

LANE FARM OFF HOLT ROAD/ ROSSETT ROAD

Design and Access Statement
September 2017



Revision History

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01



Introduction

Purpose
The Proposal
Scope and Structure



Purpose

This Design and Access Statement has been prepared by Parkinson Inc. on behalf of the freeholder landowner applicants, in support of their Outline Planning Application for their Lane Farm proposals – a development of up to 132 homes on 6.2 Ha/15.35 acres on land by Lane Farm, off Holt Road and Rossett Road, in the village of Rossett. The development is in the district of Wrexham.

The Proposal

The proposals for the land by Lane Farm is to create a new development of high quality family housing – a highly desirable place to live, a place of distinction and quality that is shaped by the distinct character of the village, is well connected to local amenities, and framed by attractive greenspaces and pocket parks.

Over the coming years, Wrexham Council has readily identified the need for at least 11,755 new homes to be built over the emerging Local Plan period of 2013 - 2028. Rossett benefits from local services and public transport connections and is ideally placed to deliver future sustainable growth that is well planned and located.

The Applicants are proposing up to 132 homes as a positive, sustainable contribution to Wrexham Council's housing supply. We are proposing this number of homes as:

- the site is well positioned to deliver new homes in a sustainable location, with good access to regional employment opportunities, established residential neighbourhoods and community facilities.
- the structure of the site and setting of the site is well suited to deliver a compact, contained proposal of this scale.

Scope and Structure

This Statement considers the site and its context, explains the evolution of design ideas and proposals, and sets out an Illustrative Masterplan and key design principles that will be used as the framework for the consideration of future Reserved Matters or Detailed Planning Applications.

This Statement should be read with the following documents which support this planning application:

- Planning Statement
- Affordable Housing Statement
- Agricultural Land Quality Assessment
- Arboricultural Assessment
- Consultation Statement
- Ecological Reports
- Flood Risk Assessment
- Geo-environmental Assessment (Phase 1)
- Landscape and Visual Impact Assessment
- Socio-Economic Assessment
- Transport Assessment
- Travel Plan
- Utilities Statement
- Cultural Heritage Assessment



This Statement is set out as follows:

02 Chapter 2 Village Setting:

an assessment of the site's wider context in terms of the village structure, historic development, key characteristics and local community assets.

03 Chapter 3 Site Setting:

a more detailed focus on the site and its immediate surroundings in terms of landscape setting, movement and connections, environmental assets, and residential amenity – concluding with key opportunities for the development of the site.

04 Chapter 4 Illustrative Masterplan and Structuring Principles:

setting out an Illustrative Masterplan and key design principles to demonstrate how the site is well placed to deliver new, high quality homes.

05 Chapter 5 Summary and conclusions:

providing a summary of the proposals and recommendations.

02



Village Setting and Strategic Fit

Overview

Site Setting and Location

Planning Policy Context

Design Guidance Context

Key Stages of Growth

Community Hubs and Local Amenities

Prompts for Future Stages of Growth



Overview

This Chapter considers the planning policy context and the key issues and opportunities presented by the wider neighbourhood setting. In particular, it considers those distinct elements that define the distinct character and sense of place within Rossett, together with the community hubs and services that act as focal points and meeting places.

Site Setting and Location

The historic village of Rossett is located approximately 8 kilometres north-east of Wrexham town centre. The village is structured along Station Road and Chester Road (B5445). The A483 (which forms a bypass for the Village) bounds the village and its landscape setting to the immediate west. The village is also bound to the south by the River Alyn.

The site is located on the eastern side of Rossett and adjoins the existing residential neighbourhoods along the central eastern boundaries of the village.

Overall the site is well located with easy access to Rossett's village centre, with local schools, shops and bus routes are all within a reasonable walking and cycling distance.



Planning Policy Context

A full consideration of the planning policy context is set out in the Planning Statement – a summary with regard to design development and proposals is provided below.

The current Development Plan is the Wrexham Unitary Development Plan, which was adopted in February 2005. In the future, this will be replaced by the Wrexham Local Development Plan.

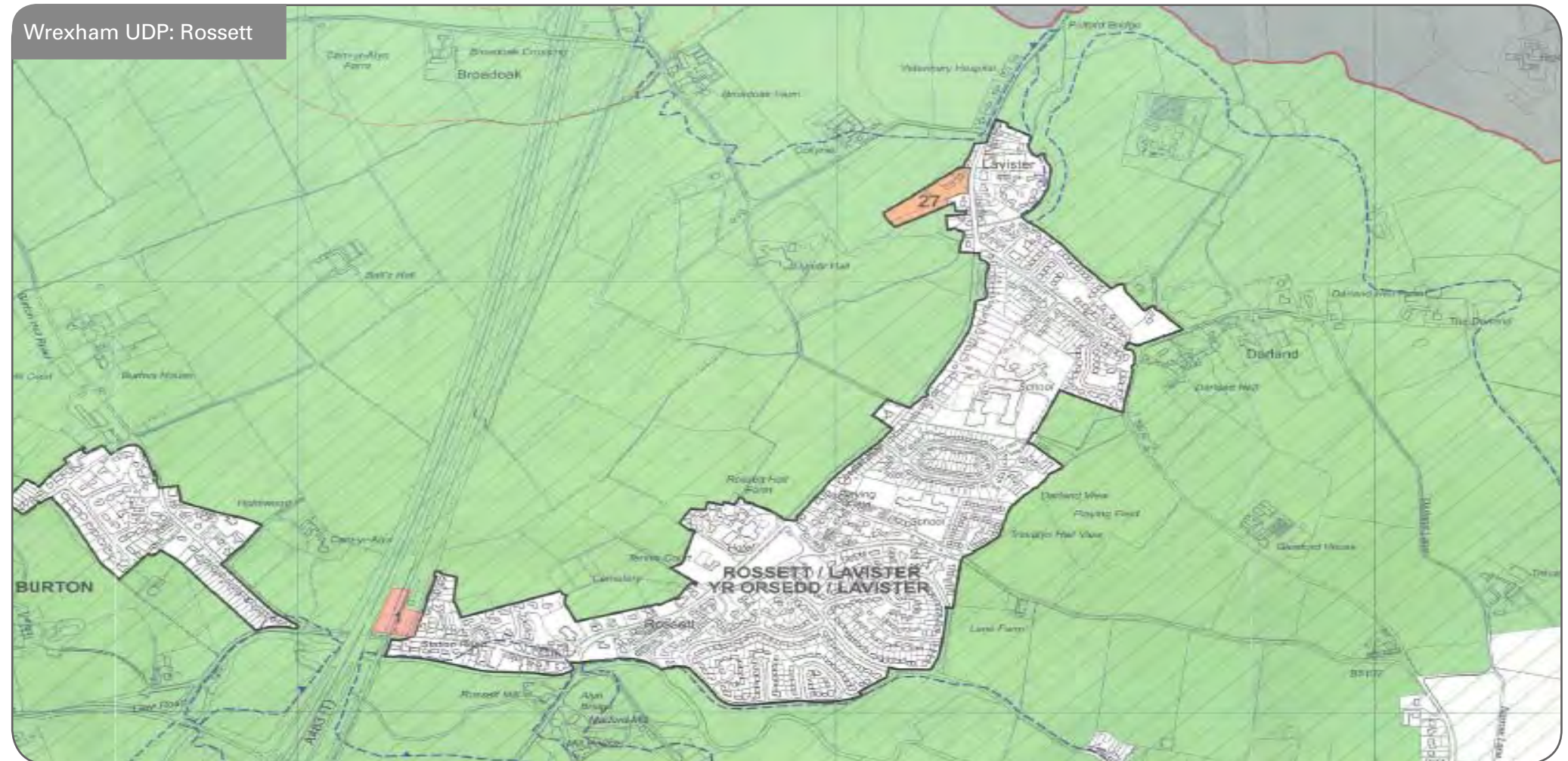
The design approach and proposals have been shaped by the technical and environmental investigations and reports supporting this Design and Access Statement and planning application.

This includes the planning policy context and national policy approach to delivering high quality development in sustainable locations that are able to support existing community services.

By locating well designed sustainable growth to the east of the village, the proposals also contribute to the protection of the high quality landscape setting to the west of the village, and the flood plain to the south.

In this context, the proposals are considered to be a positive contribution to the sustainable growth of Rossett and the County Borough of Wrexham.

A full account of the planning policy context is set out in the Planning Statement supporting this planning application.



