of people today;*
- respect for environmental limits, so that resources are not irrecoverably depleted or the environment irreversibly damaged. This means, for example, mitigating climate change, protecting and enhancing biodiversity, minimising harmful emissions, and promoting sustainable use of natural resources;*
- tackling climate change by reducing the greenhouse gas emissions that cause climate change and ensuring that places are resilient to the consequences of climate change;*
- applying the precautionary principle. Cost-effective measures to prevent possibly serious environmental damage should not be postponed just because of scientific uncertainty about how serious the risk is;*

- *using scientific knowledge to aid decision-making, and trying to work out in advance what knowledge will be needed so that appropriate research can be undertaken;*
- *while preventing pollution as far as possible, ensuring that the polluter pays for damage resulting from pollution. In general the Welsh Government will seek to ensure that costs are met by those whose actions incur them;*
- *applying the proximity principle, especially in managing waste and pollution. This means solving problems locally rather than passing them on to other places or to future generations;*
- *taking account of the full range of costs and benefits over the lifetime of a development, including those which cannot be easily valued in money terms when making plans and decisions and taking account of timing, risks and uncertainties. This also includes recognition of the climate a development is likely to experience over its intended lifetime; and*
- *working in collaboration with others to ensure that information and knowledge is shared to deliver outcomes with wider benefits.”*

5.5 The long term vision for rural Wrexham as set down in the Council’s rural strategy follows these sustainable guiding principles is illustrated below.

*“Wrexham will have a rural area, which has a prosperous modern robust economy, a skilled workforce, vibrant communities and which is recognised for its distinctiveness and sustainable environment – in all an attractive and safe place to live, work and visit”*

#### **Location**

5.6 The location of the proposed development is one facet of sustainability. The site is located on the edge of Summerhill, Gwersyllt which is noted as being an ‘Urban Village’ in the Plan. These urban villages comprise the larger settlements to the north, west and south of Wrexham Town. While their range of services is narrower than Wrexham, they are capable

of supporting some additional growth, particularly on derelict or underused land, although it is noted that the Plan (which is now outdated by the absence of a five-year housing supply) suggested some of these villages including Gwersyllt had reached a threshold. Having not established a five-year housing supply it is clear that this is no longer the case and it must be assessed on its own merits in terms of the sustainability principles. The sustainability of the application site's location can be assessed by its accessibility to services and facilities.

- 5.7 The Manual for Streets 2007 refers to 'walkable neighbourhoods' being typically characterised by 'having a range of facilities within 10 minutes – up to about 800m'. In this respect, the application site has been modelled with the location of facilities within an 800m buffer as shown in the following image.

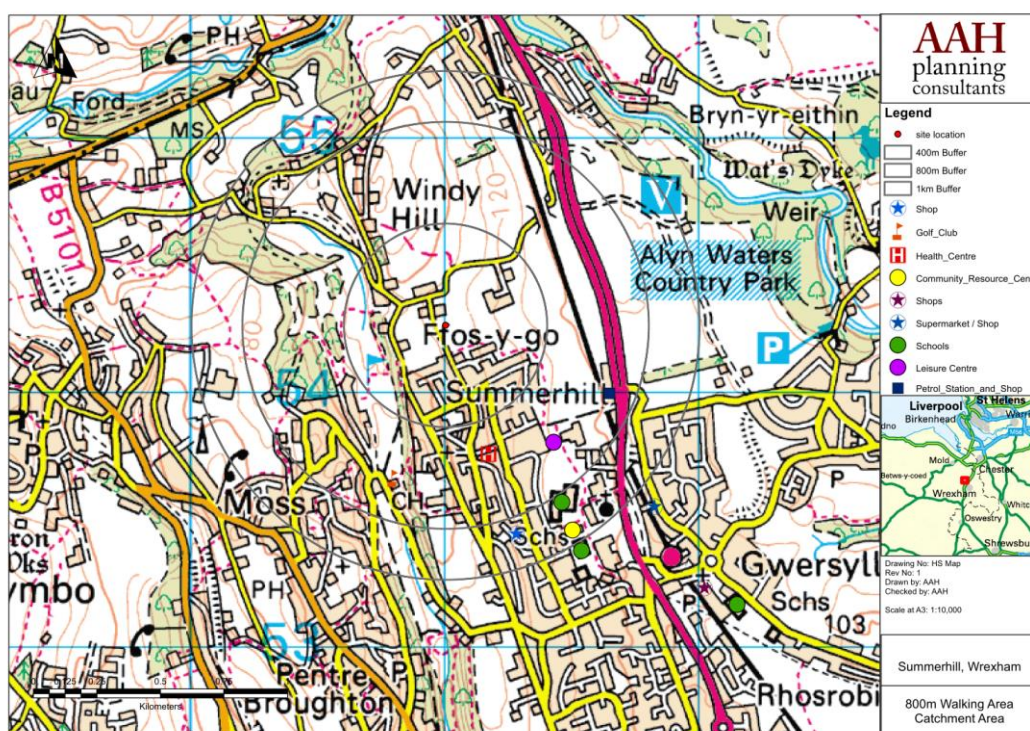


**Image 5.1: Walking Catchment Area (800m) (attached as Appendix B)**

- 5.8 The following table highlights the services within the walkable neighbourhood (800m) from the site centre:

| Service                                   | Approximate Distance from site |
|-------------------------------------------|--------------------------------|
| Pen y maes Health Centre                  | 430m                           |
| Gwyn Evans Leisure Centre                 | 528m                           |
| Ysgol Bryn Alyn School (Secondary School) | 709m                           |
| Petrol Station and Local shop             | 623m                           |
| Golf Course                               | 502m                           |

**Table 5.1: Services within 800m**

- 5.9 Within a further 200m there are additional services including both the local primary and secondary Schools and the local Community Resource Centre. Within a 2km upper walking distance, there are a significant amount of services and good access onto the public transport network for further travel. Services include the local health centre, leisure centre and convenience shops, which are all within easy walking distance. The town services at Wrexham are located approximately 4km away and are readily accessible through the use of the public transport services from Summerhill.
- 5.10 Cycling can substitute for car trips, particularly for journeys of less than 5km. Within a 5km cycle area there are further services and employment opportunities including those at Hope, Llay Industrial Estate, Gresford, Pandy, Wrexham, Rhosrobin industrial Estate, New Broughton, and Coedpoeth. A map showing these amenities in the cycle buffer is contained within Appendix C.
- 5.11 In relation to walking distances, four hundred metres is generally taken to equate to a 5 minute walk time. However, there is no national standard or even universal agreement on what might be an acceptable walking distance to a bus stop or other public transport facility. The Manual for Streets 2007 refers to 'walkable neighbourhoods', which are typically

characterised by ‘having a range of facilities within 10 minutes – up to about 800m’. Whilst 400m may be a useful proxy for assessing the accessibility of a site, it should not be applied in an overly prescriptive manner. Regard should also be had to the character of the area and in addition to the distance to bus stops, if public transport is to be seen as an attractive alternative to use of the car, account needs to be taken of the quality of the service in terms of its reliability and frequency and whether it serves the places people want to go. The following image demonstrates the location of the nearest bus services:

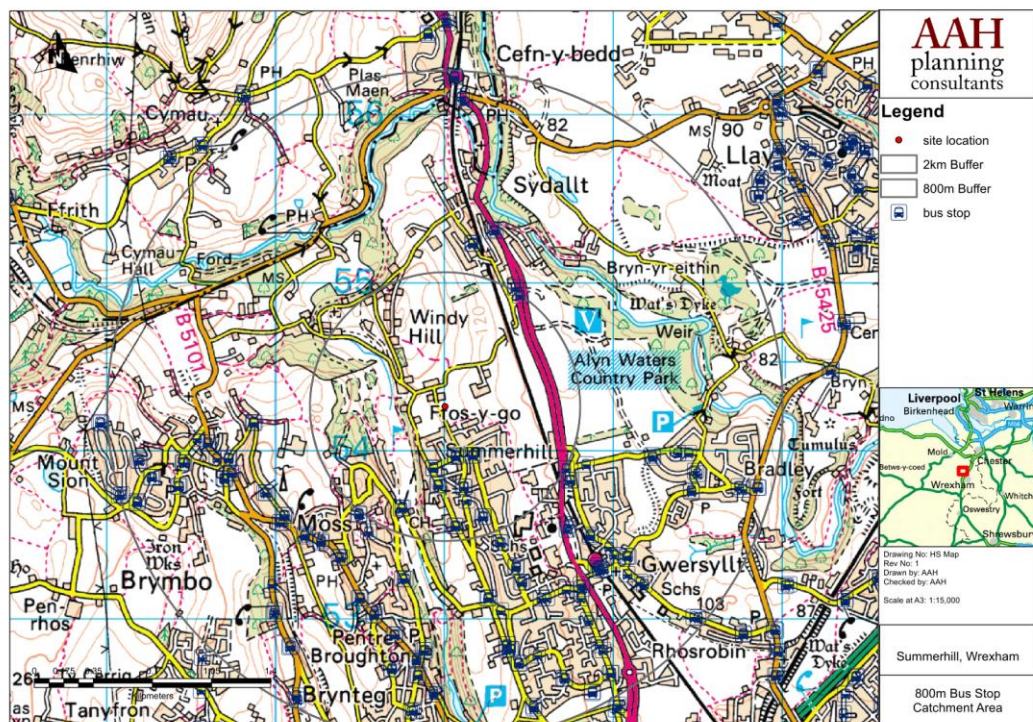


**Image 5.2: Bus Stops (Attached as Appendix D)**

- 5.12 In this respect the nearest bus stop is approximately 190m to the south of the site at Hafod House. This stop is served by the number 21, 21A and 32 bus services which provide access on a circular route to Wrexham Bus Station. The service runs four times an hour and has a journey time of between 20 to 30 minutes.
- 5.13 In addition to the excellent bus service Gwersyllt Train Station is approximately 1km from the site, and Cefn-y-Bedd Station is 2km to the north. These train stations provide access to long distance travel with links to Wrexham Train Station to the south and Bidston to the

North. Wrexham Train Station provides for onward travel to Holyhead, Birmingham International, Cardiff Central and Liverpool Central. Bidston Train Station allows for onward travel to Liverpool Central Station.

