

For and on behalf of
Watkin Jones Homes

PLANNING STATEMENT

Royal British Legion Social Club, Watts Dyke, Llay, LL12 0RL

**Prepared by
DLP Planning Ltd
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1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of Watkin Jones Homes in support of the proposed development of 51 dwellings on land at the Royal British Legion Social Club, Watts Dyke, Llay, Wrexham.
- 1.2 The proposed development comprises two applications, an application to approve Reserved Matters for 43 dwellings associated with outline application P/2018/0933, and a full planning application for the erection of 8 dwellings directly off Watts Dyke.
- 1.3 This application follows on from pre-application discussions with Wrexham Borough Council regarding the proposed reserved matters, and the principle of a full application for dwellings directly accessed off Watts Dyke.
- 1.4 This Statement provides an overview of the site, its context, planning history, planning policy and an assessment of the proposed detail design.
- 1.5 The following information has been submitted in support of these applications:
 - Architectural package including Design and Access Statement;
 - Ecology Survey;
 - Transport Statement;
 - Landscape and planting plans;
 - Arboricultural survey;
 - Drainage details; and
 - Noise Impact Assessment.

2.0 SITE LOCATION AND CONTEXT

- 2.1 The site subject to these two applications is approximately 1.33 hectares in size and forms an 'L' shape around the south and western boundaries of the Royal British Legion Social Club located on the junction of Watts Dyke and Llay New Road, Llay.
- 2.2 The site is located in a predominately residential area located in the wets of the village of Llay, and is directly abutted by Alyn Waters Country Park. The site itself comprises of low value grassland, hedges lining the boundary of the site and a number of scattered trees located on the edges of the site. The site is relatively flat but gently slopes to the east towards Llay New Road.
- 2.3 There is a war memorial located on site adjacent to the Watts Dyke, and is currently encompassed by hedging.
- 2.4 A public right of way abuts the southern boundary of the site, and runs through to the Alyn Waters Country Park.

Planning History

- 2.5 A hybrid planning application under reference P/2017/0314 for a mixed use development comprising residential development (outline), a 4,000 sq.ft retail unit (outline), a boxing club (outline), a car park (full), detail of access (all other matters reserved) and associated works was refused on the 2nd July 2018.
- 2.6 The application was refused on the grounds that local community facilities specifically schools and health care have insufficient capacity to cater for additional development contrary to policy GDP2, and that due to the loss of land at the Royal British Legion available for parking and remembrance services, the development will adversely affect a multi activity community facility and therefore contrary to policy CF1.
- 2.7 A subsequent hybrid planning application was submitted under reference: P/2018/0933 on the 5th November 2018. Comprising a mixed use development comprising a 4,000 sq.ft retail unit (outline), a boxing club (outline), a car park (full), details of access with all other matters reserved and associated works. The application was subsequently granted on the 15th October 2019.
- 2.8 On the 7th September 2020 full planning permission was granted under application reference P/2020/0155 for the erection of a retail unit (use class A1) with access and parking on the

part of the site which benefitted from outline consent for a retail unit. A subsequent application to discharge details relating to drainage for the retail unit is under consideration under reference number P/2020/0800.

3.0 PRE-APPLICATION DISCUSSIONS

- 3.1 A pre-application enquiry was submitted to Wrexham Borough Council on the 22nd January 2021 to ascertain the Local Authority's views on the proposed reserved matters application and to seek comments on a proposed site layout plan under reference: ENQ 2021 0009.
- 3.2 Some initial pre-application feedback was received from the Planning Officer on the 12th February 2021. The Officer clarified that the only the main access into the site was approved under the outline planning application and that the proposed access drives to plots 1-5 and 48 and 49 did not form part of that permission. Subsequently, these accesses would fall outside of the matters reserved for subsequent approval.
- 3.3 Comments were also raised in relation to the proposed layouts compliance with Policy TAN12. The following items were raised for consideration:
- The proposed layout appears to be over development and dominated by frontage parking;
 - Recommendation to increase the variation in building form and take account of site context;
 - Queried whether there is scope to provide visual integration with the Country Park and the potential for a pedestrian access directly, or via Llay New Road.
 - Requested a review of standard turning heads.
- 3.4 Confirmation from the Officer was received that there is no objection in principle to providing access drives directly off Watts Dyke, but these would require either the submission of a separate planning application for the vehicular accesses or for a full planning permission for the dwellings on the site frontage.