Design Guidance Context

The proposals have been developed in accordance with the principles set out in relevant national and local design guidance including:

Welsh Government Technical Advise Notes:

- Design
- Guidance on Design and Access Statements
- Site and Context Analysis Guide

Wrexham Council Local Planning Guidance Notes:

- Landscape and Development
- Public Open Space in New Housing Developments
- Cycling
- Parking Standards
- Trees and Development
- Space around Dwellings
- Designing Out Crime
- A Guide for Developers and Architects when Designing Residential Developments



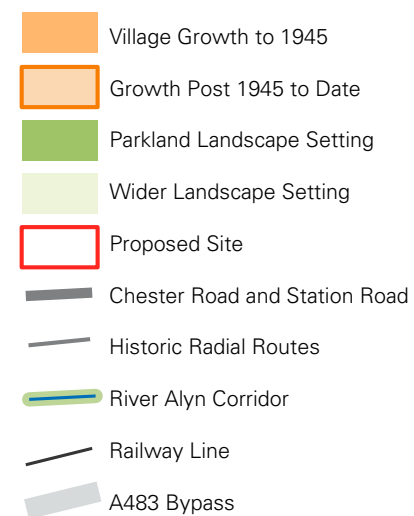
Key Stages of Growth

Rossett is a village that has grown in key stages throughout its history. To date, it is considered that the village has emerged through two key stages of growth overlapping to form today's townscapes, buildings, streets, parks and community focal points. They are:

1. Origins – Station Road and Chester Road
2. Post WW II Growth

There are distinct characteristics and features present today from each of these key stages – some contributing to creating a distinct sense of place, others less so. Our approach to design development has been to incorporate the most distinctive characteristics and features where appropriate, and avoid repeating some of the more recent, less place specific design approaches.

A summary of the key stages of growth and their characteristics and features is set out across the following page.



1. Origins

Station Road and Chester Road

2. Post WW II Growth to 2016



The 1945 Aerial Photograph illustrates that the early stages of growth were structured along Station Road and Chester Road.

Key characteristics of this stage of growth include:

- Station Road and Chester Road act as the 'structuring spines' for the village.
- Rossett Green is a focal point for the Village where the two 'structuring spines' meet.
- Radial routes from surrounding towns and villages to the east converge on Rossett Green, including Rossett Road and Harwood's Lane.
- Early buildings are characterised by red brick, render and slate roofing construction materials.
- Early housing is structured along and within the road and lane patterns.
- Station Road is the focal point for the village and community services.
- Cromar Crescent/Waverley Crescent is evident as a more urban housing layout brought forward within the field pattern.



The 2015 Aerial Photograph illustrates that over the past 70 years, Rossett has expanded with new residential development to the north and east. Development to the south and west has been more contained by the River Alyn and Chester Road respectively.

Key characteristics of this stage of growth include:

- Whilst some field patterns and hedgelines are used to guide development, this is limited.
- Field patterns are removed to allow for more sweeping street patterns that are less direct and often serve cul de sacs. These layouts have less affinity with the village and are more difficult to navigate around.
- The streetscape and building pattern has little correlation with the historic street and field pattern creating less structured, less cohesive places.
- The River Alyn contains development to the south.
- Chester Road contains development to the west creating a strong, intact parkland landscape edge.
- The introduction of the A483 has provided much improved connections to Wrexham, Chester and beyond.
- Darland High School creates a new community hub to the north to complement the most historic community hubs at Station Road and Rossett Green.
- Building are constructed in a range of building styles and from a range of building materials.



Community Hubs and Local Amenities

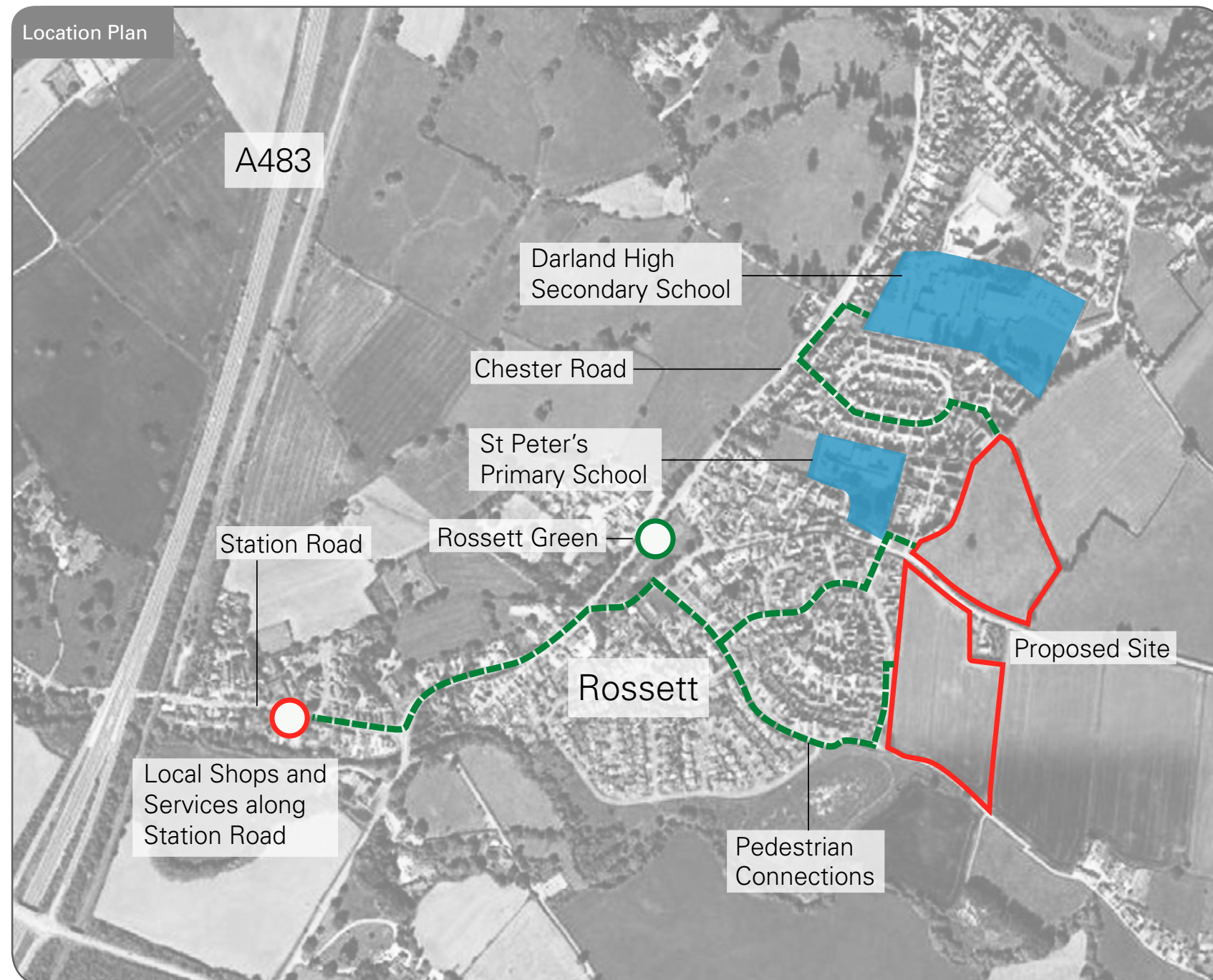
Station Road, Chester Road and Rossett Green are the principal historic assets of Rossett Village. From the earliest records and maps, they form the most defined and recognisable features. They provide the 'structuring spines' acting as the focus for all radial routes converging into the village, and the linear routes along which local community services are located.

They provide local community services that are well served by local bus services and within comfortable walking and cycling distance of the wider village.

More recently, Darland High School and St. Peter's Primary School have created community hubs to the north of the historic village core. As such, all community hubs are within comfortable walking/cycling distance from the proposed site.

Community facilities accessible within the Village:

- Convenience Stores (SPAR).
- Places of Worship.
- Doctors Surgery.
- Dentist.
- Village Green.
- Childcare Nursery.
- Public Houses.
- Post Office.
- Food Takeaways.
- Pharmacy.
- Hairdressing Salons and Barbers.
- Rossett and Burton Village Hall.
- St Peter's Primary School.
- Darland High School.
- Hotels.



Prompts for Future Stages of Growth

Rossett has many village characteristics and features that make it feel special and distinctive. This includes Rossett Green and shops along Station Road that provide a valuable and accessible community hub that is well placed at the centre of the village to serve new development.

The village has grown to the north and east with primary and secondary schools co-located and providing new community hubs.

Chester Road creates a strong, high quality attractive landscape edge defining the western edge of the village.

The development proposals are well positioned to deliver the next stage of growth in a sustainable location in close proximity to local shops and services along Station Road.