5.14 These identified services ensure the site has direct access to larger nearby towns and cities for employment opportunities. The site is therefore served well during the main part of the day allowing for work, shopping and daytime leisure trips, therefore negating the need to rely on the private car.

5.15 It is clear therefore, that a proposal in this location would not need to solely rely on private cars to access services, education or employment and in terms of its location and services, scores highly from a sustainability perspective.

#### **Economic and Social Benefits**

5.16 Economic benefits will arise from the provision of housing in this district which currently has a significant shortfall. The Local Authority will benefit from new homes bonus and revenue in light of the council tax requirements of the properties in addition to the Section 106 benefits which arise from the site. Further economic benefits will also arise from the jobs the housing will create in the construction market and additional spending will take place in the vicinity from the occupiers of the new homes. Social benefits will arise with the provision of affordable housing, which will be provided as a result of the proposal. As such, it is considered that significant economic and social benefits would also arise from the proposal.

5.17 In addition to the sites sustainable location and the economic and social benefits that will arise from the proposal, the application would provide significant benefits to the district as follows:

- The proposal would provide much needed housing in an area which lacks a five-year housing land supply, and will therefore provide dwellings to meet the needs of present and future generations in a sustainable location;

- The proposal would provide 25% on-site provision of affordable housing. This would contribute to the delivery of objectively assessed affordable housing need within the District and would improve the housing tenure mix of the area;
- The proposal would contribute to the delivery of objectively assessed market housing within the District;
- The scheme would provide onsite open space provision for use by the whole community;
- The properties would be built to modern building regulations requirements and therefore provide excellent thermal performance through insulation and heating systems, helping to ensure the proposal is contributing towards carbon savings and the move to a low carbon economy;
- The proposed development would generate employment opportunities in construction and in other sectors linked to the construction market. There would also be ongoing maintenance costs and services required by the occupants which would supplement the local economy;
- The proposal would support social infrastructure, providing a contribution towards education facilities;
- The scheme will provide housing in close proximity to services, facilities and employment opportunities. Additionally the occupants would shop and live locally, therefore ensuring that local services have a greater catchment population to serve;
- This site represents an entirely logical and acceptable location for accommodating additional housing growth in Summerhill, Gwersyllt;
- The proposals exhibit good design, and will contribute positively to the built form of the settlement along Bottom Road to the north of the settlement.

5.18 In conclusion, the council does not benefit from a five-year land supply. Therefore, those housing policies which relate to housing supply are out-of-date, and cannot be relied upon in the determination of this application. Consequently, the application should be considered in light of the presumption in favour of sustainable development. The significant benefits identified above should therefore be weighed against any potential harm which may arise from the proposed development. An assessment of the application and any potential harms are assessed within the following pages.

### **Affordable Housing**

5.19 Affordable housing is defined by the Welsh Government in Technical Advice Note 2: Planning and Affordable Housing as: housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. Affordable housing includes:

- Social rented housing - Housing provided by local authorities and Registered Social Landlords (RSLs); and
- Intermediate Housing - Housing where the prices or rents are above those of social rented properties but are below market house prices or rents.

5.20 Options for intermediate housing can include Intermediate Rent which includes properties purchased at a discount by an RSL and let at a rent that is greater than social rent but less than market rent levels on an assured or assured short hold tenancy. Analysis reveals that there is an annual shortfall of 157 affordable dwellings across Wrexham County Borough. It is important to stress that housing assessments are essentially a snapshot in time and as such the figure calculated under this model should not be used as a definitive measure of housing need or as an absolute target figure. Instead, the model and its output is representative and reflective of the current level of imbalance within the local housing market and so indicative of the scale, type and tenure of housing required in order to seek to redress such imbalance.

- 5.21 Shared Equity would be the other option for intermediate housing which includes properties where an RSL owns a percentage of a property and the remainder is purchased by the occupier. If the occupier subsequently sells the property the RSLs receives a share of the sale price equivalent to its share of the property. It may also be possible for the occupier to buy part or the RSL's entire share over time. The RSL's share of the sales proceeds is recycled to support the provision of affordable housing elsewhere.
- 5.22 In terms of the preferred affordable housing tenure split, existing households in need and newly-forming households stated strongest preferences for social/affordable renting. Overall, analysis would suggest a tenure split of 70% social rented and 30% intermediate tenure. In terms of affordable housing by size (number of beds), the analysis clearly suggests a need for smaller two bedroom properties for both under and over 65s with some three bed general needs (under 65s).
- 5.23 The Wrexham Unitary Development Plan (UDP) sets the local planning policy context for the delivery of affordable housing in the County Borough. This Local Planning Guidance Note amplifies the following UDP policies - Policy H7: Affordable Housing and Policy H8: Affordable Housing (Rural Exception Sites). Policy H7 requires an element of affordable housing to be provided on developments of 25 or more dwellings. Developers will be expected to provide the Council with a full viability assessment when proposing to provide affordable housing at a rate less than 25% of the total site capacity or when seeking to vary the affordable housing commitments of existing planning permissions.
- 5.24 In this case the application is prepared with 25% affordable housing proposed with scope for two bedroom properties and a tenure split of 70% social rented and 30% intermediate tenure. Section 106 agreements (S106) will be used to secure this affordable housing provision and/or commuted sums on all relevant sites and heads of terms are submitted to allow for the delivery of this through the planning application process should the scheme be approved.

## Developer Contributions

5.25 In terms of developer contributions, Local Planning Guidance Note No. 27 - Developer Contributions to Schools is of particular relevance. This is one of a series of local planning guidance notes designed to amplify policy GDP2 in the Wrexham Unitary Development Plan (UDP) and identifies the circumstances and locations in which developer contributions to the provision of education facilities, such as additional classrooms, will be necessary. The UDP was adopted by the Council in February 2005 and this note is a material consideration in the determination of all relevant planning policies.

5.26 It is understood that any developer contribution will be based on the following considerations:

- It will only apply to proposed developments of four or more residential units, whether by new build, conversion or changes of use.
- It will only apply to schools deemed to have a shortage of places taking into account other residential developments within the area and after addition of the extra pupils likely to be generated by the proposed development.
- The number and type of proposed residential units (large or small houses, bungalows or apartments).
- The likely ratio of pupils per housing unit applicable to the appropriate school or schools at both primary and secondary level.
- The location of the development and likely impact on existing schools. This will be assessed using the same criteria as the Council's Schools Admissions Policy in relation to proximity and feeder schools.

5.27 If the potential pupils generated by the proposed development cannot be accommodated within existing schools then it is understood that a commuted payment will be calculated by multiplying the additional places required by the pupil cost figure (in accordance with Table

1 of the guidance note) to produce the commuted sum to be included in the planning obligation. We would welcome the Council's current position in regards to the school capacity and associated need in order to seek compliance with these requirements within the final Section 106 Agreement.

### **Public Open Space**

- 5.28 Local Planning Guidance Note No. 10 entitled - Public Open Space in New Housing Development sets down the Council's position in relation to the provision of public open space. Public open space makes an important contribution to people's quality of life, providing opportunities for informal recreation and enhancing the visual appearance of an area. It is understood that the Council's requirements for public open space are that this should be provided in all new housing developments at a minimum level of 0.4 hectares per 50 dwellings (or 80m<sup>2</sup> per dwelling), for all schemes of 10 dwellings or more. Provision should include an equipped children's play area(s) and/or informal open spaces, and, where the necessary open space requirements is 0.6 hectares or more, a playing field(s). These requirements have been noted and will be brought forward through the scheme. As an outline application with layout not specifically sought for approval at this stage, the scheme doesn't propose a specific form of public open space however, an indicative layout plan has been proposed which illustrates how this could be achieved to ensure compliance.

### **Loss of Agricultural Land**

- 5.29 As a predominantly rural area, agriculture is very important to the economy. Agriculture provides employment to many of the residents in rural Wrexham (3.72% (2001 Census, ONS)). The Agricultural Land Classification system was introduced in 1966 and is still used by DEFRA today. It provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. There are five grades of land included in the system and it is noted that there is a high variety of agricultural land quality within the Local Development Strategy area. Agricultural land Grades from 1 (excellent) to 5 (very poor) and are all present within the County Borough of Wrexham and this provides an explanation for the varied farming practices found in the area. A pocket of Grade 1 agricultural land lies around Holt, an area which was important for horticulture.

Grade 3 agricultural land dominates the lowland areas to the east used for dairy and arable farming and the upland areas to the west are Grade 4 and Grade 5 where sheep farming is far more predominant. The following map indicates that the site lies within Grade 3 agricultural land (good).