4.0 PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises two applications; a reserved matters application for the approval of details relating to the layout, scale, appearance and landscaping of the site, and a full planning application for the development of 8 no. dwellings accessed directly off Watts Dyke.
- 4.2 The proposed development has been split into two applications, as per the above in order to align with the outline approval (ref: P/2018/0933) and take account of the pre-application feedback.
- 4.3 Overall, the application site measures 1.33 hectares in size, and the total number of units across both schemes equates to an average net density of 39.75 dwellings per hectare. A total of 23 units have been secured to be owned and managed by Adra (45% of the total capacity) will be provided as part of the overall development, 10 in excess of the S106 requirement, as set out in the below table.

	No. of units	% of units	Mix
Open Market	28	54.9%	3 & 4 bed units
Affordable – intermediate rent to be managed by Adra (S106)	13	25.4%	2 & 3 bed units
Market Rent to be managed by Adra (above S106)	10	19.6%	3 bed units
Total	51	-	2, 3 & 4 bed units

Table 1: Schedule of accommodation for whole development

Reserved Matters application

- 4.4 This application seeks approval of details relating to layout, scale, appearance and landscaping in relation to the erection of 43 residential dwellings. A small scale version of the coloured layout of this application area is shown in Figure 1 on the following page.
- 4.5 The proposed units range from 2 to 4 bedroom properties, including detached, semi-detached and terraced properties. This schedule of accommodation is set out in Figure 2.



Figure 1: Proposed reserved matters site plan

Dwelling type	Amount
Two bedroom affordable dwelling	5
Three bedroom affordable dwelling	3
Three bedroom dwelling	28
Four bedroom dwelling	7
Total	43

Figure 2: Schedule of accommodation for reserved matters scheme

- 4.6 The properties on site are all in two storeys in height, with a number of single storey garages dispersed across the site.
- 4.7 An attenuation pond is to be situated on the eastern side of the site forming part of a SuDS system. The pond is located at the lowest point of the site.
- 4.8 The primary road will be 5.5 metres in width with footpath provisions on either side. A secondary route will extend towards New Llay Road and the attenuation basin, with just one footway. There are a number of private drives are also located off the main and secondary routes, and provide a difference in surface treatment.
- 4.9 Each dwelling will be provided with two parking spaces (87 total). This figure does not include garages.
- 4.10 The properties will alternate between red brick, and red brick and white render. Windows will

be white UPVC and properties will have a slate roof.

- 4.11 A new pedestrian link will be created onto New Llay Road, to help improve accessibility to the Country Park to the south.

Full planning application

- 4.12 The full planning application seeks permission for 8 no. dwellings directly off Watts Dyke in the north west corner of the site. The dwellings include a mix of 3 and 4 bedroom properties in the form of 3 no. terraced units, 4 no. semi-detached units and 1 no. detached unit.



Figure 3: Proposed full planning site plan

- 4.13 Full planning permission is sought for these dwellings as it is proposed that they shall be directly accessed off Watts Dyke as the outline consent only approved the main site access.
- 4.14 It is proposed that these units are each served by two parking spaces (16 total), with vehicular access for each private drive being formed by a means of a footway crossover arrangement. In order to accommodate these proposals a short length of double yellow line parking restrictions will need to be extinguished fronting plot 49.

5.0 PLANNING POLICY CONTEXT

Planning Policy Wales – February 2021

- 5.1 Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government and is supplemented by a series of Technical Advice Notes. The latest iteration of the PPW was updated in February 2021.
- 5.2 The PPW attaches great importance to the design of the built environment as well as recognizing that good design is fundamental to creating sustainable places where people want to live, work and socialise. Section 3 of the PPW document sets out the following objectives that are the key aspects of good design, these are summarised below:
- Ensuring ease of access for all;
 - Promoting sustainable means of travel;
 - Achieving efficient use and protection of natural resources/ enhancing biodiversity/ designing for change;
 - Ensuring attractive, safe public spaces/ security through natural surveillance;
 - Sustaining or enhancing local character. Promoting: legible development/ a successful relationship between public and private space/ quality, choice and variety/ innovative design.

Technical Advice Note 12 – Design (TAN12)

- 5.3 TAN12 was adopted in March 2016, and should be read alongside the PPW, the policies contained within this document should be taken into consideration by Local Planning Authorities and are material considerations.
- 5.4 In respect of achieving Good Design chapter 4 of TAN12 sets out that it is the responsibility of all those involved in the design process, and identifies five aspects of good design including:
- Access;
 - Character;
 - Community Safety;
 - Environmental Sustainability; and
 - Movement

Access

- 5.1 The Advice Note sets out that this means ensuring ease of access for all. As set out in the

supporting Design and Access Statement a clear street hierarchy will be provided which allows circulation around the site and connectivity to the surrounding area. A connection will be provided to New Llay Road to the east providing ease of access to Alyn Waters Country Park. All properties have been designed to Part M building regulations.