The key stages of growth have created a number of key village features. They provide prompts for how future housing development may be designed in a positive and sustainable way to strengthen and enhance the village character and sense of place.

They also provide examples of design approaches that should not be seen as positive prompts for new proposals.

The following village characteristics have been used as positive design prompts in the design proposals:

- ✓ Creating more organic and informal street and building patterns that relates to the earlier stages of the villages growth.
- ✓ Retaining and strengthening the existing field pattern and hedgerows to shape the principal street and building pattern.
- ✓ Strong building lines and sense of enclosure aligned with retained field patterns and features.
- ✓ Clear, direct principal streets that are easy to navigate and provide access to secondary streets and courtyards.
- ✓ Orientating housing to face onto and overlook retained hedgerows, incidental greenspaces and the wider landscape setting.
- ✓ A diversity of housing sizes and types.
- ✓ A diversity of approaches to parking/garaging.
- ✓ Street trees and tree groups connecting places together.
- ✓ Red brick and grey roof tiles, with interest and variety created through bay windows, porches and rendered elevations and gables.



The following village characteristics have been avoided:

- ✗ Sweeping street patterns enabled by the removal of the field pattern and hedgerows.
- ✗ More formalised urban and suburban street and building patterns that do not relate well to the earlier more organic historic village streets and green.
- ✗ Properties backing onto the wider landscape setting.
- ✗ Introverted street layouts that create cul de sacs and poor connections to Rossett Road and the adjacent streets that connect to Chester Road.
- ✗ Too many building materials and finishes that have no affinity with early stages of the villages growth.



03



A watercolor illustration of a residential street scene. In the foreground, there are large, vibrant green trees and bushes. A path leads from the bottom left towards the center. Two small figures, one in a red shirt and one in a blue shirt, are walking along the path. In the background, there are several houses. On the left, a red house with white trim. In the center, a white house with a chimney. On the right, a large red house with a dark roof. The sky is a mix of light blue and white, suggesting a bright day. The overall style is soft and artistic, typical of watercolor painting.

Site Setting

Overview
Landscape and Visual Setting
Environmental Assets
Movement and Connections
Residential Amenity
Heritage and Townscape
Issues and Opportunities

Overview

This Chapter looks at the Lane Farm site and its immediate surroundings in more detail. In particular, it considers key issues and opportunities to be considered in bringing forward proposals for development.

The site is formed by two adjacent agricultural fields located on the eastern extent of the village of Rossett. The sites are separated by Rossett Road (B5012), forming a northern site and a southern site. The northern field is 2.8 Hectares/6.94 acres and the southern field is 3.4 hectares/8.41 acres.

The northern field is irregularly shaped. It is contained to the north west by the residential properties along Waverley Crescent and Trevalyn Hall View. Trevalyn Hall View has pedestrian pavements separated from the vehicular carriageway. The majority of houses have pedestrian access to the front and vehicular access to the rear only. As a consequence, all houses along the north western boundary are fronting onto the site accessed at the front by pedestrian footpaths only.

The northern field is enclosed to the north east by the playing fields of Darland High School.

The southern field is a regular shape. It is contained to the west by the properties fronting onto Trevalyn Way. Houses along the western boundary front onto the site.

The southern field is enclosed to the south by Harwood's Lane, and open agricultural fields and the River Alyn corridor beyond.

Both fields have open aspects across the wider agricultural landscape setting to the east.

The site is considered in greater detail under the following headings:

- Landscape and Visual Setting.
- Environmental Assets.
- Movement and Connections.
- Residential Amenity.
- Heritage and Townscape.

A summary of the key 'Issues and Opportunities' is provided as the 'Brief' to which the design proposals have responded.



Landscape and Visual Setting

Landscape Setting

The site, in common with all the land around Rossett, falls within a designated Special Landscape Area which is in place to protect the character of the open countryside. In response, a Landscape and Visual Impact Appraisal has been undertaken to support this Design and Access Statement and planning application.

The Wrexham LANDMAP Supplementary Planning Guidance (SPG), adopted by the County Council in March 2007, defines the site area as falling within Landscape Character Unit (LCA) 13c – Dee Terraces which is summarised as “extensive flat rural lowland, with scattered farmsteadings and expanding villages above the level of the Dee floodplain”.

Landscape characteristics of the Dee Terraces LCA include:

- Low-lying, flat, intensively farmed landscape
- Field ponds, roadside and field ditches
- Abundant hedges and hedgerow trees
- Dispersed farms, hamlets and villages, often built in red brick
- Rural character under pressure

The application site falls within the CCW LandMap Dee Terraces aspect area which is summarised as follows:

“Although attractive there is little which gives this area an element of rarity or importance as a valuable landscape type or area. Attractive and comfortable with a domestic almost suburban feel to its western extremities. The area appears well maintained and managed with a diverse and attractive vegetation

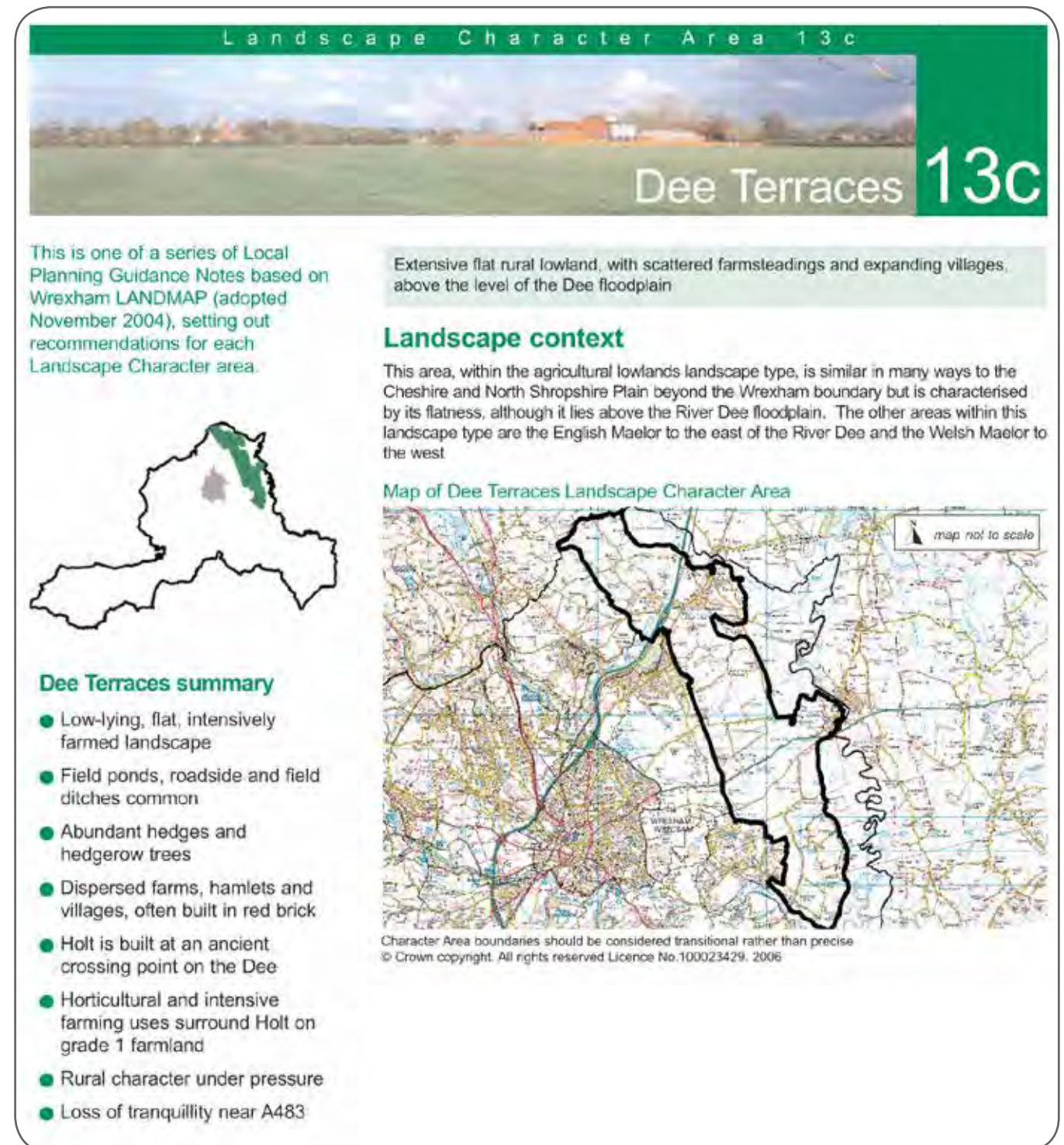
pattern. The area is unspoilt by large scale visually intrusive development however there is pressure for farm diversification which has led to some unsympathetic developments. The area is a pleasant farming rural area both for the traveller and resident but is relatively unremarkable in its lack of strong defining or unique landscape features. It benefits from the lack of large scale or visually intrusive development but although attractive lacks the unique or unusual features that might make it of High or Outstanding value”.