**Map 6: Agricultural Land Classification of Wrexham County Borough**

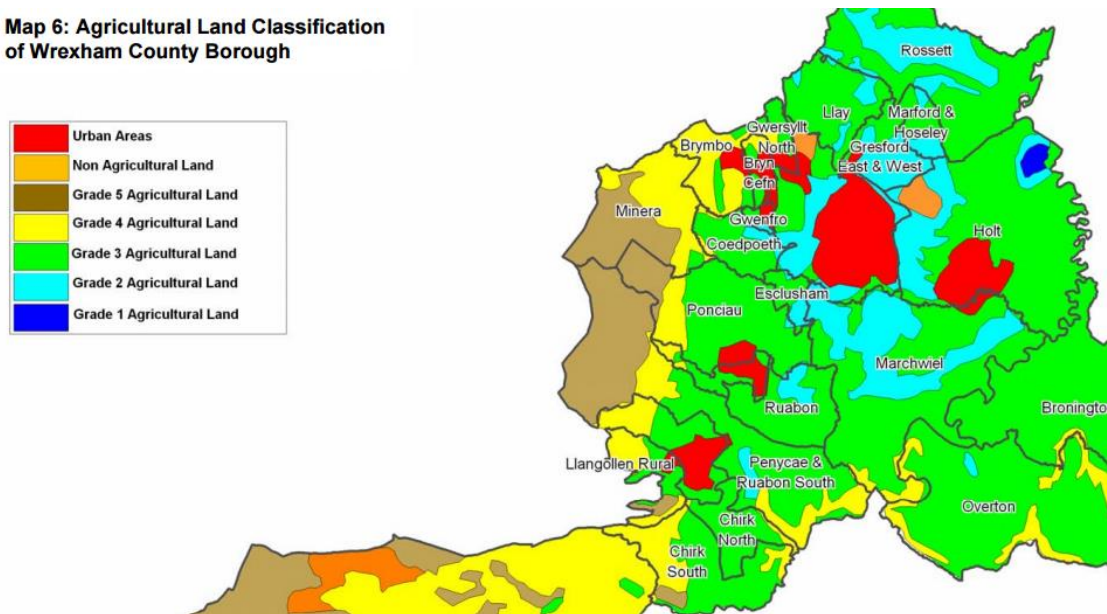


**Image 5.3: Map of Agricultural Land Classification in the Area**

- 5.30 During pre-application discussions, the Council suggested that the land maybe Grade 4 and so in order to provide quantification empirical testing has been undertaken and is attached with this application. It is important to note that the grade of soil is one such balancing consideration in the assessment of an application and is not an over riding matter.

### **Public Rights of Way**

- 5.31 There is no Public Rights of Way (PRoW) crossing through the site, although there is a right of way running along the southern boundary in an east-west axis. The other rights of way can be seen in the following image:

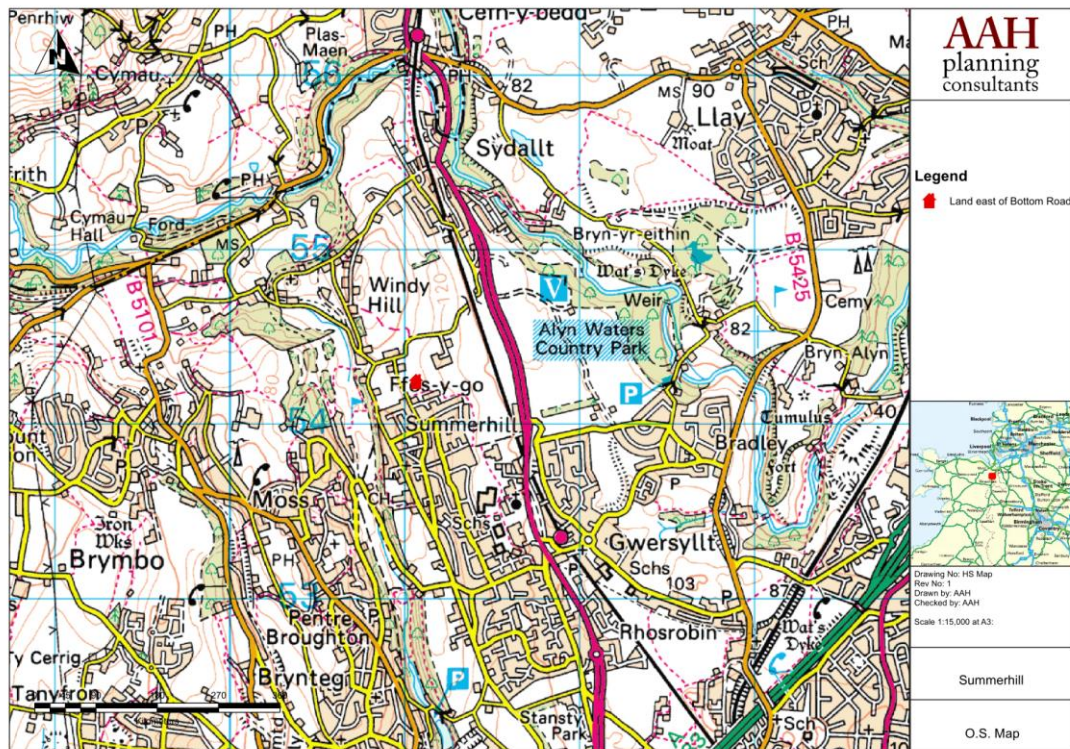


**Image 5.4: OS Map of the site**

- 5.32 There would be no physical impact upon any rights of way with the potential impacts limited to a visual appreciation of the area from those using the routes. It is not considered that there would be any appreciable impact upon the character of the area as rights of way users enter or leave the village.
- 5.33 The application proposes to increase the opportunities for pedestrians as they pass through the site by linking the footpath to the south with the bridleway leading to Windy Hill and even to the footpath to the west. The site has potential to improve the accessibility along the PRoW to the southern edge of the site. Through making this route an attractive option for pedestrian access to the leisure centre and schools, it is considered that the option of walking to these services would become the more attractive option, and would be likely to be preferred as the main choice. This route would also provide a walking route separated out from traffic to access into the centre of Summerhill, with access to the school and community resource centre being a safe and secure route. The absence of motorised

transport should serve to ensure that the route is more attractive for parents as a route to school with increased safety due to no motorised movement in the vicinity of the footpaths.

### **Designing Out Crime**

- 5.34 Local Planning Guidance Note No. 24 - Designing Out Crime amplifies, in a clear and concise format, development plan policies which acknowledge that the design of the physical environment can positively influence human behaviour. Attractive, imaginative, and feasible design can help reduce crime, the fear of crime, and anti-social behaviour, thereby achieving a safer and higher quality environment, and an improvement in residents' quality of life. The note will form a material consideration in the determination of all relevant planning applications such as this application. As set down previously, the application is submitted in outline only, and at this stage the specific layout is not sought for approval although an indicative layout plan is prepared. The submitted Design and Access Statement outlines how this design has been prepared taking into account of this guidance note.

### **Landscape Impacts**

- 5.35 An assessment of the landscape character and landscape features has been carried out as part of a Landscape and Visual Impact Assessment (LVIA), which has been submitted with the planning application. The most noticeable landscape effects would be experienced during the construction phase and immediately upon completion of the proposed development with the effects of the development reducing over time as the existing site vegetation and development matures. Landscape effects of the scheme are not considered to be significant at all stages of development.

- 5.36 The following LANDMAP characterisations apply to the application site:

| <b>Aspect Category</b> | <b>Name</b>                                 | <b>Sensitivity</b> |
|------------------------|---------------------------------------------|--------------------|
| Cultural Landscape     | Mynydd Rhiwabon Esclusham<br>(lower slopes) | High               |

|                      |                         |        |
|----------------------|-------------------------|--------|
| Geological Landscape | Sydallt                 | Medium |
| Historic Landscape   | Windy Hill              | Medium |
| Landscape Habitats   | Talwrn Grassland        | High   |
| Visual & Sensory     | A483 Mold Road Corridor | Medium |

**Table 5.2: LANDMAP sensitivities**

- 5.37 The site lies within the West Wrexham Ridges and Valleys, which is the largest and most varied of four character areas in Wrexham, and which has a mixed rural and urban landscape. The other areas are Chirk, Rhosllannerchrugog - Rhostyllen, and Cefn Mawr. The northern part of the site lies within the SLA as outlined in section 3 of this report. This is a complex area of former mining villages, industry, farmland and woodland in a landscape of distinct ridges and valleys which are aligned towards Wrexham town. The landscape is visually varied and complex, including lowland, valleys and hill and scarp areas. Its topography is characterised by undulating hill slopes with wooded valleys and include views towards Wrexham and the lowlands. Urban villages and Wrexham are linked by roads crossing the open lowland farmland area. The built form encompasses scattered groups of buildings in local Cefn sandstone and stone-built village cores, with individuality in later additions but much standardised modern housing development.
- 5.38 The LVIA concludes that the proposed development would result in a minor alteration to the visually varied and complex area through the built form on this northern side of Summerhill and setting of the SLA. The characteristic undulating hill slopes with wooded valleys which are the main feature of the SLA would be relatively unaffected with no direct impact and only indirect effects in the setting of Windy Hill to the north. The characteristic views towards Wrexham and the lowlands from Bottom Road, and to a lesser extent Top Road, would be affected but beyond this the effects would quickly dissipate. The characteristic roads linking the urban villages and Wrexham by crossing the open lowland farmland area would be entirely unaffected by the housing due to its location at the edge of Summerhill off

Bottom Road. Furthermore, the scattered groups of buildings in local Cefn sandstone and stone-built village cores would be unaffected due to the location of development. Instead the scheme would relate to the much more standardised modern housing development, which is also characteristic of the area. In this respect, the scheme would result in no more than a minor alteration to the overall West Wrexham Ridges and Valleys sub area resulting in a low magnitude of effect and a minor/moderate adverse significance of effect. The overall impact of this residential development on the character of the application site can be considered to result in a loss or alteration to one or more key elements of the baseline such as the underlying grassland habitat and some loss of hedgerows. Nevertheless this would not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape of the site and its setting as an expansion of the settlement to the north seen against the backdrop of the modern housing found within Summerhill Park.