Character

- 5.5 TAN12 sets out that character involves the sustaining or enhancing local character, promoting legible development, creating successful relationships between public and private space and promoting a quality and choice.
- 5.6 The choice of material palette is typical of the local vernacular and will therefore sustain the character of the area. A range of properties are proposed which will also help to create interest in the streetscene and provide a range of dwelling types to the local area. The scale of development has been selected to be reflective of the local area.

Community Safety

- 5.7 In order to provide Community Safety there are two objectives; to ensure attractive, safe public spaces and security through natural surveillance.
- 5.8 As set out within the supporting Design and Access Statement the scheme has been designed to provide natural surveillance on all public spaces and to parking areas in order to improve safety. Landscaping has also been incorporated into the scheme to provide an attractive development.

Environmental Sustainability

- 5.9 Environmental Sustainability requires the efficient use and protection of natural resources, the enhancement of biodiversity and designing for change.
- 5.10 The development comprises efficient use of land in a highly sustainable location and shall incorporate natural features on site such as the hedgerows in order to retain existing habitats and to provide ecological connectivity with the local environment. All dwellings will also incorporate energy efficient technologies.

Movement

- 5.11 In order to facilitate movement new development should promote sustainable means of travel.
- 5.12 As accepted in the hybrid application and set out within the supporting Transport Statement,

the site is located in a highly sustainable location where there is a variety of services and amenities within a short walking distance. The site is also situated within close proximity to a number of bus stops providing connectivity with other settlements.

Wrexham Unitary Development Plan

- 5.13 The Wrexham Unitary Development Plan (UDP) was adopted in 2005 and covers a period up until 2014. The following policies are considered relevant.

Policy GDP1

- 5.14 Policy GDP1 expects all new development to:
- a) *Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.*
 - b) *Take account of personal and community safety and security in the design and layout of development and public / private spaces.*
 - c) *Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.*
 - d) *Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.*
 - e) *Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.*
 - f) *Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.*
 - g) *Secure public services (e.g. gas, water, electricity) to development at minimum public cost.*
 - h) *Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.*
 - i) *Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.*
 - j) *Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.*
 - k) *Secure the development of sustainable communities, through the promotion of the*

economic, social and environmental well-being of the area.

- 5.15 As set out in the supporting Design and Access Statement the development proposal has been designed to ensure it is of scale, and layout which is commensurate with the local area, and will provide a positive addition to the local character. All properties have been orientated to ensure natural surveillance over public and private spaces.
- 5.16 In addition, to the above a pedestrian link will be provided to New Llay Road in order to improve connectivity with the Country Park to the south and surrounding area.

Policy EC4

- 5.17 Policy EC4 requires new development to provide for the conservation and management of hedgerows, trees, orchards, woodland, wildlife and other natural landscape and water features, and include new planting in order to enhance the character of the landscape and townscape. Development which results in the loss of significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.
- 5.18 The proposal will result in the removal of trees in order to accommodate the development. However, the scheme has taken a great deal of care in ensuring the hedgerows on site are retained and incorporated into the development, thereby helping to provide ecological connectivity with Alyn Waters Country Park.
- 5.19 It was accepted as part of the outline planning application that the loss of any established vegetation on site must be weighed on balance against the opportunities to provide for a quality scheme achieving the correct density with strong frontage development.

Policy EC13

- 5.20 Development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off will not be permitted.
- 5.21 A Drainage Proposal has been prepared in support of the application, and demonstrates how surface water runoff will be adequately managed.

Policy H2

- 5.22 Residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1.
- 5.23 Discussion on how the scheme complies with policy GDP1 is provided earlier in this

Statement. The proposal will be of a scale, and layout which is commensurate with the local area, and will provide a positive addition to the local character. The proposal will also help to improve connectivity with the Country Park to the south for existing and future residents.

Policy H7

- 5.24 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.
- 5.25 The outline permission is subject to a S106 agreement, which requires that 25% of the dwellings will be comprised of affordable housing units.
- 5.26 The proposed development will make a contribution above the affordable housing requirements set out by the S106 agreement¹. The scheme proposes the provision of 23 dwellings to be owned and managed by Adra; this totals 45% of the total proposed development, 10 units above the S106 agreement requirement.

Policy CLF5

- 5.27 New development of ten dwellings or more must provide informal public open space within the site at a minimum level of 0.4 hectare per 50 dwellings, be conveniently located for users, and usable for playing field(s) and/or equipped children's play area(s) and open amenity area(s).
- 5.28 It was accepted under the outline application that there is adequate open space provision in the local area, and that it would not be advantageous to require an on-site contribution in this case.

