

DESIGN & ACCESS STATEMENT:

RUABON, WREXHAM

SEPTEMBER 2020

REV C



CALDERPEEL ARCHITECTS

Prepared by Calderpeel Architects
for and on behalf of
Pure Residential & Commercial Ltd
September 2020 (19126)
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Introduction

APPLICANTS & PROJECT TEAM

PROJECT TEAM

CLIENT:

Pure Residential & Commercial Ltd

DESIGN:

Calderpeel Architects
Barnes Walker
Weetwood

PLANNING CONSULTANTS:

The Planning Consultancy



Introduction

EXECUTIVE SUMMARY

This Design & Access statement accompanies a reserved matters planning application by the Planning Consultancy on behalf of Pure Residential & Commercial Ltd for details of layout, scale, landscaping and appearance for a residential development at Ruabon, Wrexham comprising of:

Creation of 132 new residential units in Phase 1.
New public realm, landscaping, boundary treatments, landscape planting and associated infrastructure.

The original outline application comprised much needed residential dwellings, extensive public open space provisions, allocated space for a care and day-care facility and areas for commercial use to serve the surrounding area. Whilst the principle of development has already been approved, this document is intended to act as a design guide to ensure the design of the housing areas is both sensitively conceived and contextually appropriate.

In addition to illustrating design principles, and thereby ensuring that the design is integral to the development of the scheme, this statement is conceived in response to the requirements of The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 for applications of this type to be accompanied by a Design & Access Statement.

This scheme has been developed in a manner consistent with the approved illustrative site materplan (ref:@ 2500-OP-20 revE)

APPLICANT BRIEF

Calderpeel have been appointed by Pure Residential & Commercial Ltd to examine the potential development of the site and propose an appropriate design to support a reserved matters planning application. The key aims of this proposal are as follows:

- Create an aspirational place to live and a sense of place;
- Create smaller clusters of family houses.
- Retain & enhance existing landscape features within the site
- Respect the historic Offa’s Dyke (Phase 2)
- Prioritise pedestrian movement with strong links through the site for cyclists and pedestrians.
- Develop a strong landscaped identity;
- Create a sense of place for new residents and families;

To propose a number of suitable design principles which can also be used to determine the layout, scale and quantity of development within Phase 2 such as:

- Provide high quality residential accommodation
- Enhance accessibility across the site

Introduction

SUMMARY

This application seeks approval for Phase One of the Ruabon development. Adjacent is the proposed illustrative masterplan of the wider development - site edged blue with the Phase One boundary edged red. The later phase will be the subject of a subsequent reserved matters application for details of layout, scale, landscaping and appearance, and as such will need not be subject to this application.

The purpose of the wider masterplan is to demonstrate that Phase 1 has not been designed in isolation, but has been conceived as the first part of a comprehensive approach to the development of the entire residential area and how the approved mix of 319 residential dwellings could be utilised across the site.

This wider masterplan has also informed the SUD's and POS strategy to ensure the principles put in place in Phase 1 are suitable for the full development. Later phases are subject to change.



Introduction

RELEVANT PLANNING POLICY

LOCAL POLICY

Policies relating to the location and scale of development required are not relevant to this proposal because, of course, the principle of development on the site is already established via the existing outline planning permission. However the design and layout of the proposal is informed by local planning policy, the Wrexham Unitary Development Plan and Planning Policy Wales. The key policies which have influenced the scheme are set out below.

Wrexham Unitary Development Plan. Adopted 14th February 2005

General Development Principles

Policy GDP1 Development objectives

- 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.

Policy EC4 Hedgerows, Trees and Woodland

Development proposals should 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 or significant damage to valuable trees, important hedgerows or ancient woodland sites will not be permitted.

Policy EC6 Biodiversity Conservation

Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

Policy CLF5 - Open space requirements from new residential developments

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). In exceptional circumstances, the application of these standards may be varied, in the case of small urban infill housing development, where the developer enters into a legal agreement for financial contributions towards the cost of public open space provision where:-

a) the site is unsuitable for public open space provision; or b) the development would not place significant additional pressure on public open space facilities in the vicinity of the site.

Policy PS11 Biodiversity

Encouragement will be given to proposals which improve the biodiversity value of sites and to the establishment of local nature reserves where the nature conservation and landscape interest of the land will be protected and enhanced.