A number of these landscape characteristics are evident across the site.

The site is low-lying, flat intensively farmed landscape enclosed by field boundary hedges, individual trees and tree groups. Whilst the site is enclosed to the west and north by the village extents, to the east the landscape setting is characterised by a farmed landscape with dispersed farms.

Through the landscape appraisal supporting this Design and Access Statement, the overall landscape quality of the site and setting is considered to be of ‘Medium Value’ with capacity to absorb a well-designed and satisfactorily mitigated development proposal.

The baseline assessment of the landscape setting suggests that it in the context of the region generally – it is pleasant, rural and largely unspoilt but not scarce, not rich in features of significant quality and relatively unremarkable overall. This suggests that it is of no more than local value and, as such, has a greater capacity to accept new development than other more highly valued landscapes.



Visual Setting

In regard to visual setting, the Wrexham LANDMAP Supplementary Planning Guidance (SPG) defines visual characteristics of the Dee Terraces LCA as including:

- Uniformly low-lying flat open farmland with long views where hedgerows permit
- Field pattern is medium to large scale, with fields regular and semi-regular in shape
- Dispersed pattern of attractive villages, hamlets and farms, traditionally of red brick
- Rural villages – Rossett and Holt, both under development pressure weakening character

A number of these visual characteristics are evident across both fields forming the site. They are medium to large scale and are set in the wider uniformly low-lying open farmland.

The site is intrinsically very typical of the Dee Terraced LCA being a relatively unremarkable piece of low-lying, relatively flat arable land with well-maintained boundaries with little to either elevate or detract from its simple open character.

Visibility across the area has the potential to be long-distant given the topography but is, in practice, rather restricted by buildings, settlements and hedgerow tree groups particularly along the River Alyn.

A preliminary Zone of Theoretical Visibility has been established digitally for the proposed development and this has been further reviewed in the field. The range of possible receptors has been explored and the impact on these assessed. Significantly detrimental visual effects (moderate adverse or worse) are likely to be restricted to an extremely limited number of receptors which would be specifically assessed and taken into account. Opportunities to mitigate impact have been proposed and taken into account in the assessment of visual effects in the short and longer terms.

Local views looking into/across the site:

View 1: Views east from properties along Trevalyn Way

Ground level inward visibility is largely precluded by a solid evergreen hedge constraining views to first floor level east facing properties to the east of Rossett. Retention of this boundary hedge together with softening / filtering higher level views should satisfactorily mitigate any visual effects.



View 3: Views north-west from Harwood's Lane

The south-eastern boundary of the proposed site is not defined by a fence or hedgerow permitting open inward views from the south-east and the PRoW between Harwood's Lane and Rossett Road. Significant buffering of this corner of the site will be necessary to mitigate visual effects but would better integrate the new eastern interface of the village with its wider setting.



View 2: Views east from properties along Trevalyn Hall View

A visually weak wire fence defines a rather sharp boundary between the eastern extent of the existing village where it interfaces the northern site parcel. Reinforcing and softening this boundary will mitigate effects on existing properties whilst a more rural new eastern boundary would better integrate the new eastern interface of the village with its wider setting.



View 4: Views west from B5102 approaching Rossett

Existing field hedges limit low level inward visibility. Reinforcement of the eastern site boundaries should satisfactorily mitigate any residual visibility and filter higher level visual effects.



Environmental Assets

The site is formed by two fields located to the north and south of Rossett Road and benefits from a number of environmental assets including hedgerow trees and tree groups, and field boundary hedgerows.

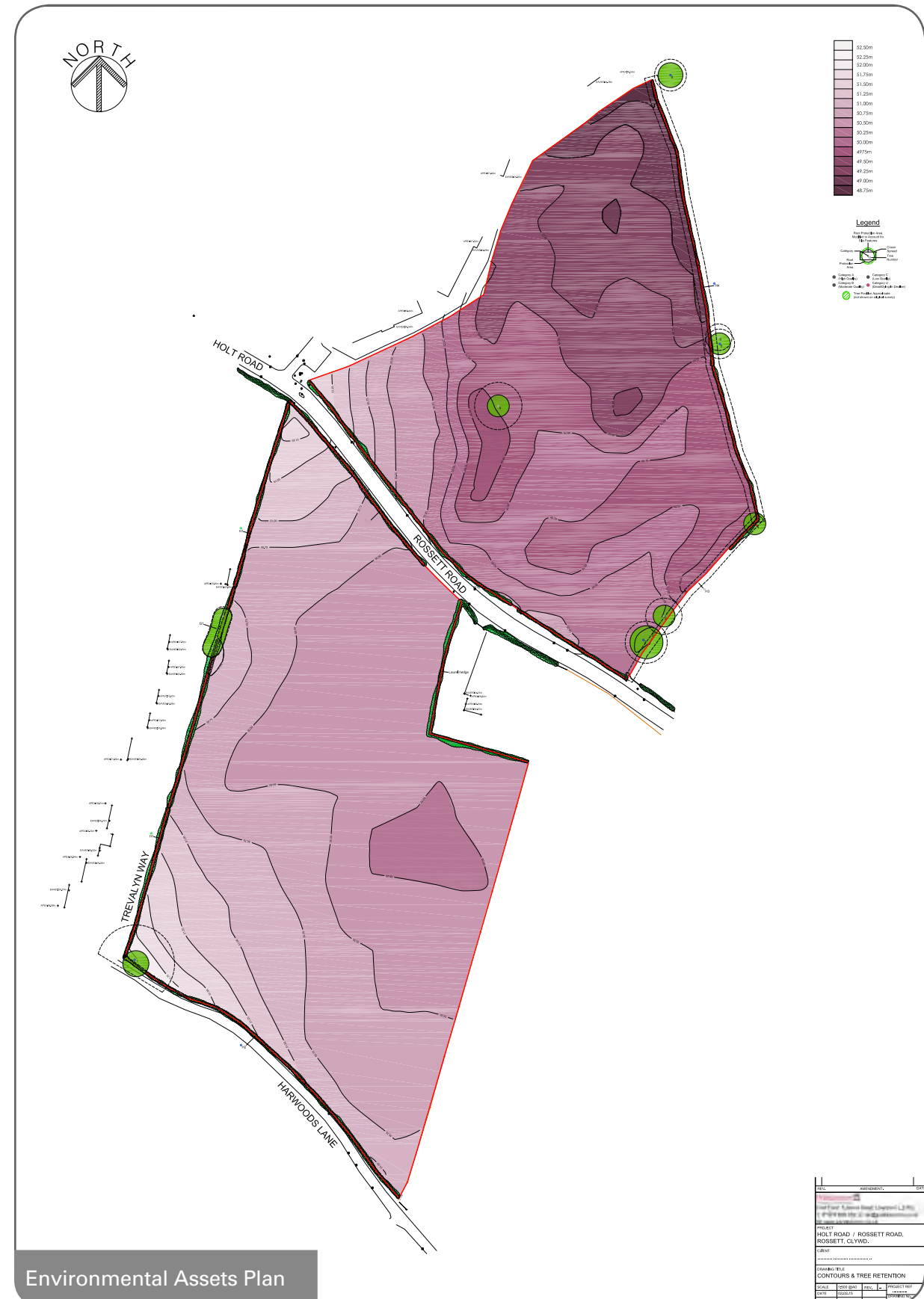
The field to the north is an improved pasture field. There is a single mature alder tree located in the centre of the field that is not considered to support suitable bat roosting features. The southern boundary with Rossett Road is defined by a species-poor hawthorn hedge. Further unmanaged, outgrown hedgerow runs along the eastern and northern boundary of the field and includes standard native trees.

The field to south is an arable field. Lane Farm (residential detached house) is located at the north-east corner of the field and is separated from the site by a species-poor laurel hedge. There is no boundary marking the eastern site edge. The western boundary is defined by a species-poor holly hedge with occasional trees. A managed, species-poor hawthorn hedge defines the southern site boundary that runs along Harwood's Lane.

This Design and Access Statement is supported by an Ecology Report which demonstrates that the majority of the site contains agriculturally improved grassland and arable land of negligible nature conservation value. The hedgerows and individual trees are of local conservation value and are also likely to act as linear wildlife corridors. The opportunity is to retain and strengthen these assets.

