

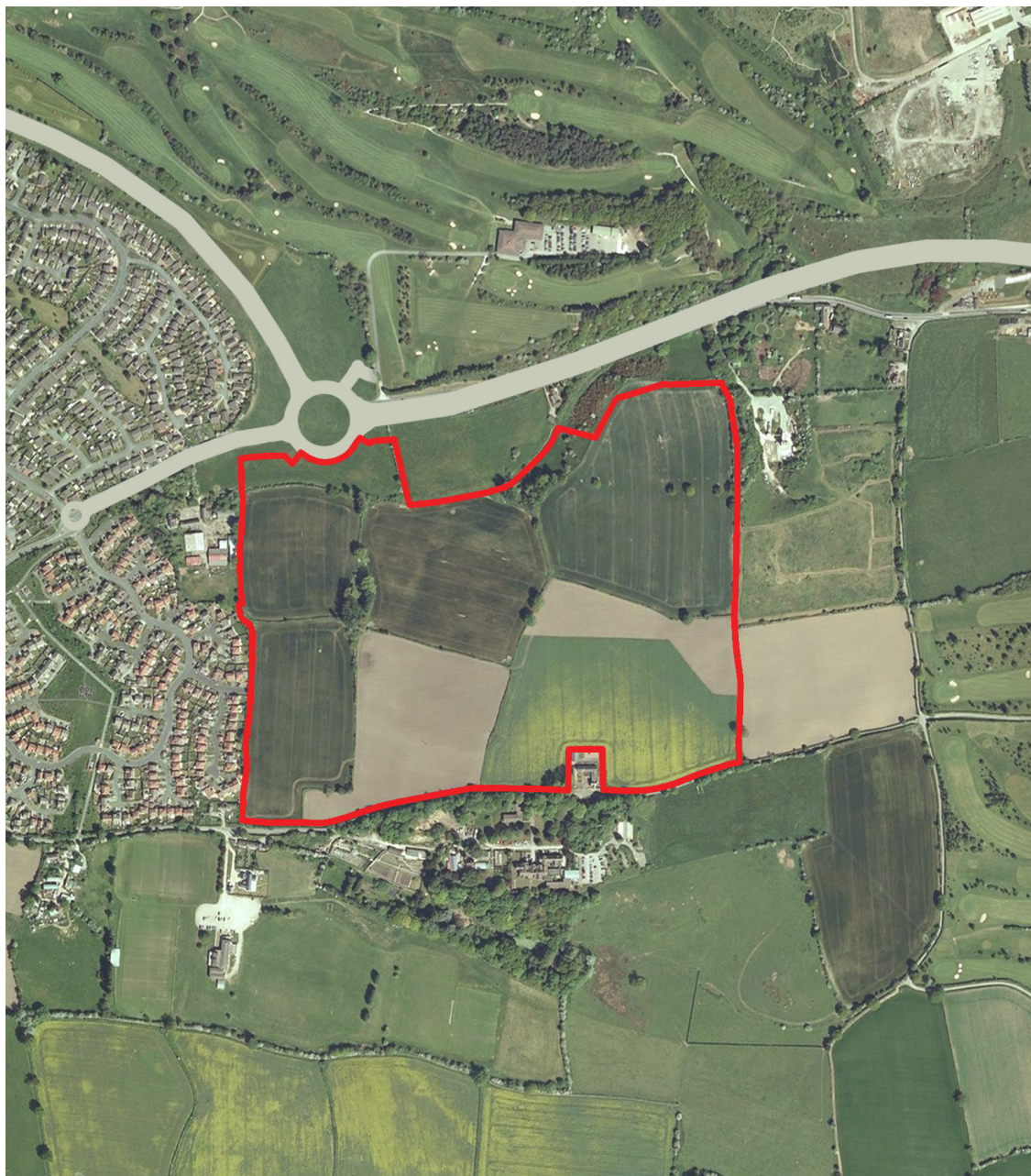


John Raymond Jones

The Trustees of The
Wrexham (Parochial)
Educational Foundation

Land South of Holt Road

Wrexham



Addendum to Design & Access Statement



**RANDALL
THORP**

December 2020

01 Introduction	1
02 Submitted plans	2
03 Revised plans	4
04 Affordable housing	7
05 Conclusion	8

Randall Thorp Document Control

Doc Reference: 661B Addendum
Author(s): SB
Checker: DL
Format check: DL
Product status: Issue
QM status: Checked
Checked date: 2020-12-22