Additional policies which apply to the site are;

Policy GDP2 Capacity of infrastructure and community facilities

Policy EC11 Archaeology

Policy EC13 Surface water run-off

Policy H7 Affordable housing within new developments

Site Context

SITE LOCATION



Site Context

SITE LOCATION

The application site is located south of Ruabon village within the county borough of Wrexham, North Wales. A cluster of smaller villages are located to the south-west of the site including Plas Madoc, Cefn Mawr Trevor, Acrefair and Rhosymedre. The site is within the apex of the A483, to the east, and Llangollen Road (A539), to the north, which connect to the national motorway network with the A483. Park Road borders the north-western edge of the site which connects the site to the local road network and neighbouring villages. Ruabon railway station also provides access to the Shewsbury to Chester line.

The settlement of Ruabon is surrounded by rural landscaping and characterised by country lanes and hamlets. Historical remnants of the areas industrial history feature within local context, whilst remaining earthworks Offa's Dyke and Wat's Dyke are historic boundaries between Wales and England, whilst the Grade II* listed Wynnstay Hall and estate is located to the east of site.

SITE CONTEXT

The site is well served by local amenities due to its proximity to Ruabon village centre (0.4 miles away), Plas Madoc and Cefn-Mawr. These villages are predominantly residential. As part of the wider development of this area, new facilities directly adjacent to the site including a supermarket, coffee shop, convenience store and petrol station are suitably located.

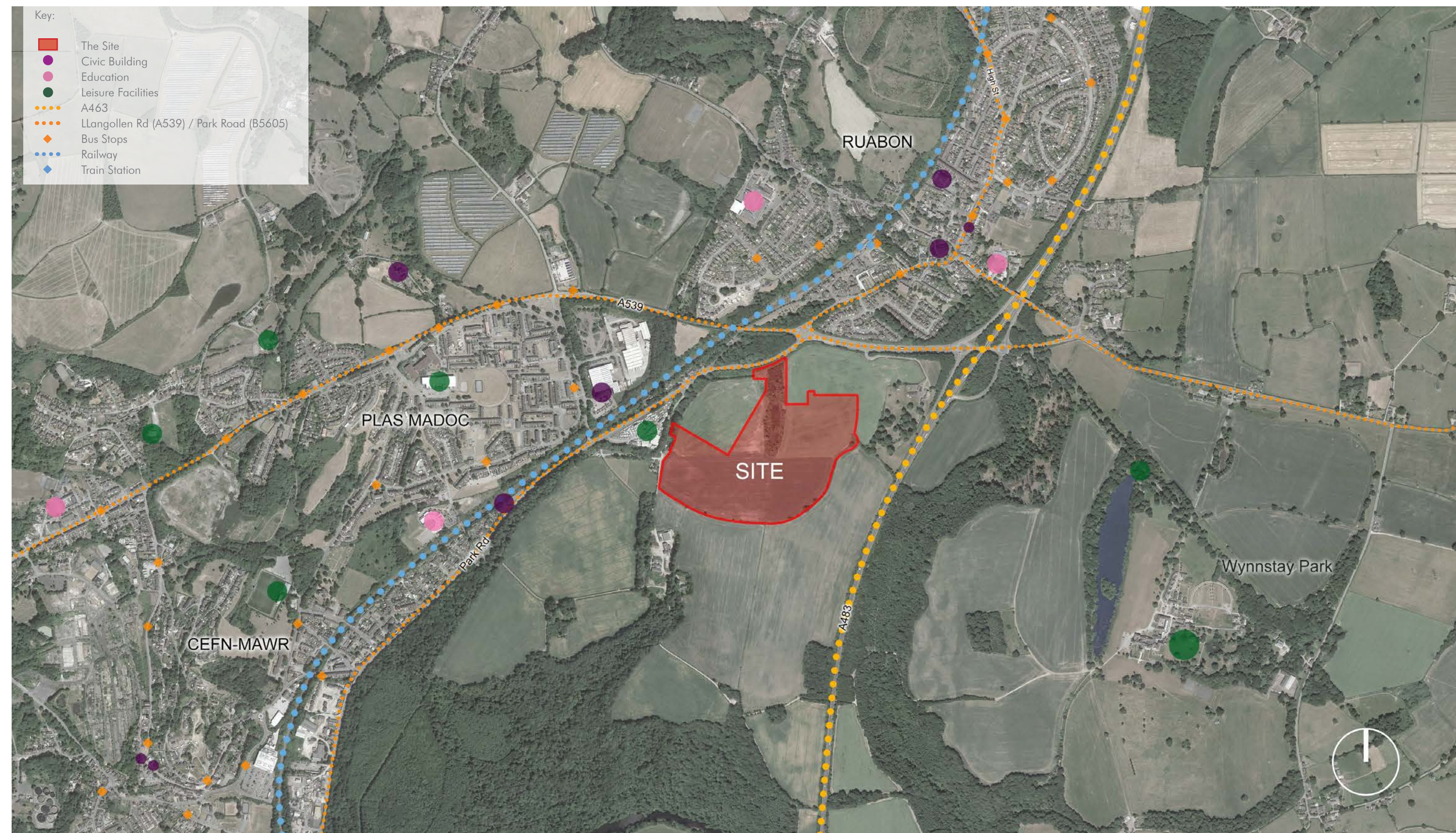
Ruabon contains a mixture of uses, with schools and civic buildings located in the centre of the village. St. Mary's Church in Wales School and Ysgoi Rhiwabon Secondary School are within 0.4 miles of the site. Ruabon village centre also has a medical centre and library.