This Design and Access Statement is supported by an Arboricultural Assessment which identifies nine trees, a single tree group and six hedges across the site. With the exception of the mature alder tree located in the centre of the northern field, all other assets are located along the field boundaries.

The recommendations include felling three trees in the northern field: a sycamore in the eastern hedgerow; a sycamore in the northern hedgerow and the alder in the centre of the field. The opportunity is to retain and protect all other existing trees and to strengthen existing hedgerows and replace where removal is necessary to enable site access.



Movement and Connections

Existing Highway, Pedestrian and Cycle Connections Network

Rossett Road/Holt Road provides the principal opportunity to access the site. Harwood's Lane and Trevalyn Way provide the opportunity to provide pedestrian and cycleway links from the southwest site frontages to Rossett Green and Station Road and the local shops and services clustered at these community hubs.

Rossett Road/Holt Road is a local distributor road connecting Rossett to the village of Holt and the A534 to the east.

This connection is also the most direct pedestrian/cycle route to Rossett Green and Chester Road to the west. There is a narrow pavement on the northern side of the Road which limits pedestrian connectivity.

The main local community hub destination is Station Road to the south-west. There is a choice of street connections including Trevalyn Way and Harwood's Lane connecting the sites to Station Road via Chester Road. These connections also provide a choice of cycle links.

There are pedestrian crossing measures across Rossett Road/Holt Road at the junction of Chapel Lane. This provides pedestrian/cycle access to Trevalyn Way from the northern field parcel.

Holt Road/Rossett Road is subject to a 30mph speed limit from the junction with Trevalyn Hall View to the west. To the east, the national speed limit applies.

The housing to the immediate west of the northern field has separate vehicular carriageways and pedestrian pavements. There are good pedestrian/cycle connections along the site boundary and through the existing adjacent residential neighbourhoods to St. Peter's Primary School and Darland High School.

There are some local parking spaces at the junction of Trevalyn Hall View and Rossett Road/Holt Road which are used by local residents.

Bus Routes And Services

Chester Road, Rossett Road and Harwood's Lane are bus routes providing local services in close proximity to the site. Existing bus services include:

- Wrexham – Gresford – Pulford – Chester.
- Wrexham – Trevalyn.

These services are positioned in close proximity to the site and operate from the early morning, through the day into late evening. They provide the opportunity for residents for travel by bus for leisure and work trips. It is therefore concluded that the site is highly accessible by bus.

Footpaths and Cycleways

There is a Public Right of Way along the eastern edges of the northern and southern fields connecting Harwood's Lane to Rossett Road, and Rossett Road to Gamford Lane.

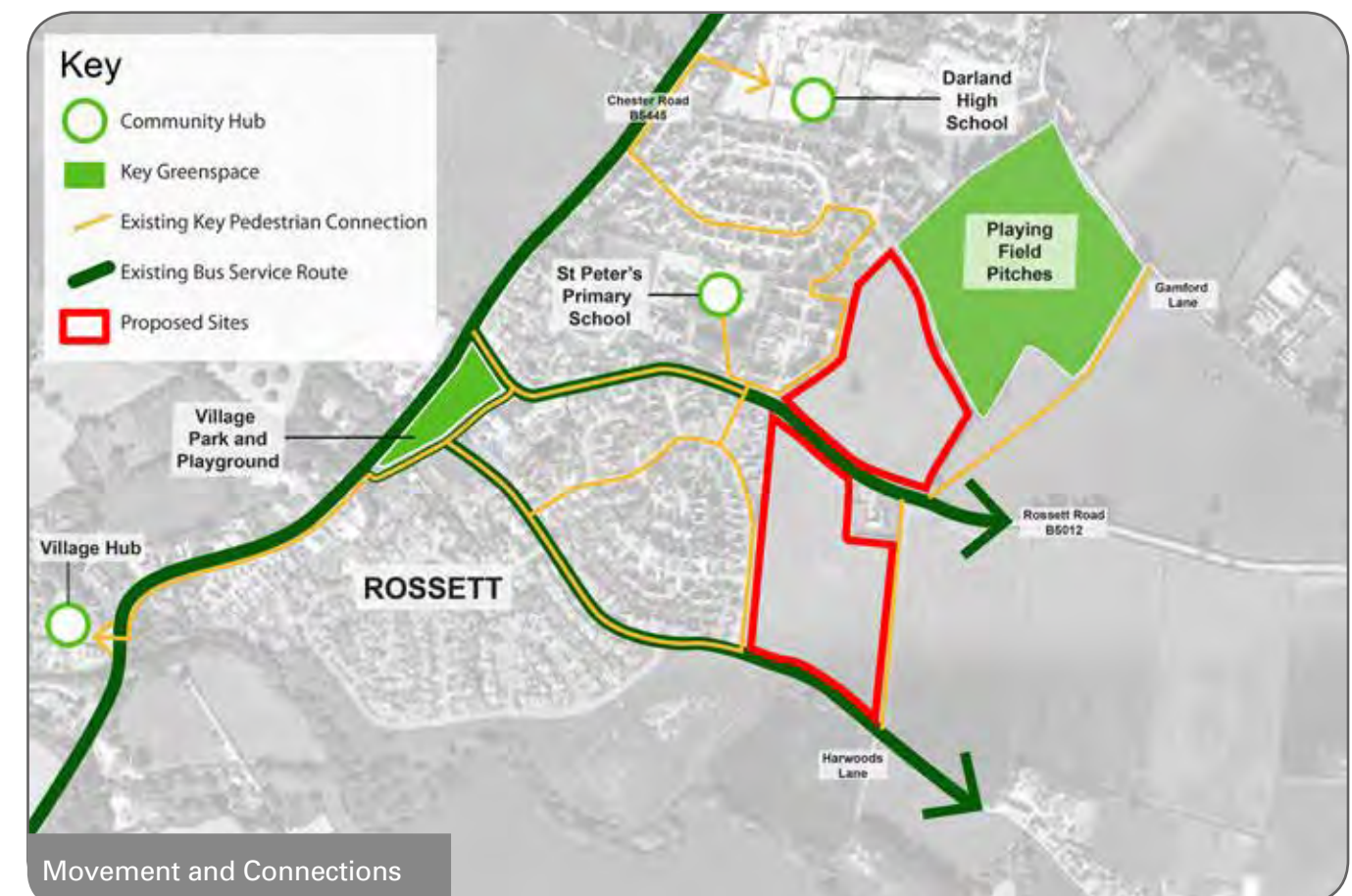
Access To Local Services

The site is well positioned within comfortable walking/cycling distance of the community shops and services along Chester Road and Station Road and local schools nearby.

The village of Rossett is located approximately 8 kilometres north-east of Wrexham town centre with a full range of retail facilities and employment opportunities and bus service connections.

In summary, the site is well located close to local shops and services and public transport connections and this will enable future residents to choose walking, cycling and public transport as their first choice for getting into the village and travelling to Wrexham.

A detailed assessment of the transport context is provided in the Transport Assessment supporting this application.



Residential Amenity

The north-western boundary of the northern field and the western boundary of the southern field are enclosed by the gardens of housing served by Trevalyn Hall View and Trevalyn Way respectively.

The housing along Trevalyn Hall View has vehicular access to the rear and pedestrian only access to the front. The front gardens are enclosed by private hedges, look onto the field and are connected by a pedestrian footpath.

The housing along the northern part of Trevalyn Way faces north and as such their side elevations and rear gardens face onto the southern field.

The gardens are enclosed by private hedges.

The housing along the central and southern part of Trevalyn Way faces onto the southern field. The gardens are open and face onto the western site boundary which is enclosed by a well established field hedgerow.

In summary, the western edge of the site is enclosed by existing residential properties with views into the site. Their residential amenity is an important consideration.



Heritage and Townscape

There are not known to be any significant listed buildings, scheduled ancient monuments or other very significant features of recorded historical value on or immediately nearby whose setting may be adversely affected by development.

A preliminary search of the immediate site locality on Coflein (the online database for the National Monuments Record of Wales (NMRW)) suggests that aerial photography has, in the past, recorded features of possible interest on the southern site parcel (building outline / field boundaries). However, the actual age and significance of these features is not thought to be notable and, anecdotally,

previous ploughing of that area (with tractors) would turn more contemporary 'brick-ends' which would perhaps suggest a more recent, late 19th / early 20th Century, type of building associated with the farm.

In summary, it is considered that there are no heritage features that may be harmed by development of the site.