*All plans reproduced from Ordnance Survey digital map data
© Crown copyright 2020. All rights reserved. Licence number 100000073
All aerial photography © Google 2020*

Background

Outline planning application ref. P/2019/0005 ‘Land South of Holt Road, Wrexham’ was submitted by to Wrexham County Borough Council in January 2019. The application was for up to 600 dwellings with associated highways, landscape and open space.

Following discussions between officers at Wrexham Council and the applicants, numerous incremental changes to the proposed scheme have been agreed covering various aspects including layout, highways, drainage and other planning matters. These changes arose during the determination of the previous application and following its determination.

A revised parameter plan has been produced in accordance with the agreed changes. The revised parameter plan will supersede the one submitted in 2019.

In addition, a revised illustrative concept layout has been prepared to demonstrate how the site could be developed in accordance with the updated parameter plan and the principles set out within the submitted Design and Access Statement (DAS).

The amendments to the parameter plan and illustrative concept layout are set out in Section 03 of this addendum.

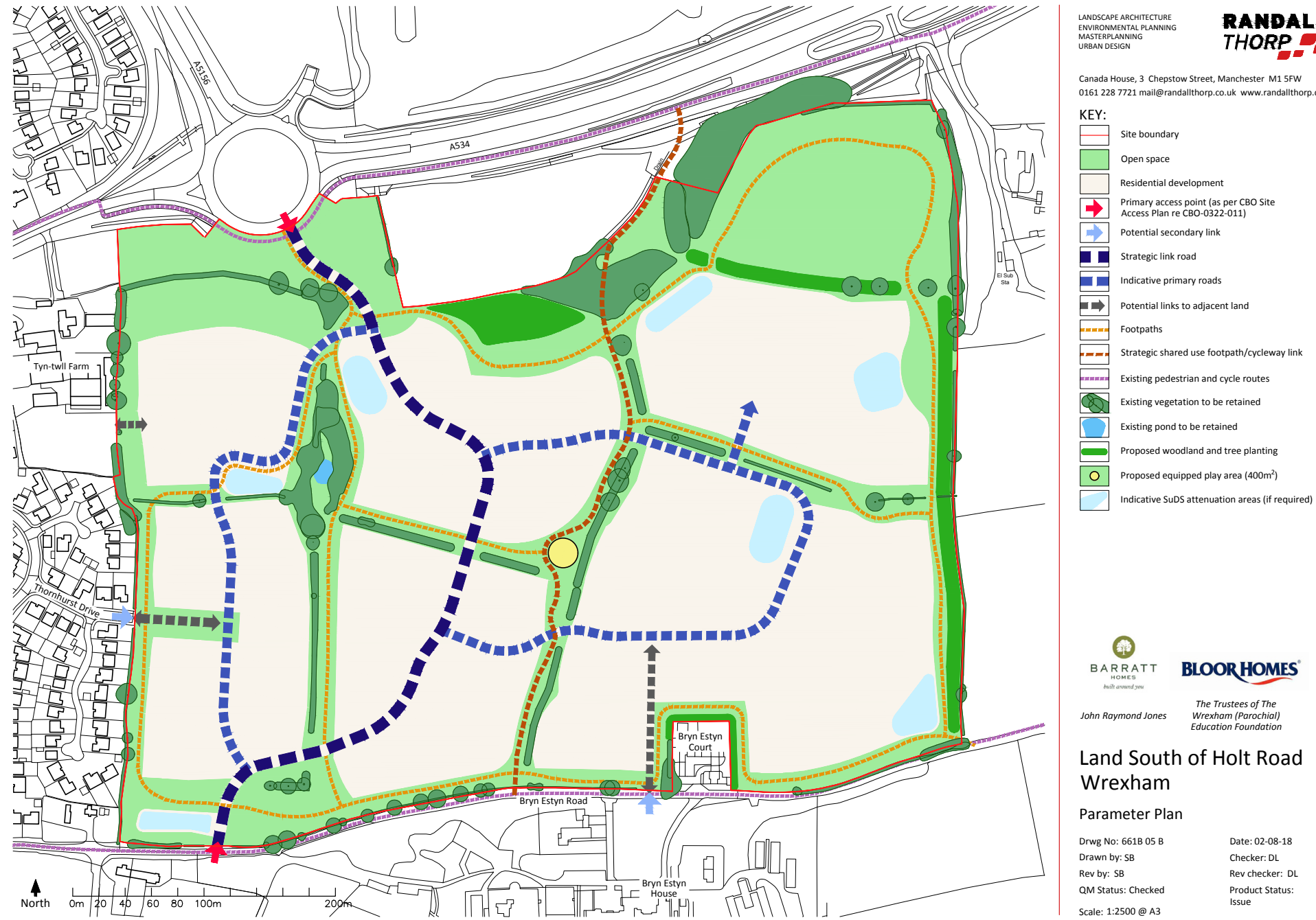
Purpose of this document

This document is an addendum to the DAS submitted in 2019. The purpose of this addendum is to explain how the amendments to the parameter plan, as a result of consultation with Wrexham Council, affect the formerly submitted approach to site layout, access, and scale of development.

Submitted parameter plan

The development framework plan (ref 661B-27 Rev B) was submitted both as a standalone plan and included within the DAS on page 33.

The plan sets out the spatial arrangements necessary to deliver the housing on this site, together with key elements which guide the design quality of the scheme.