- 5.39 It is not considered necessary to repeat the conclusions of the LVIA in full in this report, however, it is considered that the harm identified to the landscape would be mitigated through the appropriate design of the proposal, and that such harm would be outweighed by the significant benefits which would arise from the provision of housing in an area which cannot demonstrate a five- year supply.

### **Residential Amenity**

- 5.40 The impact that the proposal would have on residential amenity is an important consideration of this planning application. Residential amenity includes noise, odour, vibration through construction and overshadowing and overlooking from the dwellings once built. No residential property has the right to a view, however, if the development would result in a significant impact on the outlook from the residential property that would make the property unbearable to live in, this then would be a planning consideration.
- 5.41 The indicative master plan has been designed in such a way to ensure a satisfactory standard of residential amenity is achieved for both the proposed and the neighbouring properties. The nearest properties predominantly consist of bungalows and two storey properties. The proposed residential development would be positioned in close proximity to existing

residential properties as ultimately it would be seen as an extension of the settlement limits. The nearest residential properties include those at Summerhill Park, along Bottom Road, Mayfield Farm, Old Hall Farm and Old Hall. These and others in the wider area are shown in the following image.



**Image 5.5: Map showing neighbouring residential properties to the site**

- 5.42 Any effects would be contained to a visual effect as assessed within the LVIA. As can be seen in Appendix D of the LVIA submitted with the planning application, the proposed residential development would have a strong visual effect along the rear of Summerhill Park and properties on Bottom Road. Beyond that, the visual effects quickly dissipate. There are also likely to be other isolated properties or groups such as from Top Road, Caer Haf, Summerhill, further south along Bottom Rd, (around X 331048, Y 354073) and Cerney Rd. These visual effects have been assessed in Appendix D of the LVIA as having a low to negligible magnitude of effect.

5.43 It is important to note that the application is submitted in outline only with the principle of development and access sought for approval. Whilst an indicative master plan has been prepared this would not necessarily be the end result. Nevertheless it shows how a scheme could come forward in a manner that would not harm the amenity of neighbouring properties. The access point has been selected to reduce the impact on the neighbouring properties ensuring that the location would not cause any appreciable increase in vehicular traffic to the front or rear of neighbouring properties. In all cases, new residential properties will be positioned 22 metres from the existing neighbouring properties. The separation distances proposed in combination with the orientation of the properties ensures no detrimental effects would occur. In addition, no significant overshadowing would result and the proposal would not over-dominate any neighbouring properties. It is therefore considered that a suitable layout can be achieved that would protect the amenity of neighbouring properties in accordance with both national and local policy.

5.44 Local Planning Guidance Note No. 21 - Space around Dwellings amplifies policies in development plans on residential amenity. It applies to the construction of new houses and will form a material consideration in the determination of all relevant planning applications and the future application for reserved matters which will include detailed layout plans. As outlined, the application is submitted in outline only at this stage but indicative plans show how this could be achieved. The guidance note suggests that new houses should benefit from a satisfactory degree of privacy and daylight. The residents of existing houses should also not be unduly affected by the development. To achieve this, minimum separation distances should be maintained between houses, and in particular, between windows lighting habitable rooms. Habitable rooms include living rooms, bedrooms, studies and kitchens. They do not include halls, stair landings, passageways and utility rooms. The following standards have subsequently been considered and complied with in the indicative layout.

- Where two habitable rooms face each other such that direct overlooking is physically possible, the windows should be **22 metres** apart.

- Where a window in a habitable room faces a blank wall, the height of which exceeds the top of that window, there should be a distance measuring a minimum of **13 metres** between them.

5.45 The proposed application would ensure compliance with these distance standards. Furthermore, all new houses should benefit from private garden space for drying clothes, accommodating pets, children's play, and quiet enjoyment etc. Front gardens do not constitute private garden space. The following standards would be followed in an application for reserved matters, to ensure that the garden space reflects the size and function of the proposed house. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space is not overlooked from surrounding houses or gardens. Private spaces would be designed so that residents have a reasonable amount of sun/daylight. They should not be closely bounded by high walls or buildings and this has been taken into account including the following garden spaces.

- For dwellings designed to accommodate 3 or more people, the minimum private garden area is **50 sq.m.**
- For dwellings accommodating up to 2 people, the minimum private garden area is **30 sq.m.**
- For flats/maisonettes, a balcony or private space at ground level is desirable, adequately screened and measuring a minimum of **10 sq.m** in area.

5.46 The above are minimum standards. Larger garden plots will be encouraged and proposed where appropriate in an application for reserved matters, as they can support sustainable development by enabling residents to grow some of their own food and to compost domestic waste.

5.47 The proposed development would be taking place on a site adjacent to the Summerhill Park housing estate and the development limits of Summerhill, hence the introduction of residential dwelling units would not be uncharacteristic, albeit it would change the outlook of a number of residential properties. However, by ensuring that the proposed dwelling

## Nature Conservation and Protected Species

**AAH**  
planning consultants

**Legend**

- Land east of Bottom Road
- SSSI
- LNR
- country-parks

Drawing No: HS Map  
Rev No: 1  
Drawn by: AAH  
Checked by: AAH

Scale: 1:15,000 at A3

Summerhill

Environment Constraints

5.49 The proposal site is located well away from any designated area for ecological protection. The nearest nationally ecologically protected site is at the Llay Bog, this is a Site of Special Scientific Interest (SSSI) and designated as a Lowland raised bogs, or Mosses, which are a rare but highly distinctive part of Wales' peatlands. The last glaciation left many depressions in the landscape, which have in-filled with peat over the past ten thousand years, often progressing from open water through swamp, fen and carr to acidic raised mire. As the

hollows fill in, the gradual build-up of peat 'rises' and isolates the surface of the mire from the influence of surface run-off and groundwater, and rain-fed peat begins to form. Sphagnum bog mosses acidify the rainwater, 'pickling' bog plant remains, building up a dome of acidic peat sometimes up to 10 metres thick - a multi-millennial record of past landscape and climate change. Llay Bog SSSI (2 hectares) is a basin mire developed in kettle holes near Wrexham and has a small central area of raised mire plants. Species legally protected under the Wildlife & Countryside Act 1981 and the Countryside & Rights of Way Act 2000, and occurring on Wrexham's raised bogs, include otter, water vole, all bats, viviparous lizard, adder, common frog, great crested newt, palmate newt, large heath butterfly, the raptors hen and marsh harrier, hobby, peregrine, merlin, red-backed shrike and barn owl, and the waders black-tailed godwit, greenshank, red-necked phalarope, little ringed plover, ruff, green sandpiper and whimbrel. Given the distance and the location of the A road in between, there is unlikely to be any ecological linkages with this site and the application site, and this is quantified further within the accompanying Ecological Phase I Walkover Assessment submitted with the application.

- 5.50 Moss Valley is an attractive parkland situated between Gwersyllt and Brynteg, lying to the west of the application site and is the nearest locally designated site. The V-shaped valley has wooded sides, two small lakes and areas of open grassland. The valley provides a rich habitat for wildlife and is particularly noted for its birds. Moss Valley has an industrial past, and was once a major coal mining area. In 1973, the spoil heaps were reclaimed, but amongst the tranquil woodland and meadows, evidence of the old railways can still be found in the park. The park has a number of footpaths running alongside the lakes and through woodland of oak and beech. The paths often follow the old tramways and railway lines that were once used to extract the coal and sandstone from the valley. Although the coal mines have long since gone, the small sandstone quarries still exist offering excellent wildlife habitats hidden away amongst the trees.
- 5.51 The largest country park in the Wrexham area, Alyn Waters is situated in the beautiful Alyn Valley lying to the east of the application site, on the eastern side of the Mold Road and is currently a Green Flag accredited site. There are a variety of woodland, grassland and riverside walks throughout the park helping to explore the whole site. The park is split into two either side of the River Alyn; the Gwersyllt side of the park offers free parking, a visitor

centre with café and gift shop. The Llay side of the park has a large car park, children's playground and a local nature reserve. The sand and gravel quarrying scraped away the rich topsoil but the poor subsoil has allowed the development of a rich meadow habitat, full of vetches, grasses, ox eye daisy and yellow rattle. In the summer, the park is renowned for the common spotted orchid, bee orchids and helleborines; some of which are quite rare. The variety of grassland and woodland together with the river offer a range of habitats. Species recorded at Alyn Waters include: kingfishers, buzzards, kestrels, foxes, adders, grass snakes, smooth newts and a variety of bats; but given the location of Mold Road, positioned in between the application site and the country park, there are unlikely to be any ecological linkages between the two.

- 5.52 The area is predominantly a very large area of mixed agriculture, mainly grassland but with some arable cropping. Fields are small to medium sized with hedges, and scattered trees, with some small woodlands. This mosaic of pasture, woodland and water contains a variety of habitats, and the proposed application has been supported by a Phase 1 Habitats Survey and Ecology Report which sets down mitigation and methods for reasonable avoidance.