Policy T8

- 5.29 Proposals will be expected to be designed in accordance with the Council current parking standards.
- 5.30 The proposed development makes the provision for at least two parking spaces per dwelling, which is considered to be an acceptable provision of parking, especially given its highly sustainable location, albeit this is below the maximum amount allowed.

6.0 ASSESSMENT OF THE PROPOSED DEVELOPMENT

Principle of development

- 6.1 The application site is situated within the settlement limits of Llay, and the principle of residential development has established through the granting planning application P/2018/0933. Permission was granted on the 15th October 2019 and under this application outline planning permission for residential development was approved with all matter reserved except for access.
- 6.2 The principle of residential development has therefore been accepted by the Local Planning Authority.
- 6.3 Pre-application discussions were held with the Local Planning Authority with regards to the reserved matters, and it was confirmed that should the applicant wish to directly access residential units off Watts Dyke, a separate full planning permission would be required as only one point of access has been approved under the outline consent.

Highways

- 6.4 A Transport Statement has been prepared in support of the proposed reserved matters application, and the linked full planning application.
- 6.5 In relation to the full planning application the Statement sets out that the proposed dwellings will be formed by footway crossover arrangements. All of these driveways will be formed in a surface bound material for a distance of 5.0 metres to the rear of public highway.
- 6.6 The visibility splays serving the private drives will be 2.4m by 43m which is considered suitable.
- 6.7 A total of 16 car parking spaces will be provided for these dwellings, which is under the maximum provisions but considered appropriate. In addition, 2 cycle spaces will be provided in the form of a lockable shed located in the rear gardens of each plot.
- 6.8 In relation to the reserved matters scheme the proposed development will be served by an internal road which will be 5.5 metres in width, with a 2 metre footway either side. The access road reduces in width to the east to 4.8 metres with a 0.5 metres footway on its northern side, and a 2.0 metre footway on its southern side. There are a number of private drives located across the development with shared surface arrangements.

- 6.9 A total of 87 parking spaces for the dwellings proposed under the reserved matters will be provided, which equates to a provision of just over 2 spaces per dwelling, this does not take into account garages. Across the whole development a total 103 parking spaces will be provided.
- 6.10 A review of pedestrian visibility splays has been undertaken across the development and it has been confirmed that 2m by 2m visibility splays can be achieved.
- 6.11 Overall, parking provision is considered to be in line with local planning policy requirements, and that suitable geometries have been achieved across the site, which has been demonstrated by the drawings appended to the Transport Statement. Accordingly, it is considered that the proposed development will not have a severe impact on the highway network.

Ecology

- 6.12 A preliminary ecological appraisal has been prepared in support of the proposed development. The survey confirms that the majority of the site comprises of hard standing and amenity grassland, with hedgerows on the site boundaries and sporadic trees.
- 6.13 The main feature of ecological interest on site is considered to be the existing hedgerows. It is recommended that details of protection measures are provided as part of Construction and Environmental Management Plan and that any gaps in the retained hedgerows are replanted.
- 6.14 Further surveys in relation to roosting bats are recommended also.

Noise

- 6.15 A Noise Impact Assessment has been prepared in support of the applications, and identifies that road traffic is the ambient noise across the site.
- 6.16 In respect of noise from the Royal British Legion Social Club worst case predicted noise levels at the nearest proposed dwelling will be less than 34 dB, accordingly it is considered that the noise breakout associated with the function room at the social club will have negligible impact on the proposed development.
- 6.17 In order to reduce noise breakout from the car park of the social club it is recommended that at the nearest residential properties that a 1.8 metre high close boarded fence is installed along the western boundary of the car park.

Trees

- 6.18 A Tree Survey has been prepared, and it identifies those trees marked for removal whilst detailed landscape plans show the retain hedgerows and proposed soft features to be incorporated as part of the development proposals.

7.0 CONCLUSION

- 7.1 Watkin Jones Homes are seeking approval of reserved matters in relation to layout, scale, appearance and landscaping in relation to outline planning permission P/2018/0933 for 43 dwellings, and full planning permission for a further 8 dwellings located directly off Watts Dyke, Llay.
- 7.2 These application submissions follow on from pre-application discussions with the Local Planning Authority regarding the proposals for the site.
- 7.3 These applications are supported by the following supporting technical documents:
- Architectural drawing package;
 - Design and Access Statement;
 - Noise Assessment;
 - Ecology Survey;
 - Drainage strategy;
 - Arboricultural Impact Assessment;
 - Transport Statement; and
 - Landscaping plans.
- 7.4 It is considered that the proposed development will create a well-designed addition to the local area, which makes the most effective use of the site and will deliver a significant proportion of affordable houses and houses for rent managed by Adra. The site will create a development commensurate in scale and appearance to its setting and improve connectivity in the local area.



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