A detailed assessment of the heritage assets of the site is provided in the Heritage Report supporting this application.

Issues and Opportunities

We have thought about how new housing may be set out to create a new, attractive neighbourhood that is well connected to and integrated with the existing village.

Key features and opportunities are explored below:

1. Residential Amenity

The site is bounded to the west by the residential properties fronting onto the northern and southern fields forming the site. These views of the western boundary and framed by the private hedgerows and the field boundary hedgerows.

The opportunity is to protect and strengthen existing hedgerows and create new hedgerows and linked tree groups and verges to deliver a high quality landscape frontage along the western field boundaries to protect the residential amenity of existing residents.



3. Eastern Approaches into the Village

The site is located on the eastern edge of the village. The approaches into the village are lined by hedgerows and linked tree groups.

The opportunity is to retain and strengthen existing field boundaries and create new hedgerows and linked tree groups to create a more structured rural edge approach into the village from the east.



5. Landscape Setting

The site is partially enclosed by tree lined hedgerows with open views to the wider landscape setting to the south and east. In some parts, the landscape edge created by past housing developments is limited.

The opportunity is to create a well defined, robust landscape edge as a transition from the village to the surrounding countryside with framed views and good footpath and cycleway connections.



2. High Quality Design

The historic core of the village has many examples of high quality designed homes set in attractive streets, lanes and gardens.

The opportunity is to create a development of high quality family housing set in an attractive landscape and using locally distinctive materials.



4. Access and Movement

The site is located close to the heart of village and benefits from many local services within easy walking and cycling distances. The western site boundaries are well placed to provide connections with the existing street network and links to Chester Road and Station Road to the south-west and the St. Peter's Primary and Darland High School to the immediate west and north-west respectively.

The opportunity is to provide a choice of safe, attractive pedestrian and cycleway links to allow new residents to support local services with access points and connections to the local street networks to the west.



6. Ecology and Wildlife

The site is enclosed by hedgerows – all connecting the site to the wider landscape setting.

The opportunity is to protect and strengthen existing hedgerows and create new native grasslands, tree groups and ponds to provide more diverse wildlife habitats within the proposals.



04



Illustrative Masterplan and Structuring Principles

Overview

Concept Plan

Consultations and Design Evolution

Illustrative Masterplan

Affordable Housing

Townscape and Development Pattern Framework

Movement and Connections Framework

Landscape and Greenspace Framework



Overview

In response to the issues and opportunities set out in Chapter 3, comprehensive and robust design proposals have been developed to illustrate how a high quality place may be created. The design evolution and proposals are set out as: Concept Plan; Consultation and Design Evolution; Illustrative Masterplan; and Structuring Principles.

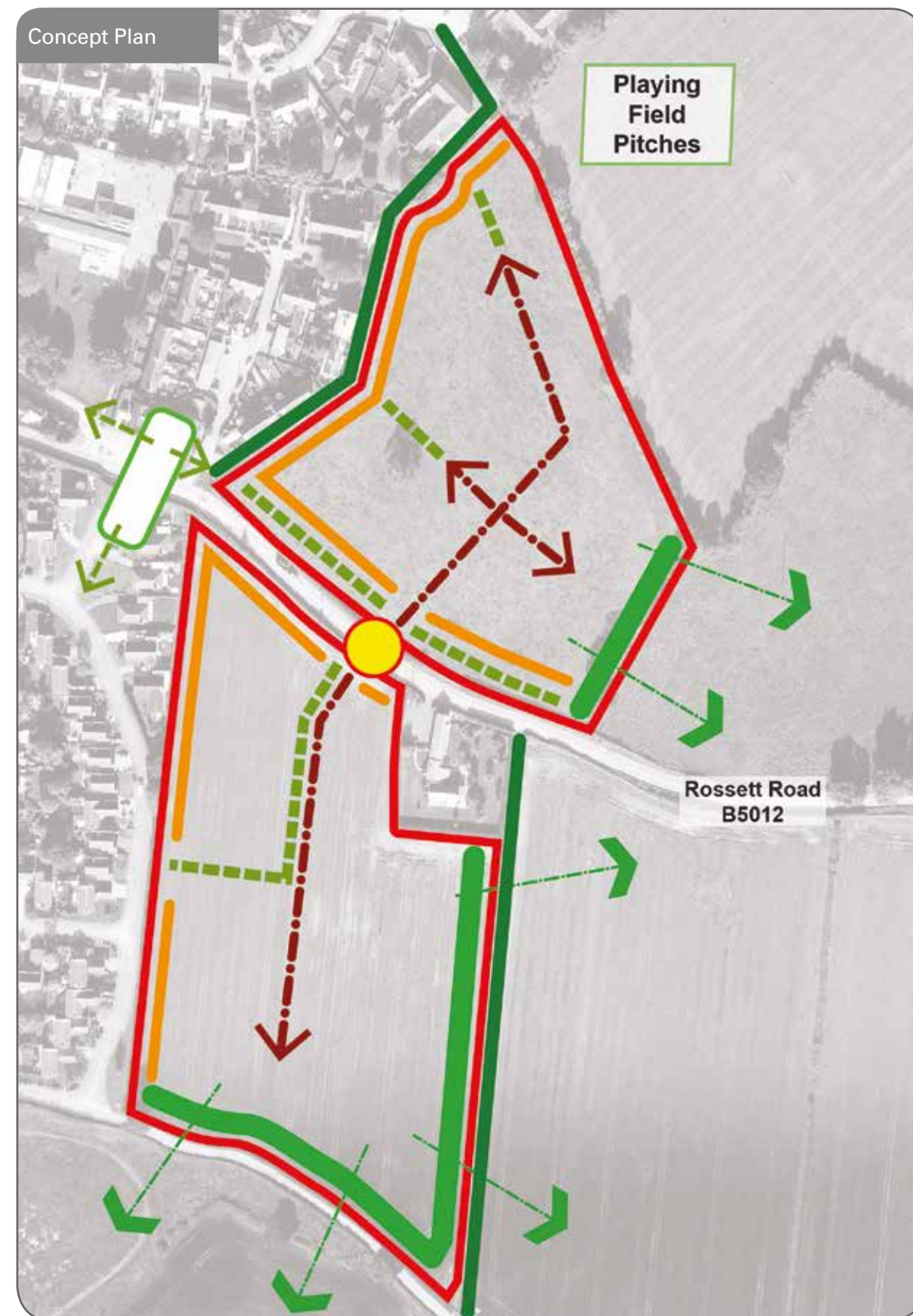
Concept Plan

The Development Concept Plan sets out the overarching design strategy for the proposals. This is to:

- Respond to and strengthen the existing landscape features and create a positive edge to Rossett and transition in the wider landscape.
- Provide connections to the open countryside in the form of public pedestrian and cycle pathways.
- Create strong visual connections from within the development looking out into the open countryside.
- Improve pedestrian/cycleway connections across Holt Road/Rossett Road.
- Create a sensitive edge with existing properties along the northern and western site boundaries.
- Create an easily understood, robust development pattern that is structured by key landscape features.

Key design components are:

1. Green edge buffer to properties along the northern and western boundaries.
2. Development parcels shaped by the field pattern and landscape features.
3. Tree and hedgerow lined frontages along Rossett Road and Harwoods Lane.
4. Existing hedgerows retained and strengthened.
5. Footpath connections linking to existing streets to the west and the countryside footpaths to the east.
6. Local pocket parks to connect existing and proposed neighbourhoods together.
7. Green edge transition connecting the development to the wider countryside along the southern and eastern boundaries.