There are a number of recreational facilities close to the site, including leisure and sports centres in Plas Madoc and Wynnstay Hall and its estate are located to the east of the site.



Site Location

Site Context



Site Context



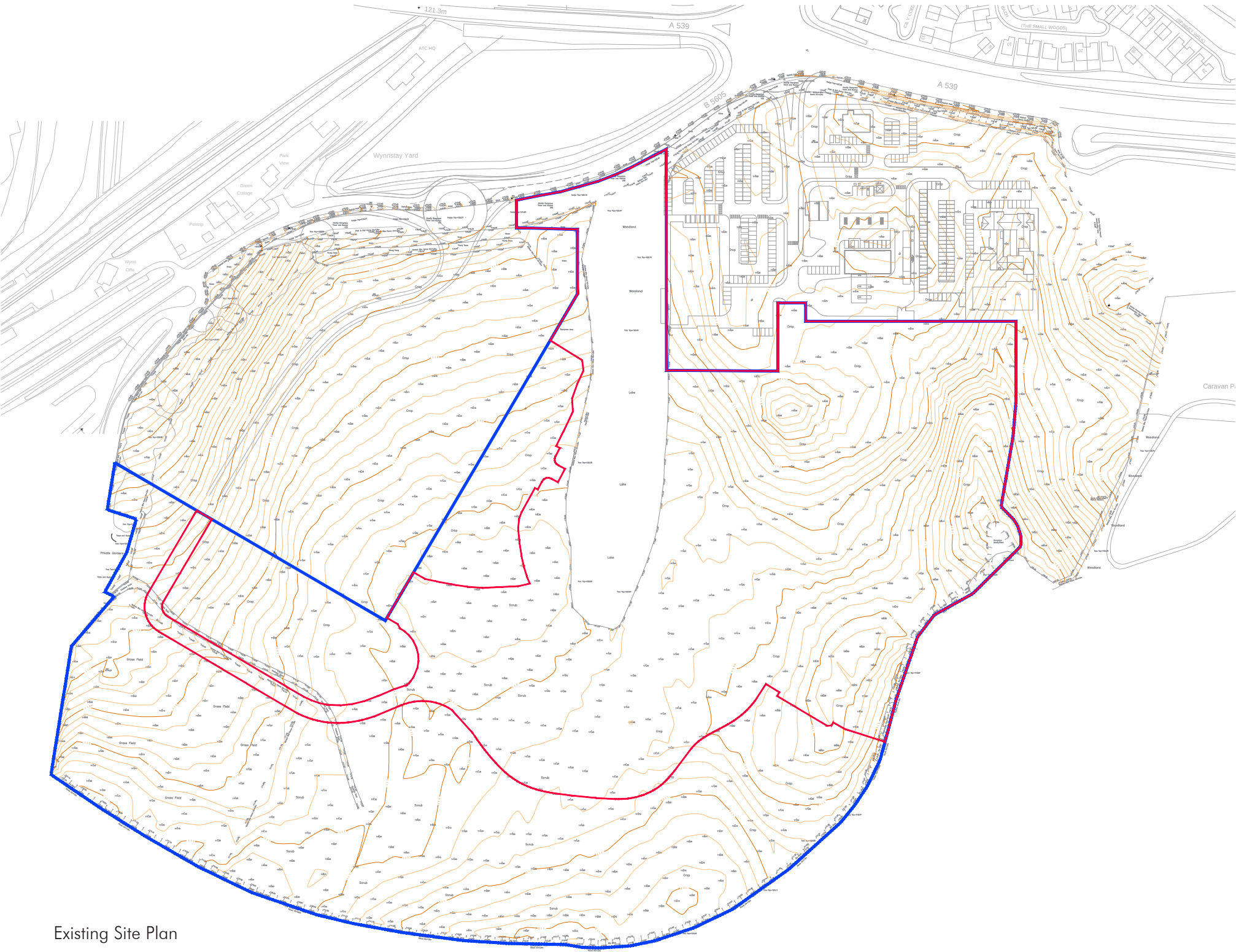
Site Context

SITE CHARACTER

The phase one application site is 20.60 acres within a wider 40.70 acre site. The site is vacant open land, south of the settlement edge of Ruabon. It is bounded by Llangollen Road and Park Road, to the north, a busy roundabout and a slip road off Park Road to the west, whilst the southern boundary has an open aspect towards surrounding countryside.

The site can be access via the narrow two way road off Park Road, entering the adjacent to neighbouring cottages and farmland to the south-west. This road services Green Lodge on Wynnstay Home Farmstead, located further south-west of the site, and a caravan dealership located adjacent to Park Road. Remains of Offa’s Dyke are located here and form a walking trail. Neighbouring to the east is James Farm which includes a small woodland.

The site gently slopes from north to south, towards an existing ditch and ‘Ha-Ha’ which runs along the southern boundary. The north-west boundary is lined with large mature trees and a small woodland, providing natural screening from the main road. Mature trees and shrubbery surround a large pond which is located in the centre of the site.



PLANNING HISTORY

Application P/2010/0847 was submitted on the 5th October 2010 for a certificate of lawfulness in relation to development comprising the construction of an access road to serve the development of the Ruabon Business Park as approved in decision notice ref RUA/P/2003/1484. This was granted following appeal on 21st June 2012.

An outline application P/2014/0021 was submitted on the 14th January 2014 for a mixed use development comprising of commercial (Class A1 food store with petrol filling station and associated car parking and Classes A3 / B1/ C1), extra-care (Class C2), residential (Class C3) with associated vehicular access off the A539 AND B5606 and other related improvements. The application was approved on 2nd October 2015.