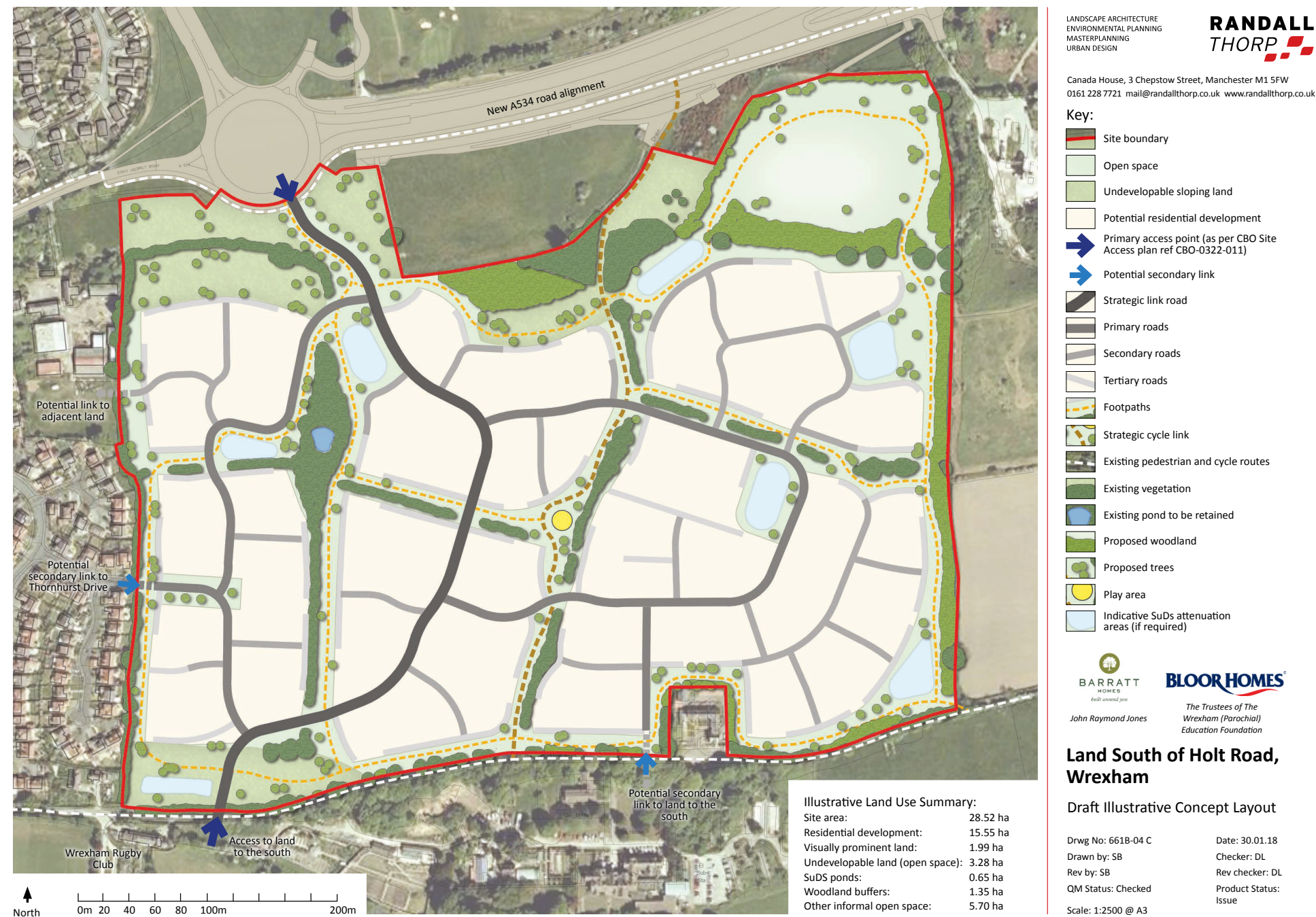


Submitted draft illustrative concept layout

The illustrative concept layout (ref 661B-04 Rev C) was submitted both as a standalone plan and included within the DAS (page 31) to provide an interpretation of how the development may be delivered in accordance with the landscape-led masterplan principles explained within the submitted document.

The masterplan has evolved through a process of appraisal, consultation and evaluation to ensure that it responds to the constraints and opportunities of the site.

Following various stages of consultation it is understood that the concept layout is broadly acceptable to Wrexham Council.