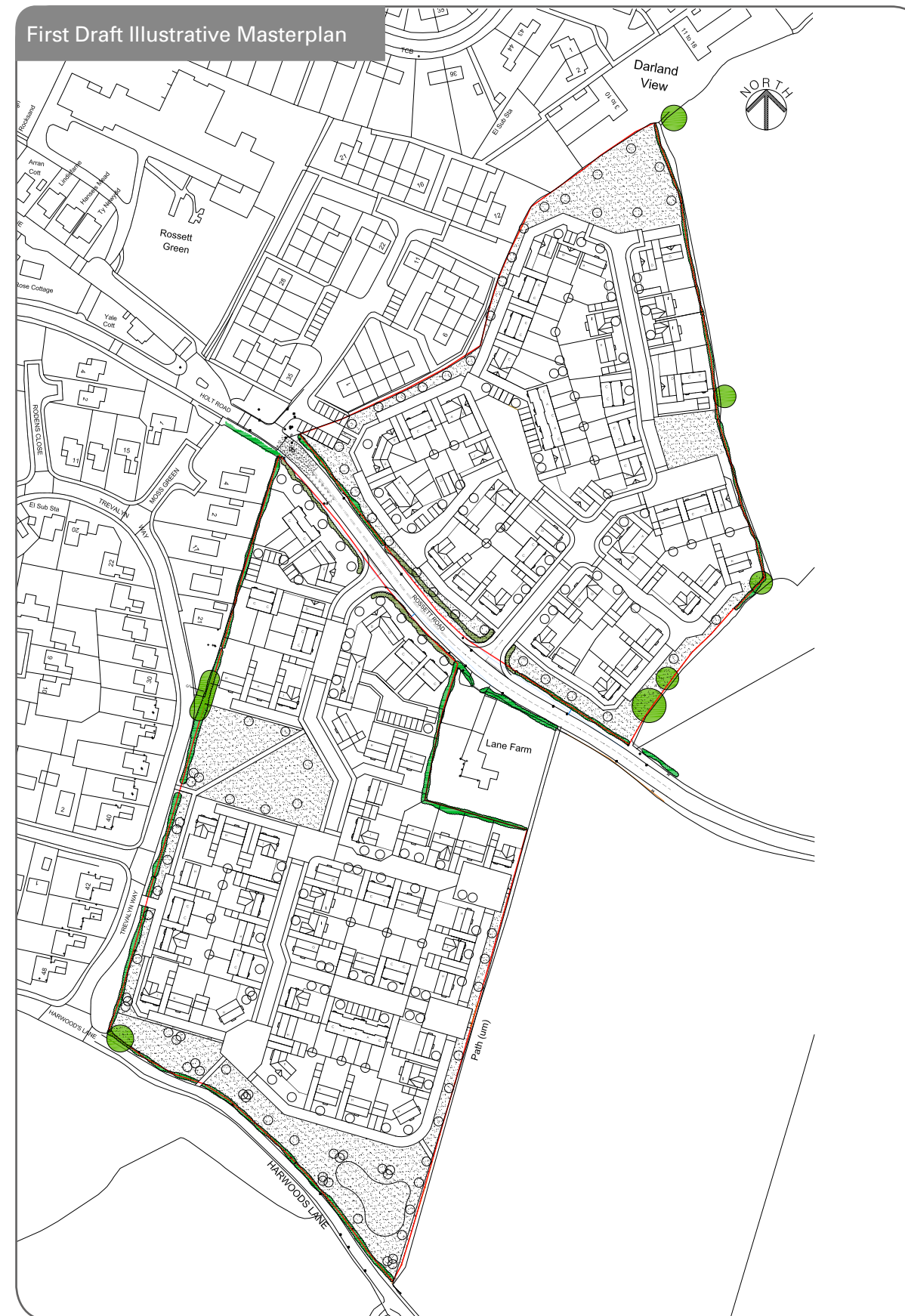
Consultations and Design Evolution

To inform consultations, a First Draft Illustrative Masterplan was prepared to explore how the Design Concept may be taken forward to deliver a high quality, sustainable proposal.

Key Views and Responses

The First Draft Masterplan was shared and discussed at a Pre-Application Meeting with Wrexham B.C. Officers. Key views included:

- Pedestrian links along Holt Road are minimal. A choice of connections to Chester Road/Station Road through the wider street network will need to be enabled.
- Setting back built frontages behind a landscape frontage along Holt Road/Rossett Road is supported. The provision of footways behind hedgerows should be explored.
- The use of greenspace to create a landscape edge along Harwood's Lane is supported, together with the strengthening of hedgerows and field boundaries.
- The building layout needs to be less formal to take account of the edge of settlement location. This may be achieved through greater variation in building lines.
- Communal courtyard parking is supported. However, larger courtyards need to be reduced in size and frontage parking minimised.
- The removal of any trees will need to be justified.



In response, changes taken forward into the Second Draft Illustrative Masterplan included:

- A choice of pedestrian/cycleways linking to existing streets to the west.
- Pathways are set back behind new hedgerows along the Holt Road/Rossett Road frontage.
- A strong landscape edge along Harwood's Lane is provided.
- A greater degree of variation in building lines has been introduced.
- Communal courtyards have been reduced in size and frontage parking minimised.
- Trees to be removed have been informed by the Tree Appraisal Report supporting this application.

Further Dialogue with Wrexham BC

A Second Draft Illustrative Masterplan was shared with Wrexham BC officers to enable further views and comments on the emerging design proposals to be provided.



Key Views and Responses

The Second Draft Illustrative Masterplan was shared and discussed at further Pre-Application Meetings with Wrexham B.C. Officers.

Key views for the northern parcel included:

- Replace the proposed greenspace on the northeast boundary with the school with housing to create a greater sense of enclosure.
- Increase the size of the central greenspace and provide pedestrian access only to the front of properties on this greenspace.
- Increase the number of houses on the corners of plots with angular orientations.
- Replace a central shared street/lanes with standard construction streetscapes.
- Consider footpath connections between the proposed streets/pathways within the scheme and the existing pathway/housing along the western site boundary.

Key views for the southern parcel included:

- Create a 'sweeping' curved street arrangement from the main vehicular entrance into and through the site.
- Provide more diversity (less angular and regular) across the development parcels footprints and housing plot arrangements.
- Relocate the greenspace (currently shown on the western boundary) onto the eastern boundary to provide a transition into the rural edge/landscape.
- Retain shared surfaces - opportunity to create 'mews' enclosed with smaller houses.

Key views for the both parcels included:

- Agree the housing mix with Housing Officers.
- The Ty Newydd Development (Redrow Heritage Scheme) in Gwersyllt was identified as a scheme considered to be of good design quality in Wrexham.

In response, changes incorporated into the final proposed Capital Masterplan include:

For the northern parcel:

- The proposed greenspace on the northeast boundary with the school has been replaced with housing.
- The central greenspace has been expanded and pedestrian access provided the front of properties on this greenspace, with vehicular access and parking to the rear.
- The number of houses on corner plots with angular orientations has been increased.
- The central shared street/lane has been replaced with a standard construction streetscapes.
- Footpath connections between the proposed streets/pathways within the scheme and the existing pathway/housing along the western site boundary have been provided (in agreement with Highway Officers).

For the southern parcel:

- A 'sweeping' curved street arrangement from the main vehicular entrance into and through the site has been introduced.
- More diversity across the development parcels footprints and housing plot arrangements has been provided.
- The greenspace (previously shown on the western boundary) has been located on the eastern boundary to provide a transition into the rural edge/landscape.
- Shared surfaces have been provided to create 'mews' enclosed with smaller houses.

For both parcels:

- The affordable housing mix has been agreed with Housing Officers and is provided for in the Illustrative Masterplan.



Illustrative Masterplan



Illustrative Masterplan

The Masterplan establishes key principles in regard to amount, scale, density and design quality. This application seeks outline approval for a residential scheme of up to 132 new houses. The application site area is 6.21 hectares (15.35 acres), giving a nett density of 31 dwellings per hectare/12 dwellings per acre.

The Illustrative Masterplan provides for 1.16 hectares / 2.86 acres of greenspace. Council Policy CLF5 and Local Planning Guidance Note 10 sets out a requirement of 0.4 hectares / 50 dwellings (equated to 80 sqm per unit). For 132 new homes, the requirement is 10,560m² / 1.06 hectares. As such, the provision in the Illustrative Masterplan of 1.16 hectares provides an additional amount of greenspace and exceeds the Policy requirement.

A mix of housing sizes and types is provided across the masterplan. All houses are proposed as predominantly 2 storey across the site. Larger properties are located along the key streets and greenspace frontages to provide a greater sense of enclosure, frame key views and approaches, and define key meeting points and junctions.

The Illustrative Masterplan is taken forward as a comprehensive set of structuring principle frameworks. They set out a clear design approach to the site under the following headings:

- **Townscape and Development Pattern** – setting out a clear pattern of streets, greenspaces and development parcels.
- **Movement and Connections** – setting out a clear hierarchy of streets and connections and links to the wider village and landscape setting.
- **Landscape and Greenspace** – setting out the key landscape, ecology and drainage characteristics and features and how proposals are integrated in a positive way into the surroundings.

Affordable Housing

The Masterplan establishes key principles in regard to affordable housing.

The Masterplan provides a wider choice of types to be made available in a way that encourages affordable housing to be:

- 'pepper potted' – with affordable housing integrated seamlessly across the Masterplan, rather than contained to a defined 'cluster'.
- 'tenure blind' – with no noticeable differentiation between open market housing and affordable housing.

