
Supporting Planning Statement – Sustainability Addendum Outline Planning Application for Land South of Berse Road, Caego, Wrexham

Prepared for The Plas Power Estate

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1. Introduction

The Local Planning Authority have requested further details regarding the sustainability of the site regarding access to local facilities such as shops, medical facilities, schools, places of worship, employment and public transport.

This request has followed the submission of an outline planning application for land south of Berse Road, Caego, Wrexham. This report details the information the Planning Authority has requested and should be read in conjunction with previous submissions.

2. Planning Policy

Since the application was submitted, the site has been allocated by Wrexham Borough Council as a candidate site for residential use Ref. BRO01OS. Wrexham Borough Council state that "The site complies with the Council's Preferred Strategy". See Appendix A.

Within 1km of the site there are a range of facilities including a post office (Southsea Post Office), car repairs garage (A&M Motors), restaurant (Hong Kong House), garden centre (Ferndale Home) and veterinary practice (Rhyd Broughton).

Caego has access to a range of local services and a bus stop immediately next to the site. Arriva Northwest and Southeast bus routes operate from the site providing services to the following destinations within one mile of the site:-

- Ysgol Penrhyn Hospital
- New Broughton Secondary School
- Ysgol Bryn Alyn Secondary School
- Tantram Primary School
- Brynteg County Primary School
- Caego Day Nursery

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Figure 1 below, sets out the amenities and facilities that are accessible via pedestrian and cycle routes specifying the distance from the proposed site, time to walk and time to cycle. To summaries Figure 1, within walking / cycling distance along designated routes there are:

- 5 key employment hubs,
- 3 education provisions,
- 5 different leisure amenities,
- 4 retail outlets
- 2 key transport hubs.

Sustainable Travel Destinations Pedestrian and cycle routes

Figure 1:

Destination	Distance (km)	Time to Walk (Mins.)	Time to Cycle (Mins.)
Employment			
Technology Park	0.7	13	3
Hospital	0.9	16	4
Wrexham Town Centre	2.0	38	9
Rhosddu Industrial Estate	2.3	39	11
Llay Industrial Estate	5.4	-	27
Wrexham Industrial Estate	5.5	-	26
Education			
Ysgol Penrhyn	0.6	12	4
Yale 6 th Form College	1.6	31	9
University of Glyndwr	0.8	15	4
Leisure/Entertainment			
Wrexham Football Club	1.0	18	5
Cinema	1.9	37	10
Waterworld	1.9	35	9
DW gym	1.1	22	6
Glyndwr Uni. Sports centre	1.1	20	5
Tennis Centre	1.0	19	5
Retail			
Convenience Store/take away	0.2	5	1
Plas Coch	1.0	19	5
Town Centre	1.7	31	8
Eagles Meadow	1.9	37	10
Transport Hubs			
Wrexham Bus Station	1.4	28	7
Railway Stn - Central	1.5	27	7
- General	1.1	21	5

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The accompanying Transport Statement confirms that the site is situated in a locality with good public bus service provision and within comfortable travel distance for pedestrians and cyclists of a number of community facilities (see figure 1). Ysgol Penrhyn School, Yale Six Form College, University of Glyndwr, leisure/entertainment and retail facilities and Wrexham bus station are all within 1.5km of the site thus making the proposal policy PS4 compliant.

The site is clearly an acceptable location for a new housing development, spatially linking into a large residential community along two boundaries, being within walking distance of local services and less than a kilometre from Wrexham Town Centre. Residents of the new development will be able to integrate into an established existing community, utilise existing local services and travel to Wrexham Town Centre within five minutes from a bus stop directly outside the site, thus enabling people to directly access a range of town centre facilities for entertainment and leisure and also work within close proximity to where they live.

The site lies within close proximity of a number of destinations including employment, education, leisure/entertainment, retail, hospital and transport hubs. A list of destinations along with the distance from site and an assessment of travel times is included within the submitted Transport Statement. Adequate links provide the opportunity to reduce reliance on private car use and for a significant number of trips to be made either on foot or by cycle.

The site is well provided with public transport links with bus stop facilities directly outside of the proposed site entrance. The south bound stop is provided with a shelter and boarding facilities however at present the northbound does not have shelter facility provided. The stops provide access to services nos. 10, 11, 12, 14, 16 and X50 which provide regular access to Wrexham Town Centre, Wrexham Maelor Hospital, Brymbo, Bwllgwyn, and other residential areas in the north of Wrexham, Ruthin, Denbigh, St. Asaph and Rhyl. Examples of bus timetables are included within the appendices of the submitted Transport Assessment.

Consultation with the Local Authority, confirmed that Wrexham does not have a five year housing land supply. In light of this it was stated that sites which are adjacent to settlements which can be deemed sustainable will be given much more serious consideration to help contribute to the housing land supply position. The Local Authority also conveyed that smaller rural settlements need to grow and therefore development which is in keeping with the landscape, setting and character would be strongly considered. When comparing the site to the information obtained through Local Authority Consultation, it is clear that the site is a sustainable location for development, considering that it is directly adjacent to a settlement which contains services and amenities within walking distance (See Figure 1).

Planning Policy Wales states that in the decision making process, if a local plan is out dated (as is the case with Wrexham) a presumption in favour of proposals in accordance with key sustainability policies objective applies. In compliance, the development has considered people and their quality of life by offering the provision of 34 additional homes that will contribute towards the Borough's housing demand and deliver a useable area of open space which will become a valued, managed green community area, exceeding the policy requirement in terms of size.

The development is in a sustainable location, in close proximity to existing services. Importantly the proposed development will link into the existing fabric of Caego and will therefore match the character of the settlement. Satellite settlements around Wrexham could be considered the most sustainable locations for managed housing growth within the Borough, being a short distance from Wrexham Town Centre.

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Whilst the town centre has capacity for some new development, any significant focus of housing delivery would lead to unacceptable levels of traffic congestion and other environmental effects.

This development represents equilibrium between meeting existing and future housing needs, whilst ensuring that the level of housing proposed can be well integrated into the existing community, infrastructure and built form.

The recently published Preferred Strategy (February 2016) confirms that New Broughton is a Local Service Centre where new housing on greenfield land, capable of accommodating 10 units or more, will be delivered. Accordingly the proposed development which is located adjacent to the built up area of New Broughton directly accords with the Authority's strategic direction.