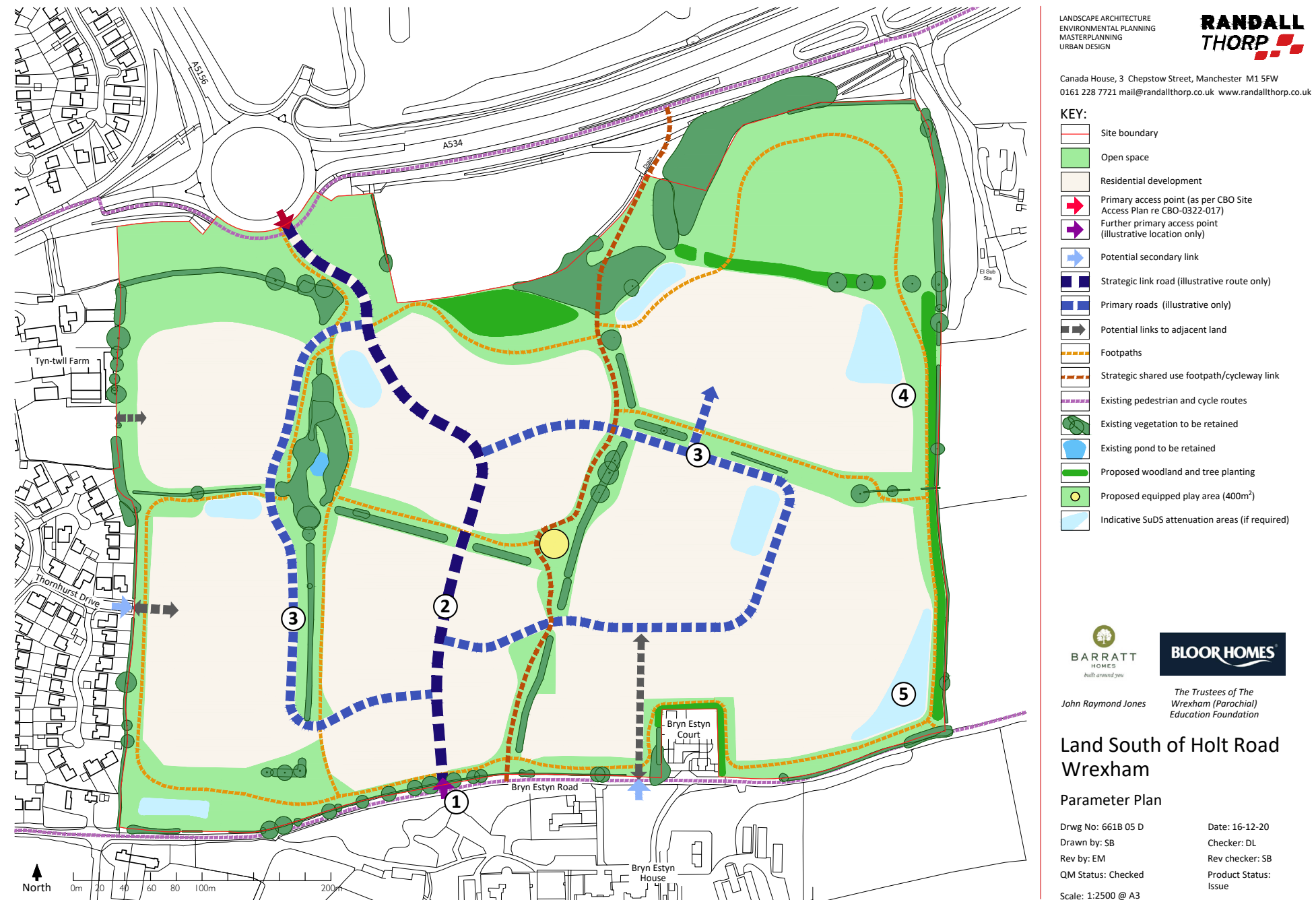
Revised parameter plan

The revised parameter plan makes the following deviations from the submitted parameter plan:

1. Relocated access point along southern boundary off Bryn Estyn Road;
2. Revised strategic link road alignment as agreed with Wrexham Council;
3. Revised alignment of primary road network based on viability studies;
4. Slight modifications to extent of developable area; and
5. Revised SuDS attenuation areas following review by the design team.

The proposed green infrastructure network and general principles for urban design, built form and landscape character will remain broadly in line with the principles as set in the submitted DAS.

The revised parameter plan is also resubmitted as a standalone plan, ref 661B-27 Rev D.