Townscape and Development Pattern Framework

The proposed Townscape and Development Pattern Framework sets out a well defined, easily understood pattern of development parcels, streets and greenspaces. The street and building pattern is informal and organic in response to the edge of settlement location. This avoids the use of more structured and suburban layouts evident in nearby post war development. This approach strengthens local landscape character and provides a well structured positive pattern of development and greenspaces between the existing development and the wider landscape setting.

Retaining and strengthening the existing hedgerows creates a strong sense of enclosure, with framed and filtered views between the existing housing, proposed housing and landscape setting.

Clear access points create a sense of arrival into an easily understood street and greenspace network. Principal streets lead to a well structured network of lanes, shared surfaces and courtyards – with framed vistas to the strengthened green site boundaries.



Townscape and Development Pattern

The Townscape and Development Pattern structuring principles are:

1. Create strong landscape frontages along Rossett Road/Holt Road and Harwoods Lane to create attractive approaches and rural edge transitions into Rossett from the east.
 2. Create an organic pattern of easily understood development parcels, street and greenspaces that are shaped by strengthened field boundary hedgerows.
 3. Create a sense of enclosure and framework of framed and filtered views from within the development out over the surrounding countryside through strengthened field boundaries and linked tree groups.
 4. Create a pocket located centrally along the eastern edge of the southern parcel to provide a transition to the wider landscape setting and create a visual focal point.
 5. Create pocket parks along the northern boundary (of the northern parcel) and at the centre of the parcel to create visual focal points, views into the surrounding greenspaces, and respond to the residential amenity of existing residents.
- Ensure all houses are orientated to make a positive contribution to the streetscape, including:
 - a strong sense of continuity and enclosure with key building lines aligned with retained field hedgerows and edges.
 - buildings placed to define street corners and to define and enclose key meeting points.
 - garages and parking driveways are set behind the principal building line to ensure the streetscape accommodates the car, rather than being dominated by it.
 - all streets and greenspaces are directly overlooked.
 - buildings placed at corners are dual aspect providing natural surveillance to both street/greenspace frontages.
 - Keys views are closed by active frontages.

Movement and Connections Framework

The Townscape and Development Pattern Framework sets in place a well defined, easily understood pattern of development parcels, streets and greenspaces. This enables the creation of a clear hierarchy of pedestrian, cycle, and vehicular movement routes within the development and good connections to existing links around the site.

The starting point is making good connections with the existing streets and footpaths. The principal vehicular access points are established with Rossett Road/Holt Road.

A sequence of pedestrian/cycleway links are established along the western site boundaries to provide a choice of safe, attractive connections to the existing residential streets and neighbourhoods to the west.

A strengthened pedestrian connection is provided along the western edge of the northern parcel. This is delivered by improving and widening the existing pedestrian pathway, and by making a new connection across Wrexham Council housing land to Cromar Crescent. This better connects existing and new residents to Darland High School. The works have been agreed in principle with Wrexham Council Officers.

A more limited number of pedestrian connections through the eastern site boundaries connect the proposals to the wider landscape setting.

An expanded parking area is provided at the junction of Trevalyn Hall View and Rossett Road/Holt Road to provide visitor parking and also serve St Peters Primary School.

Improved north – south pedestrian connections across Rossett Road/Holt Road are provided through streetscape improvements and traffic calming measures.

The principal streets into the proposed northern and southern developments provide direct, easily understood connections to a sequence of secondary local lanes and shared courtyards.

This approach sets in place a clear hierarchy of easily understood streets, lanes and courtyards and greenspaces and enables the heart of the proposals to be pedestrian priority.

Movement and Connections Framework



Movement And Connections

The Movement and Connections structuring principles are:

- In accordance with Manual for Streets (DfT/ CLG 2007), streets will be designed as high quality places with 5 principal functions: place, movement, access, parking and utilities. Of the 5, place and movement will be the most important in determining character.
- Create an easily understood network of high quality, safe, attractive streets and connections, including:
 1. Principal access points and streets from Rossett Road/Holt Road.
 2. A principal pedestrian and cycleway connection from the southern development parcel to Trevalyn Way.
 3. An improved north – south crossing point across Rossett Road/Holt Road.
 4. Lanes and Shared Surfaces: as pedestrian priority places and focal points for local residents.
 5. Pedestrian connections along the Rossett Road/Holt Road frontages (located behind new hedgerows).
 6. Provide a new pedestrian connection across Wrexham Council housing land to Cromar Crescent.
- Create a clear hierarchy of safe, attractive streets and connections with pedestrians given priority over vehicles on the Lanes, Courtyards and Shared Surfaces.
- Create a choice of safe, attractive pedestrian and cycleway connections via Trevalyn Way and the existing street network to the west to Chester Road/Station Road and local bus services, and local shops and services.
- Create pedestrian and cycleway links to the network of footpaths and cycleways across the wider landscape setting.

Landscape and Greenspace Framework

The Townscape and Development Pattern Framework creates a pattern of development parcels, streets and greenspaces that works with and strengthens the existing landscape character. This pattern is well placed to create a high quality, locally distinctive landscape and greenspace framework that creates attractive places within the development and an improved, high quality rural and transitional edge for Rossett.

The starting point is the existing field pattern and linked tree groups. The proposal is to complement existing features by creating a green network of tree lined streets, lanes, parks and landscape edge transitions to connect the development together and to the surrounding countryside.

The existing hedgerows are strengthened and new hedgerows are created to enclose the proposals. The southern landscape edge creates a new linear landscape corridor providing a transition into the wider countryside. As the low lying parts of the site, this is also a natural location for native ponds and wetlands.

New hedgerows are created along the frontages with Rossett Road to create an attractive approach and sense of arrival into Rossett from the east.

Pocket Parks are created with natural play areas.

The connecting landscape palette is native trees, shrubs, meadows and grasslands.

This approach creates strong visual and physical connections from the development looking out onto the open countryside and a high quality, rural edge.

The landscape proposals are illustrated in the artists impressions across the page.



Landscape and Greenspace

The Landscape and Greenspace structuring principles are:

- Create an attractive, well structured framework of high quality avenues, lanes, pocket parks, ponds, meadows and wetlands to strengthen and connect existing landscape features and to connect residents to the wider landscape, including:
 1. Village Approaches: strengthening the existing hedgerows and planting new hedgerows with native grassland verges, tree planting and pedestrian pathways to create a tree lined approach and framed views into the village from the east.
 2. Hedgerow Enclosures: strengthening the existing field hedgerows and create new hedgerows together with native grassland verges and tree planting to create a native landscape enclosure to all site edges.
 3. Rural Edge Ride: planting linked groups of native tree planting and grasslands with ponds and wetland to create an attractive landscape edge to the southern boundary of the southern field parcel. Provide for pedestrian loops and connections and natural play areas.
 4. Pocket Parks – as places to meet, play and relax.
- Retention of the existing hedgerows to provide the structuring features of the proposals.
- Ponds designed and managed for both drainage and habitat enhancement.

View A: Looking North – West along Rossett Road



View B: Looking North - West through the Pocket Park along the eastern edge of the southern parcel



View C: Looking North – West from the South West landscape edge



05



Summary and conclusions

Summary and Conclusions
Contacts



Summary

This application seeks Outline Planning Permission for up to 132 homes to create a new residential neighbourhood on the eastern settlement edge of the village of Rossett, Wrexham. All matters are reserved except for access.

The site is in a highly sustainable location with direct links to public transport bus services to the main shops and services located close by along Chester Road and Station Road, to local schools, and to the wider regional employment and services in Wrexham and Chester.

The proposals have been developed in consultation with Wrexham Council and key consultees and changes have been incorporated into the proposals wherever possible. Provisions have been set in place to contribute to enhanced community facilities.

The proposals have been developed in accordance with the principles set out in relevant national and local design guidance including:

Welsh Government Technical Advise Notes:

- Design
- Guidance on Design and Access Statements
- Site and Context Analysis Guide

Wrexham Council Local Planning Guidance Notes:

- Landscape and Development
- Public Open Space in New Housing Developments
- Cycling
- Parking Standards
- Trees and Development
- Space around Dwellings
- Designing Out Crime
- A Guide for Developers and Architects when Designing Residential Developments

The Illustrative Masterplan demonstrates how a high quality, distinctive new residential neighbourhood may be created that is informed by the existing character of the village, and is in accordance with planning policy.

The proposals will deliver a high quality place to live in a highly sustainable location. The proposals contribute to and support local community facilities and support the planned growth of the Borough of Wrexham over the Development Plan period.

Contacts

Further information regarding the proposals is available from:

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Aerial View of Proposed Development from the South East