### **Heritage Assets**

- 5.53 This area north of Gwersyllt and Summerhill is characterised by a swath of mixed irregular predominantly hedged fields occupying the Gwenfro and Moss valleys to the west and east of Brymbo and its former industrial areas. The wider area is characterised by isolated post medieval farmsteads and a wide variety of mines, collieries, brick and tile works and other industrial remains. It also contains the minor settlement of Berse Drelincourt, an isolated moated site at Lower Berse and a small area of parkland at Gwersyllt. The south of the area is crossed by Offa's Dyke and it is bounded on its north by the line of the Roman road from Caer Gai to Chester. The following map indicates the locations of the nearest heritage assets:

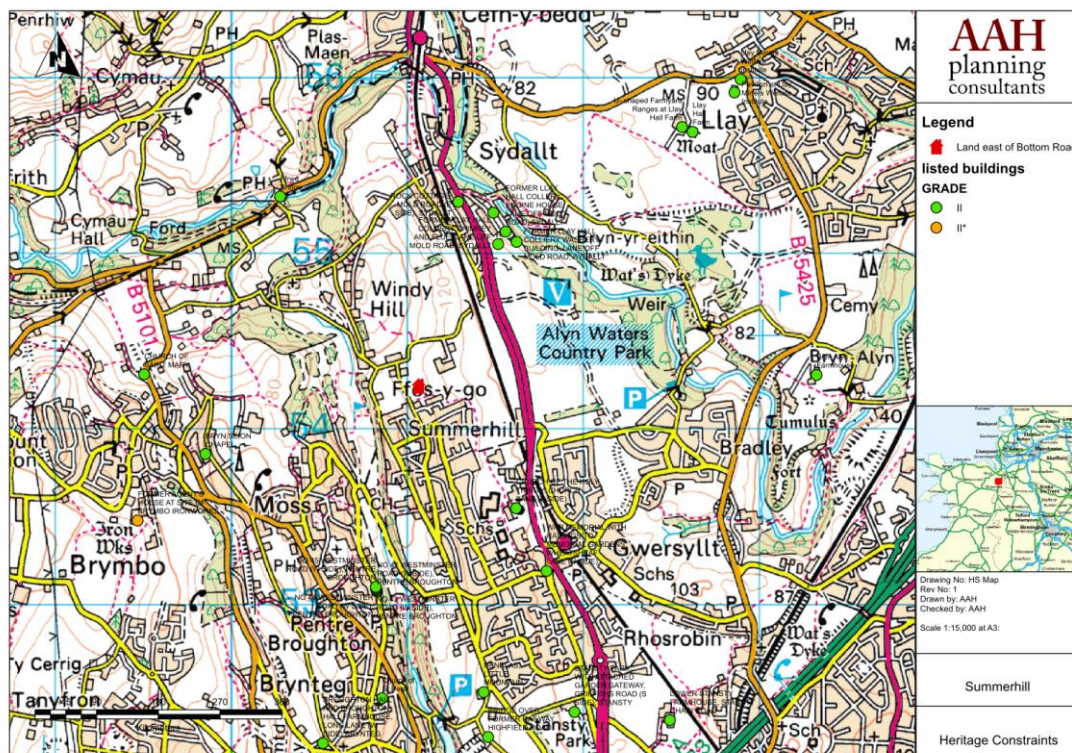


**Image 5.7: Nearest Heritage Assets**

5.54 The green and orange circles in the map above demonstrate the location of the nearest listed buildings. There are a limited number of listed buildings within the wider area. The nearest listed buildings are located outside of a 500m buffer from the site and at this distance landscape features such as the suburban buildings in Summerhill, tree belts and hedgerows combining with the change in topography all serve to limit views. These include the following:

| Name                                                 | Grade | Listing Text                                                                                                                                                                                                                |
|------------------------------------------------------|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Church of the Holy Trinity, Church Lane (South Side) | II    | <p>In a churchyard prominently sited to the W of Mold Road on the N side of Gwersyllt.</p> <p>History: The church was built 1850-51 to designs of Thomas Penson, architect, of Wrexham. Penson lived in the parish, and</p> |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <p>made no charge for his work.</p> <p>Exterior: Coursed and squared tooled stone with slate roofs. Aisle-less nave with tower surmounted by spire in its N angle with the chancel. Lower gabled vestry wing balances the tower to the S. Clasp buttresses to W end which has 2-light plate-traceried window with shafts to outer moulding. S porch with shafts and nail-head decoration to arch moulding; heavy coped gables. Broad lancet windows linked by continuous sill band between buttresses; corbel table with carved heads etc. Y-traceried window to SE vestry; 3-light geometric traceried E window to chancel with shafts to outer moulding. 3-stage tower has 2-light window in lower stage to E, trefoil over, and 3 foiled lights to bell-chamber. Doorway in N wall, and canted stair turret in NW angle.</p> <p>Interior: 5-bay nave, with arched braced trusses sprung from corbels, the collar supporting short cusped braced king-posts; 3 tiers of purlins with ogival wind-braces. Plain double chamfered chancel arch. Fittings: Font has clustered shaft with stiff-leaf capitals carrying octagonal basin. Pulpit at S of chancel arch has trefoiled panels carried on shafts. Both appear to be contemporary with the church, and the detail of the pulpit is echoed in the reredos (the tracery infilled with wood panelling in 1970, replacing the earlier painted zinc decoration), in the communion rail and altar frontal. The nave seating and choir stalls also appear to be original and the choir stalls have traceried frontals and poppy-head bench ends. Encaustic tiles to chancel, and painted text over E window; illuminated commandment board, possibly painted on zinc. Finely wrought corona to chancel.</p> <p>Stained glass: E window: the ascension: S wall: a series of</p> |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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|---------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                 |              | <p>windows as memorials to members of the Penson family, including Thomas Penson, d.1859; all by Wailes - the W window is similar, and may also be his work. NE window of 1897, by A.Ballantine and Gardiner of Edinburgh; 2 unsigned C20 windows.</p> <p>The church is a prominent landmark in Gwersyllt, and a well-detailed example of High Victorian church building which is of particular interest for the retention of many of its original fittings.</p>                                                                                                                                                                                                                                                                     |
| <p>War Memorial with Railings to Memorial Gardens, Wheatsheaf Lane (N Side)</p> | II           | <p>At the corner of Wheatsheaf Lane and Old Mold Road.</p> <p>History: The memorial was unveiled and dedicated in 1923, and the sculptor was Herman Cawthra, R.B.S.</p> <p>Description: The war memorial has the form of a pylon mounted on steps on a rectangular base. Ashlar pylon, with bronze reliefs set into the stepped head: a figure carrying wreath and sword to front, wreath and torch to rear. Names from both World Wars are inscribed on the sides of the pylon. The Memorial Garden is enclosed by a low rusticated stone wall with cast-iron railings running between its raised piers.</p> <p>A fine example of a memorial, and a striking and unusual design, forming a focal point at a prominent junction.</p> |
| <p>No 41 to No.45 Westminster Road (W Side), Pentre Broughton</p>               | All Grade II | <p>On Westminster Road, N of its junction with Pysgaw Road.</p> <p>History: Built c1840-50 as a terrace of workers' housing associated with a quarry.</p> <p>Description: A terrace of 5 houses built as a single development. Roughly coursed and squared dressed stone with slate roofs. Low</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                   |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                   |    | <p>2 storeys, the front elevations are alternately single and two-unit form, suggesting possibly interlocking internal plans. With the exception of No 41, the houses all retain early casement windows, and No 44 retains an early plank door in chamfered architrave.</p> <p>Broughton and its surrounding communities were once highly industrialised, with a settlement pattern characterised by a dense scatter of small groups of industrial housing. Very little of this housing survives in anything like its original condition, and this terrace is a very rare surviving example of the type in this area.</p>                                                                                                                                                                                                                                                                                             |
| Bryn Seion Chapel | II | <p>On Westminster Road, N of its junction with Pisgah Road.</p> <p>History: Built c1840-50 as a terrace of workers' housing associated with a quarry.</p> <p>Description: A terrace of 5 houses built as a single development. Roughly coursed and squared dressed stone with slate roofs. Low 2 storeys, the front elevations are alternately single and two-unit form, suggesting possibly interlocking internal plans. With the exception of No 41, the houses all retain early casement windows, and No 44 retains an early plank door in chamfered architrave.</p> <p>Broughton and its surrounding communities were once highly industrialised, with a settlement pattern characterised by a dense scatter of small groups of industrial housing. Very little of this housing survives in anything like its original condition, and this terrace is a very rare surviving example of the type in this area.</p> |