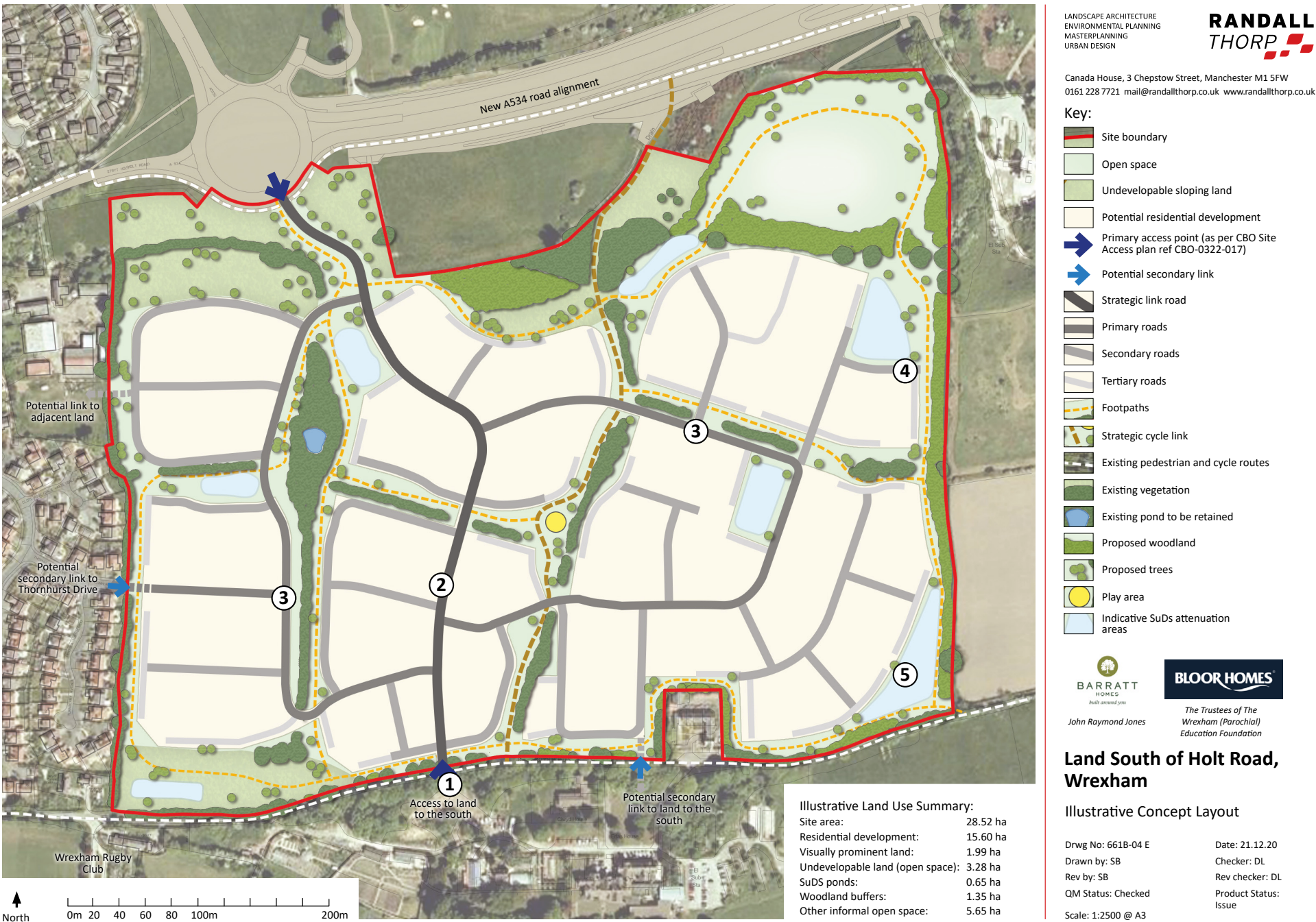
Revised illustrative concept layout

The illustrative concept layout has been updated in line with the revised parameter plan. The block structure and street network has been amended to align with emerging detailed housing layouts to provide an updated representation of how development may be brought forward, whilst according with the established masterplan principles and parameter plan.

As with the revised parameter plan, the main changes to the submitted plan include:

- 1.Relocated access point along southern boundary off Bryn Estyn Road;
- 2.Revised strategic link road alignment as agreed with Wrexham Council;
- 3.Revised alignment of internal road network based on viability studies;
- 4.Slight modifications to extent of developable area; and
- 5.Revised SuDS attenuation areas following review by the design team.