A non-material amendment was submitted 22nd November 2017 to permit alterations to the approved masterplan layout (ref: P/2014/0021). This was approved 19th December 2017.

Application P/2018/0053 was submitted on 23rd January 2018 for the variation of condition nos. 8, 25, 26, 30 and 31 imposed under planning permission code no. P/2014/0021. This was approved on the 18th May 2018.

Application P/2018/0423 was submitted on 23rd May 2018 for the approval of reserved matters pursuant to outline planning permission P/2018/0053 - appearance, landscaping, layout, scale for mixed use development comprising Class A1 food store, petrol filling station and A3 drive-thru cafe. This application was approved On 30th July 2018.



Approved Outline Masterplan (P/2014/0021)

Site Context

PLANNING HISTORY



Approved Masterplan (P/2018/0053)



Approved Commercial Masterplan (P/2018/0423)

Site Context

ANALYSIS OF PREVIOUS SCHEME

The approved masterplanning scheme proposed a mixed use development with two commercial sites located to the north of the site adjacent to the road. Two new entrances were proposed of LLangollen Road to provide access to the retail and office units , and then into the residential development to the south.

The existing woodland, pond and landscaping along the southern boundary were retained as part of the scheme to provide both a natural landscape buffer from the road and adjacent countryside, but also within the site.

Additional POS was proposed as part of the scheme to deliver a total of 3.63 hectares of amenity space.

Whilst the approved scheme does provide a surplus in a amenity the layout of the dwellings are deemed to be rigid and inconsistent with the pattern of Ruabon’s residential settlement. Also connection to the countryside, both visual and physical is limited to a narrow green corridor to the south-east of the site.

The road layout and parking provision is also rigid and could be designed in a way to increase pedestrian permeability and reduce the impact of the car as much as feasibly possible.

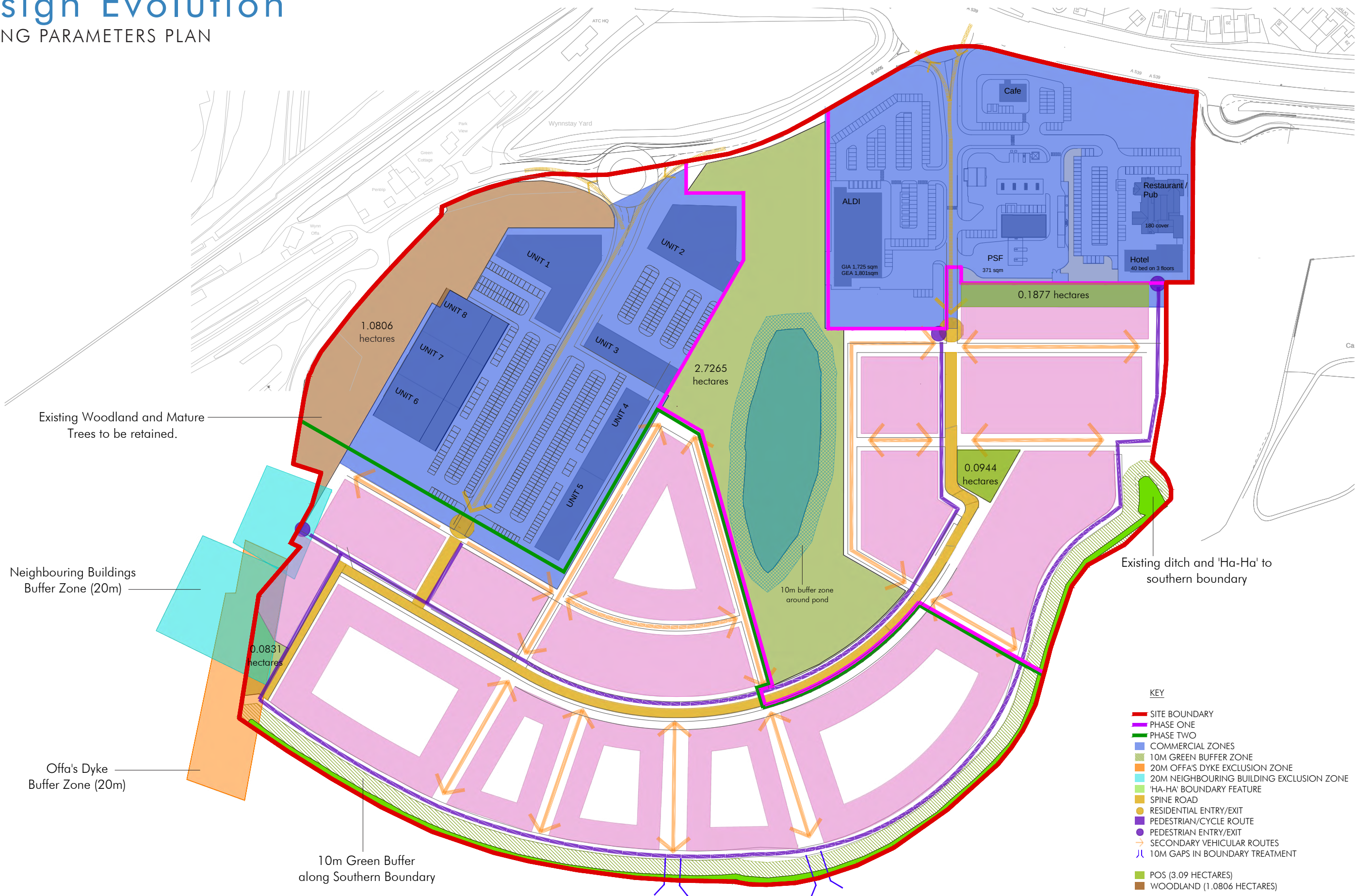
The is also a lack of variation within parcels of the site, creating a dense repetitive pattern of house type.

This application has been designed to be consistent with the broad principles of the illustrative masterplan, but where the opportunities arise, it has looked to improve upon the detailed design.



Design Evolution

EXISTING PARAMETERS PLAN



Existing Parameters Plan