|                      |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Church of Saint Mary | II | <p>History</p> <p>The first church in Brymbo was built close to the centre of the village in 1837-8. By 1869, the building was found to be structurally unstable, and the present church was built in 1871-2, designed by T H Wyatt, and built by J Roberts of Chester. Principal benefactors of the church included the Marquis of Westminster, Robert Roy and Henry Robertson (local industrialists associated with the Brymbo Iron Works), The Westminster Company, and the Great Western Railway Company.</p> <p>Interior</p> <p>Nave of 4 principal bays defined by scissor braced trusses on wall posts sprung from corbels; subsidiary trusses are also scissor-braced. Chancel arch has detached red sandstone shafts supporting roll-moulded inner arch, and unchamfered outer arch. Similar arch moulding but with engaged shafts to transepts and with trumpet capitals to former organ chamber in chancel. Chancel has pitch-pine herringbone boarded roof, with timber rib vaulting to apse. Heavy trefoiled sedilia. Encaustic tiled floor (traditionally said to come from Saint Giles Church Wrexham - though Thomas mentioned Maws floor tiles in 1872).</p> <p>Fittings: Nave seating is probably contemporary with the church, but many of the other fittings appear to have been introduced c1916. These could be the work of Cecil Hare who was responsible for similar work at other churches in the area. These fittings include a fine chancel screen, with Perpendicular open-work traceried panels, and vinescroll frieze, and similarly detailed reredos; simple traceried dado panelling to chancel; organ by</p> |
|----------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                   |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                   |    | <p>Rushworth and Draper. Pulpit probably introduced in the later C19: stone base supporting heavy open-work traceried timber panels; contemporary font with clustered shafts supporting quatrefoil basin was the gift of the builder of the church. Stained glass in E windows forms a series, in which the central window was given by the architect, and the flanking lights by Mary Roy, in memory of her husband, Robert.</p> <p>Exterior</p> <p>Nave with transepts and apsidal chancel. Rock-faced stone, with free-stone bands and dressings; slate roof with gabled bellcote on E gable of nave. Robustly detailed Early English style. Gabled SW porch with short shafts on high bases to unchamfered arch. Similar inner arch, with panelled and glazed doors (designed by Alfred Waterhouse) removed from Eaton Hall c1950. Broad chamfered lancet windows to nave, grouped 2-3-3 between buttresses in N wall. Similar lancet windows in transepts, and to W end, which has simple geometric traceried rose window above. Hipped roof vestry and organ chamber in E angle of each transept. Apsidal chancel has broad hollow chamfered lancet lights with hood moulds carried on block corbels, and raised continuous sill bands.</p> <p>Reason for Listing</p> <p>A simple Victorian Gothic church in which consistency of detail and composition produce a strong architectural character. Interior fittings also of considerable quality.</p> |
| Former Llay Hall Colliery Chimney | II | <p>Located in the group of former Llay Hall Colliery buildings in use as an industrial estate east of Mold Road. The chimney is high on the slope to the west of the site, close to Mold Road. The flue</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| and Flue,<br>Lane off<br>Mold Road,<br>Sydallt |  | <p>extends down the slope from the chimney and terminates at the side of the lane.</p> <p>History: Llay Hall Colliery operated from 1877 until 1948. It was sunk by the Llay Hall Coal, Iron and Fireclay Company and worked in association with a fire brick works on the opposite side of the River Alyn. It was nationalised in 1947 but closed shortly afterwards, following a serious underground explosion. The chimney and flue serviced the steam boilers for the colliery and probably date from the 1890s.</p> <p>Description: The chimney is of square section in red brick, and tapers slightly to a height of approximately 25-30m. There are corbelled bands around the base and just below the top. The flue extends in a straight line for approximately 50m to the north, beginning just below ground level and then constructed on the surface following the line of the slope to the bottom. At the edge of the lane it passes through a stone cross-wall and comes to an end near the former position of the boilers. The flue is built with vertical side walls of red brick with a concrete slab top.</p> <p>Listed as a particularly fine example of a colliery chimney with an unusually long approach flue. The chimney is a prominent local landmark and has group value with the associated former colliery buildings.</p> |
|------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**Table 5.3: Nearest Heritage Assets**

- 5.55 Arguably of most significance in the locality is the Church Of The Holy Trinity, Church Lane (South Side) which is a Grade II listed building. The church is a prominent landmark in Gwersyllt, and a well-detailed example of High Victorian church building which is of particular interest for the retention of many of its original fittings. The church was built 1850-51 to designs of Thomas Penson, architect of Wrexham. It is listed for its architectural,

historical and cultural interest but none of these aspects of special interest would be affected by the proposed development to the north-west of the site. Given the location of the site, it is not considered that there would be any visual impact either to or from this church in views. Furthermore reviewing other listed buildings and their location it appears unlikely that there would be any visual impact on any designated heritage asset.

## **Archaeology**

5.56 This area has been identified in LANDMAP as primarily an agricultural area despite the presence of the museum at Minera and the urban village of Gwersyllt immediately bordering the application site. Lead-mining has been considered part of the (secondary) cultural essence of this landscape in LANDMAP, though is not overly predominant at the application site which is more agricultural in character.

5.57 The archaeological records within the area date to the following periods:

- Prehistoric;
- Bronze Age;
- Medieval (to 1536);
- Post Medieval (1536+); and
- Recent

5.58 Where development proposed includes or has the potential to include heritage assets with archaeological interest, LPA's should require developers to submit an appropriate Desk Based Assessment and where necessary, a field evaluation. Following initial pre-application discussions with the LPA consultation has taken place with Clwyd-Powys Archaeological Trust to ascertain whether they feel a Desk Based Assessment is necessary. Their response

received on the 12<sup>th</sup> April 2016 confirms that they don't feel it is necessary as set down below:

*"Having checked the location against the HER database I can confirm that there are no recorded archaeological sites within the development area. The nearest sites are on the western fringe where there are three old coal shafts recorded in the Rock Cottage plot. The potential for other unrecorded archaeology at sub-surface levels seems low to moderate. There is no information in the immediately surrounding area which would suggest that this location holds a significant potential for archaeology of any particular period other than the post medieval farming, agriculture and coal extraction, which we already know about.*

*I would not consider it beneficial to do any pre-determination archaeological prospecting and we are unlikely to require archaeological intervention as a condition of consent."*

- 5.59 It is therefore considered that the proposed development can be brought forward in a manner which doesn't prejudice any archaeological interest in the wider area.

### **Highway Safety**

- 5.60 The application is submitted with an accompanying Highways Impact Assessment which sets down in detail the necessary improvements required to facilitate the proposed development. It is not the purpose of this report to repeat the findings. On-site car parking would be provided and in accordance with the Council's guidance note parked vehicles should not project into, and interfere with the use of the road or pavement to ensure that the scheme does not prejudice highway safety. To achieve this, all new driveways would measure at least 5.5m in length. Garages would be set far enough back from the road to enable the garage door to be opened and closed whilst a car is parked within the driveway.
- 5.61 The report considers the existing highway network in relation to the proposed residential development at Summerhill. Both Local and National Transport policy have been reviewed in respect of the development. A review of road safety has been undertaken within the report. Sustainable transport accessibility has also been reviewed within the report. The

development proposals have been explained and the impact on the highway network considered. The sections following this are as follows:

- Section 2 sets out the relevant transport policy and the proposed developments compliance;
- Section 3 details the existing highway conditions, walking and cycling, adjacent public transport facilities and a review of road safety;
- Section 4 provides details of the proposed development, which includes the site access and internal layout;
- Section 5 details the traffic generation and impact; and
- Section 6 provides a summary of the main points of the report and conclusions.

5.62 The submitted Highways Impact Assessment considers the impact of the proposed residential development on the highway network in terms of traffic and road safety. The proposals offer to improve the existing situation with passing places along Bottom Road, the introduction of traffic signalling under the bridge and improved pedestrian connectivity to Windy Hill and the footpath to the school. As can be seen in this accompanying report the proposals are considered to be sustainable and well suited to the surrounding area and existing highway infrastructure.

### **Flood Risk**

5.63 The site lies within Flood Zone 1 and as such is not at risk from flooding; although a small area of low risk from surface water is shown in the northern portion of the site, as can be seen in the following image:

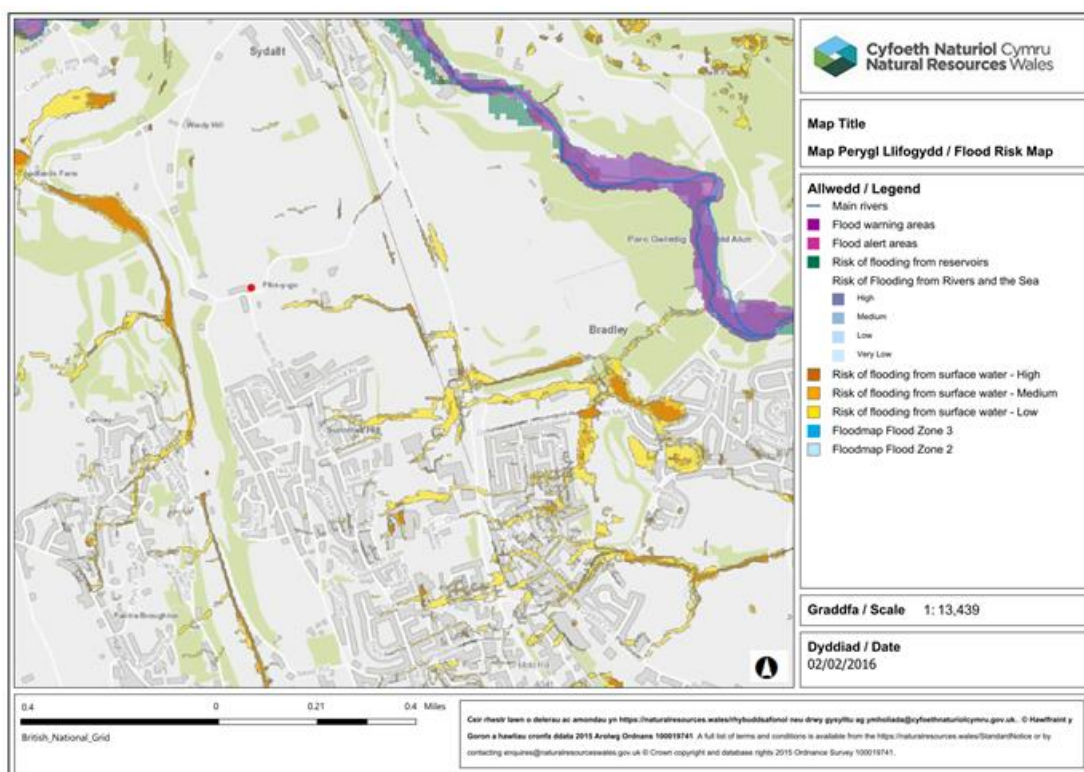


**Image 5.8: Flood Risk Areas**

5.64 Given the size of the site and number of residential properties proposed a Flood Risk Assessment (FRA) has been prepared and submitted as part of the application. This report concludes that in general terms the flood risk to the site is low and as such no specific design restrictions should be placed on the development by the Statutory Consultees in this regard. An appraisal of the sustainable surface water drainage hierarchy concludes that all surface water from the development will either be infiltrated in to the ground or discharged to the public sewer at a rate equivalent to that shed from the existing undeveloped site.

### Geotechnical Constraints

5.65 Flood Risk UK have been commissioned to complete a Phase 1 Contamination Desk Study to accompany the outline planning application. The objective of the study is to research the likely geotechnical and chemical characteristics of the soil and ground water environment. The details of this are provided in the accompanying report and show how the development

can be achieved in accordance with best practice. There is nothing within the report suggesting that the scheme cannot be brought forward.

## 6.0 Conclusion

6.1 The council does not have a five-year housing land supply, therefore as set out within this statement, policies which seek to control the delivery and distribution of new housing, are not up-to-date, and cannot be considered in the determination of the application. The application should therefore be considered in the context of the presumption in favour of sustainable development. This statement identifies that the proposal comprises sustainable development and that it would not result in any adverse impacts significantly and demonstrably outweighing the following benefits which arise from the scheme.

- The proposal would provide much needed housing in an area which lacks a five-year housing land supply, and therefore provide dwellings to meet the needs of present and future generations in a sustainable location.
- The proposal would provide 25% on-site provision of affordable housing. This would contribute to the delivery of objectively assessed affordable housing need within the District and would improve the housing tenure mix of the area;
- The proposal would contribute to the delivery of objectively assessed market housing within the District;
- The scheme would provide onsite recreation facilities for use by the whole community.
- The properties would be built to modern building regulations requirements and therefore provide excellent thermal performance through insulation and heating systems, helping to ensure the proposal is contributing towards carbon savings and the move to a low carbon economy.
- The proposed development would generate employment opportunities in construction and in other sectors linked to the construction market. There would also be ongoing maintenance costs and services required by the occupants which would supplement the local economy.

- The proposal would support social infrastructure, providing a contribution towards education facilities;
- The scheme will provide housing in close proximity to services, facilities and employment opportunities. Additionally the occupants would shop and live locally, therefore ensuring that local services have a greater catchment population to serve.
- This site represents an entirely logical and acceptable location for accommodating additional housing growth in Wrexham District;
- The proposals exhibit good design, and will contribute positively to the built form of the Summerhill settlement.

6.2 It is our submission, therefore, that the principle of the proposed development comprises sustainable development in accordance with the national planning policy and should be approved subject to conditions.

## **Appendix A: Site Location Plan**

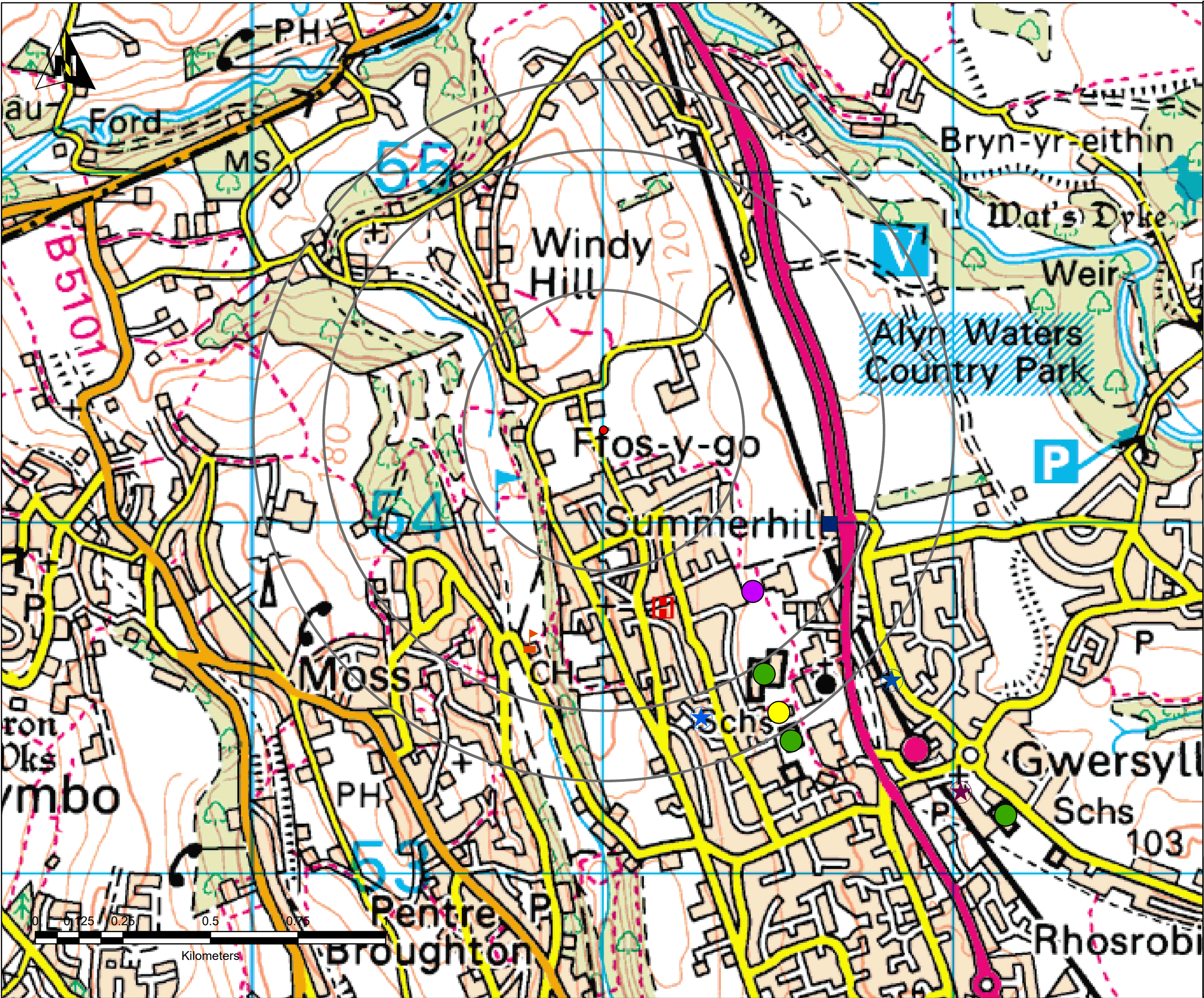


Drawing No: HS Map  
Rev No: 1  
Drawn by: AAH  
Checked by: AAH  
Scale at A3: 1:2500

Land east of Bottom Road

Site Boundaries

## **Appendix B: 2km Walking Catchment Area**



- Legend**
- site location
  - 400m Buffer
  - 800m Buffer
  - 1km Buffer
  - ★ Shop
  - 🏌️ Golf\_Club
  - 🏥 Health\_Centre
  - Community\_Resource\_Centre
  - ★ Shops
  - ★ Supermarket / Shop
  - Schools
  - Leisure Centre
  - Petrol\_Station\_and Shop



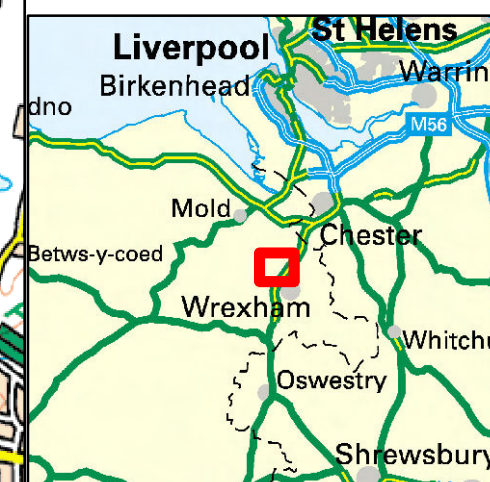
Drawing No: HS Map  
Rev No: 1  
Drawn by: AAH  
Checked by: AAH  
Scale at A3: 1:10,000

Summerhill, Wrexham

800m Walking Area  
Catchment Area

## **Appendix C: 5km Cycling Catchment Area**

- 
- Legend:
- site location
  - 400m Buffer
  - 800m Buffer
  - 1km Buffer
  - 2km Buffer
  - Golf\_Club
  - Health\_Centre
  - Community\_Resource\_Centre
  - Shops
  - Supermarket / Shop
  - Schools
  - Leisure Centre
  - Petrol Station and Shop



Drawing No: HS Map  
Rev No: 1  
Drawn by: AAH  
Checked by: AAH

Scale at A3: 1:20,000

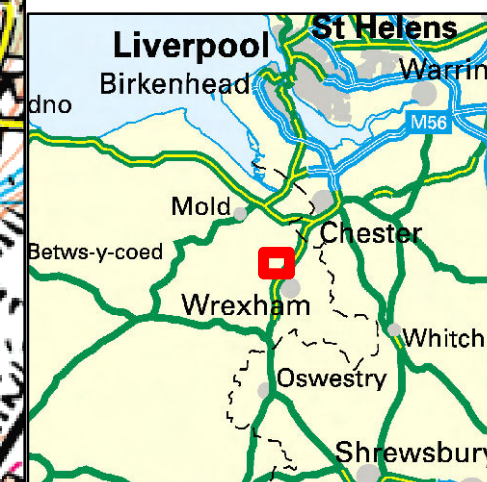
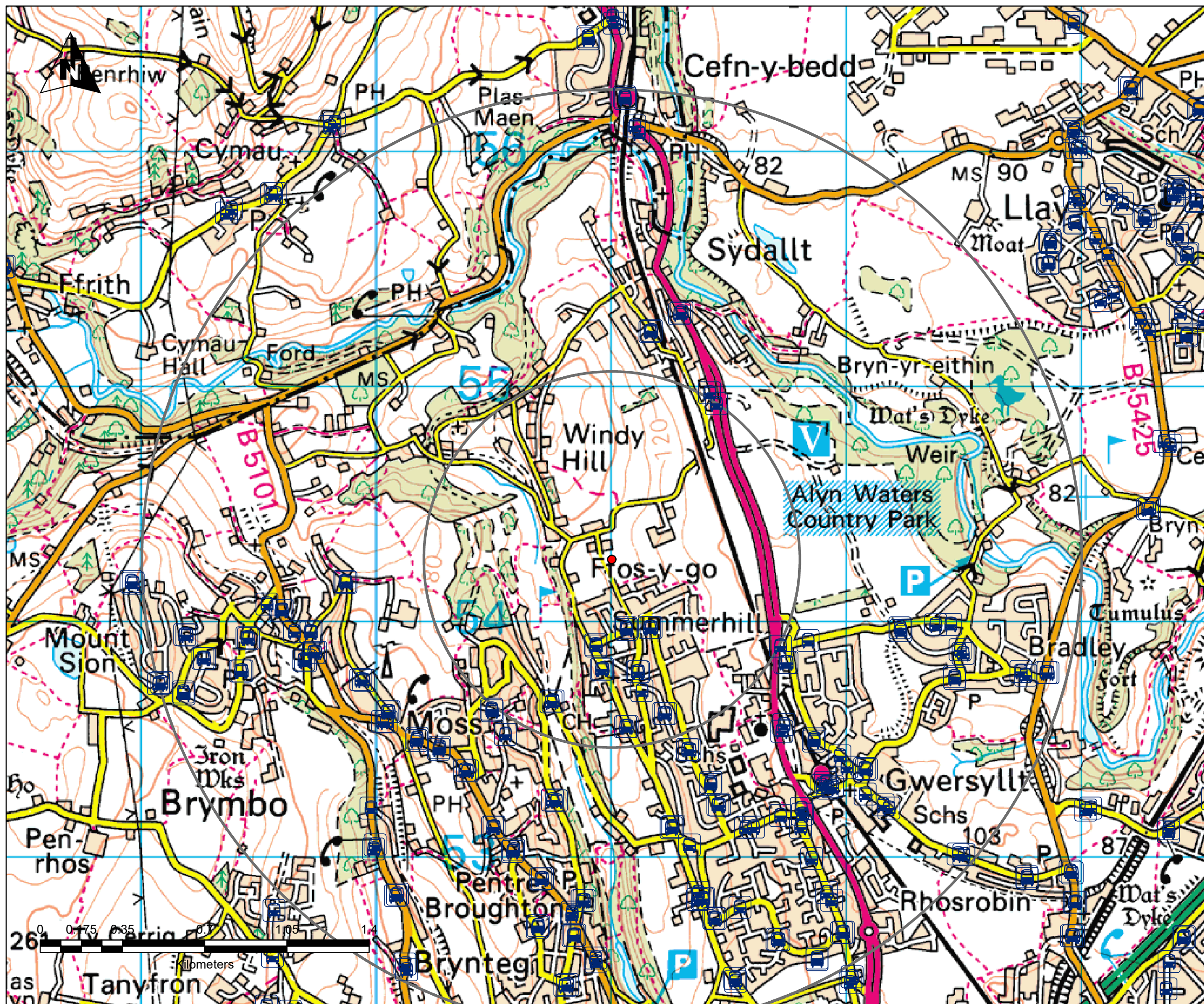
Summerhill, Wrexham

2km Maximum Walking Area  
Catchment Area

## **Appendix D: Public Transport Connection Details**

## Legend

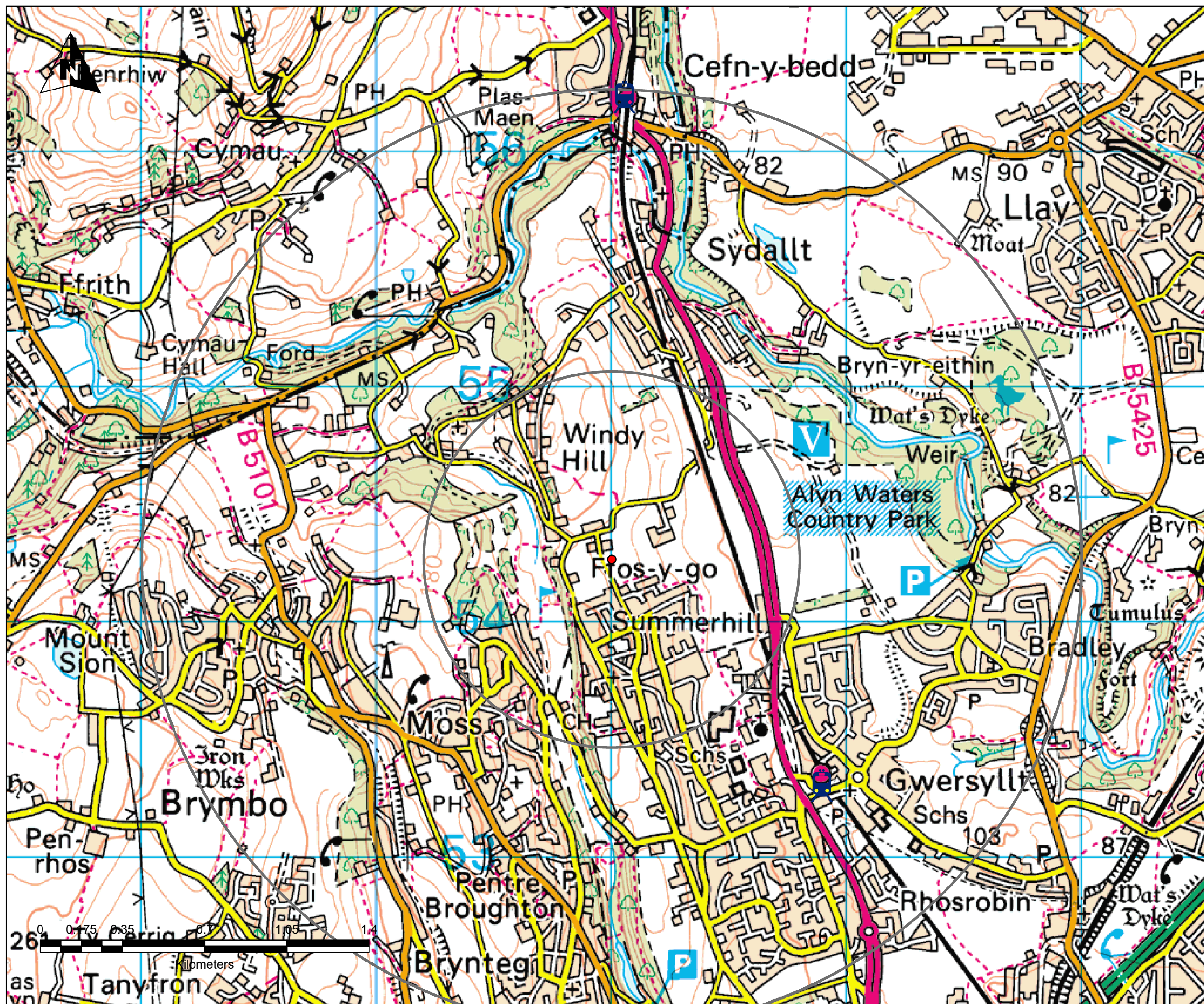
- site location
- 2km Buffer
- 800m Buffer
- bus stop



Drawing No: HS Map  
Rev No: 1  
Drawn by: AAH  
Checked by: AAH  
Scale at A3: 1:15,000

Summerhill, Wrexham

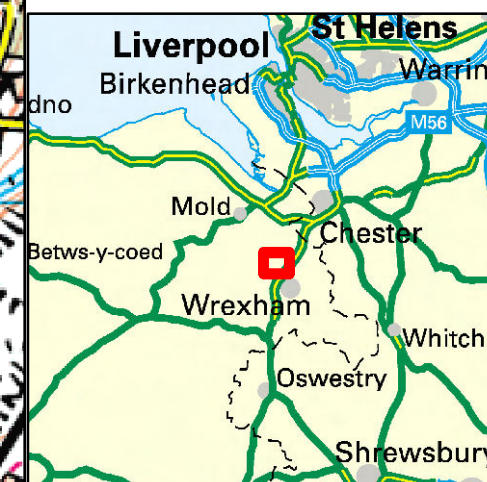
800m Bus Stop  
Catchment Area



**AAH**  
planning  
consultants

### Legend

- site location
- 800m Buffer
- 2km Buffer
- 🚂 Train Station



Drawing No: HS Map  
Rev No: 1  
Drawn by: AAH  
Checked by: AAH

Scale at A3: 1:15,000

Summerhill, Wrexham

2km Train Station  
Catchment Area