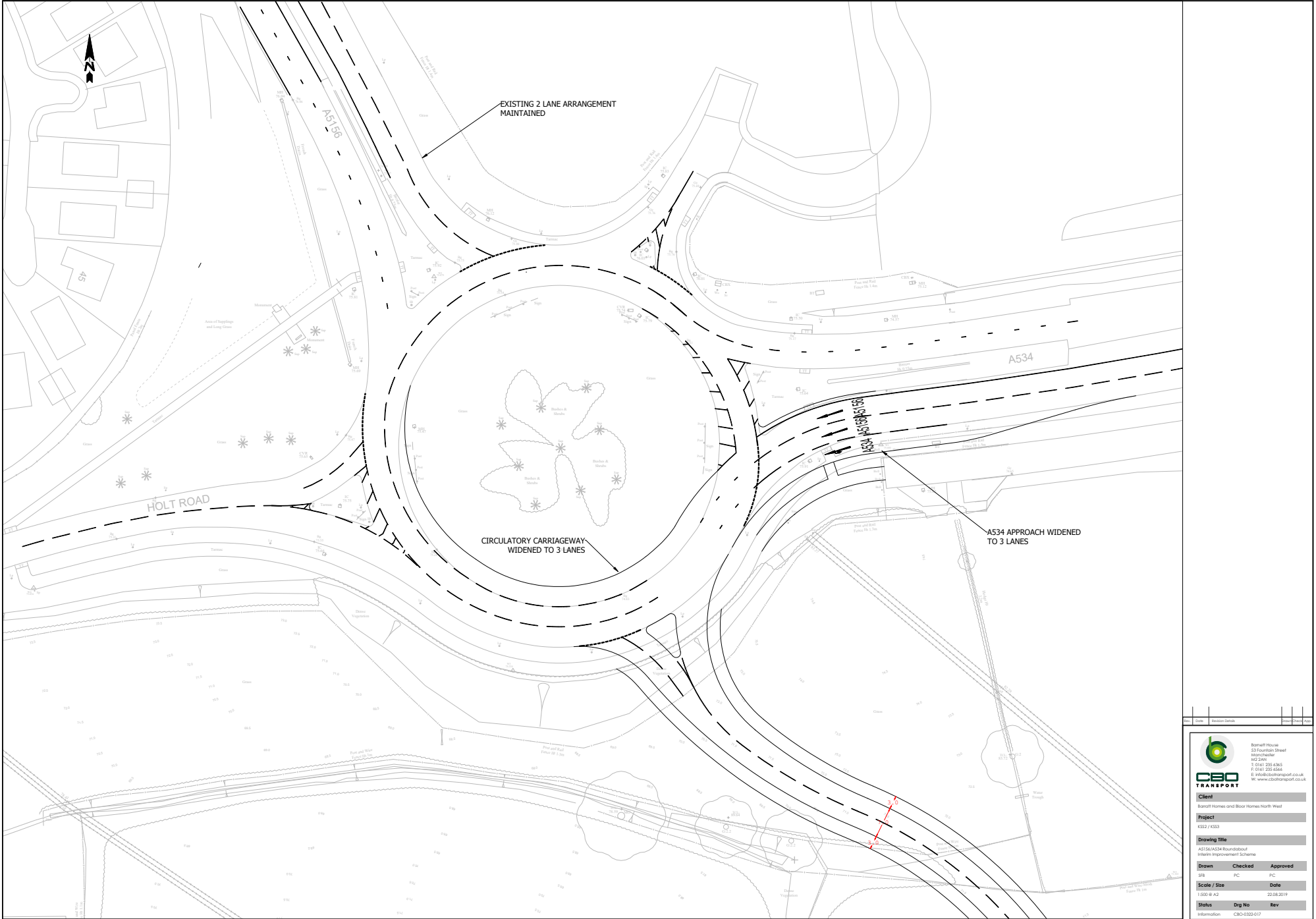
The illustrative concept layout is also resubmitted as a standalone plan, ref 661B-04 Rev E.



Access plans

A revised access plan for the new spur off the A534 and A5156 roundabout is submitted as part of this application to reflect the agreed position during the previous application; see extract.

The revised parameter plan and illustrative concept layout are in accordance with the latest access plan.



Extract from CBO Transport plan ref CBO-0322-017

Affordable housing provision

The original outline application proposed that up to 40% of proposed dwellings would be affordable, in line with the emerging LDP; albeit in the knowledge that the 40% target was still to be appropriately tested for its viability and that an alternative target was likely to be agreed.

Since the submission it has been agreed with WCBC that 20% affordable homes will be provided within the KSS2 allocation. Whilst the 20% target has not been formally adopted, it is the agreed position of emerging policy and will be formally consulted upon in due course.

Therefore this application proposes that 20% of proposed houses will be affordable, and will be constructed throughout the development in a style consistent with other proposed houses.



Conclusion

The core principles of the layout have not changed.

The revised parameter plan and illustrative concept layout have been adjusted to accommodate the relocated access point along the southern boundary and the realigned strategic link road.

The internal arrangement of roads and development blocks presented on the illustrative concept layout have been amended to suit emerging housing layouts.

It is proposed that the scheme will deliver 20% affordable housing.

The proposed amendments to the layout and design of the scheme will preserve the key principles established as part of the original outline application.



Prepared for:

