



PLANNING STATEMENT

Prepared on behalf of Bellis Bros Ltd & Trustees of the Bellis Family Trust

in support of an

Outline Planning Application

for the

(RE-SUBMISSION of P/2018/0560) : Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and off-site highway improvements with all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.

to Wrexham County Borough Council

on land adjacent to Lane Farm, Rossett Road / Holt Road, Rossett, Wrexham, LL12 0DS

June 2019

Ref. J10-BB-PS-RevC

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1.0 INTRODUCTION & BACKGROUND

- 1.1 This Planning Statement (PS) has been prepared and undertaken by J10 Planning Ltd (the Agent) acting on behalf of Bellis Bros Ltd & Trustees of the Bellis Family Trust (the Applicants).
- 1.2 The land associated with this proposal comprises an area of previously undeveloped agricultural land located on land adjacent to Lane Farm / Rossett Road, Rossett, Wrexham, LL12 0DS. The site comprises two field parcels to the east of the village that extend to 6.21 ha (15.35 acres) in area.
- 1.3 It accompanies and supports the re-submission of an Outline Planning application to Wrexham County Borough Council (WCBC) for the proposed development of the sites for residential use following a refusal of an earlier application (P/2018/0560) that was submitted on 5 July 2018 and determined on 7 January 2019.
- 1.4 The land is presently owned by the applicants. They are not developers and will seek to dispose of the land to a housebuilder(s) who will be responsible for obtaining any Reserved Matters permission of detailed house types, layout and landscaping.
- 1.5 Accordingly, the purpose of this supporting statement is to:
- **Provide some introductory background to the application; a descriptive appraisal of the site, its location, setting and surroundings; to present a detailed description of the proposal; a summary of the pre-application process and identifying any key issues that will assist the reader;**
 - **Identify the key local and national planning policy framework applicable to the proposed development and interpreting these in order to present the detailed case in support of the proposals;**
 - **Summarise the reasons why outline planning permission should be granted, referring to the scheme deliverables, benefits and net gains this development proposal will offer.**

- 1.6 We consider that this approach will serve to provide the Council with a clear basis for interpretation and decision making. In summary, this statement, along with all the other supporting documentation and plans, demonstrate that the proposed development, subject of this application, is fully compliant with national policy guidance and with the adopted and emerging development plan so as to be acceptable.

The Application Pack

1.7 This Planning Statement (**J10 Planning**) should be read in conjunction with the following plans and documents, which are enclosed as separate items in the associated submission package:

- Statement of Common Ground (planning and highways) : **J10 Planning / Croft and Wrexham Council**
- Unilateral Undertaking pursuant to S106 of the Act : **Aaron & Partners**
- Pre-Application Consultation Report (PAC) : **J10 Planning**
- Architectural Masterplan drawings : **Parkinson Inc**
- Design & Access Statement : **Parkinson Inc**
- Landscape & Visual Impact Assessment : **The Ark Company**
- Archaeological Assessment : **Castlering Archaeology**
- and **Aeon Archaeology**
- Geophysics Assessment : **Tiger Geo**
- Archaeological Written Scheme of Investigation and Evaluation : **Aeon Archaeology**
- Topographical Survey : **MB Surveys**
- Flood Consequences Assessment & Drainage Strategy + Infiltration Assessment + Addendum Note : **Waterco**
- Transport Assessment + Highway Note : **Croft**
- Utility Infrastructure Statement : **TMC**
- Agricultural Land Quality & Soil Resources Report : **LRA**
- Ecological Assessment : **Kingdom Ecology**
- Arboricultural Impact Assessment : **Tree Solutions**

1.8 This list is important as it comprises all the items requested by the Council during pre-application discussions and reflects the guidance provided by Officers; no other items were and have been requested. These documents and drawings are all provided with the enclosed application and itemised in greater detail on a separate Planning Application submission schedule spreadsheet.

Site Description

- 1.9 The application site is located upon the eastern built up edge of Rossett and its established residential estates. Rossett is a large village to the north of Wrexham and is home to some 3,500 residents.
- 1.10 It comprises two unimproved parcels of previously undeveloped agricultural fields that extend to a total area of 6.21 ha (15.35 acres). The northerly parcel extends to 2.8 ha (6.94 acres) and the southerly parcel is 3.4 ha (8.41 acres).
- 1.11 The sites are level in nature with a slight fall from north to south towards the River Allyn; the land also rises slightly towards the eastern boundary.
- 1.12 The Rossett Road/ Holt Road intersect the two sites and there is a public right of way that runs along the eastern boundary of the southern site (Footpath No 21) between Hardwoods Lane and Rossett Road. Another footpath runs from the very south-eastern corner just outside of the northerly site in a north easterly direction towards Gamford Lane (Footpath No 20). These are shown on the PROW definitive map extract below. Neither PROW will be affected, there will, however, be opportunities to enhance connectivity and provide new linkages.



- 1.13 Perimeter hedgerows and trees run along the eastern perimeter of the northern parcel and other hawthorn hedgerows define all other boundaries.
- 1.14 Direct vehicular access is available to both parcels off the main B5102 (Rossett Road / Holt Road) which links Rossett with Holt to the south east and the A534.



- 1.15 The site is highlighted below to show its location, context and position.



- 1.16 The site is located in a most accessible position on the very fringe of Rossett and within walkable range of all its amenities and facilities. The site is well served by public transport service routes that run along the B5445 Chester Road and bus stops exist within close and immediate walking distance of the site.



View of Northern Parcel (taken on 12 June 2019)



View of Southern Parcel (taken on 12 June 2019)

- 1.17 The site is considered to be located in a highly sustainable and accessible position to take advantage of existing community facility and transportation related infrastructure and we believe it benefits from very good sustainability credentials.
- 1.18 The site is well served by facilities available in Rossett including, inter alia:
- St Peter's Primary School
 - Darland High School (Secondary)
 - Darland Leisure & Activity Centre and community room (at Darland HS)
 - Alyn Family Doctors
 - Rossett Pharmacy
 - Rossett Dental Care
 - Premier Village store and Co-operative convenience store

- “Outreach” Post Office offering limited service
- Rossett & Burton Village Halls
- Llyndir Hall and Rossett Hall Hotels
- Golden Lion, The Alyn, Nags Head and The Griffin Public Houses
- Machine House Restaurant and Sun Wah Chinese Takeaway
- Gatehouse Veterinary clinic, BASC Offices, Rossett Business Park, Newhaven Garage, Clarendon’s Kitchen shop and a host of hairdressers and salons,
- Bus Routes : Arriva No 1 service between Wrexham and Chester
- Various places of worship across religious denominations; including Christ Church, Christ the King Catholic Church, a Baptist church and a Presbyterian Chapel.

1.19 The opportunity now exists to secure the delivery of new housing (open market and affordable) along with other community benefits.

The Proposed Development

- 1.20 The application is made for Outline Planning Permission. The description of the development is as follows:

(RE-SUBMISSION of P/2018/0560) : Residential development of two parcels of land (for up to 61 no. dwellings : Northern Parcel and up to 71 no. dwellings : Southern Parcel); extension to community parking facility (in association with the Northern Parcel) with associated means of access and off-site highway improvements with all other matters reserved, but indicative provision made for pedestrian crossing, pedestrian linkages, public open space, landscaping and affordable housing.

- 1.21 The proposal involves the development of two parcels of land upon sites that extend to a total of 6.21 ha (15.35 acres).

- 1.22 The accommodation schedule comprises the following:

	Parcel (north)	Parcel (south)	TOTAL (combined)
Site Area (ha)	2.8	3.4	6.21
Site Area (acres)	6.94	8.41	15.35
2 bed	10	2	12
3 bed	32	41	73
4 bed	19	28	47
Total dwellings	61	71	132
POS	1.17 acres	1.69 acres	2.86 acres
Affordable @ 25%	15	18	33
Density (dph)	21.8 dph	20.9 dph	21.2 dph

- 1.23 The vehicular access to each parcel is proposed exclusively off Rossett Road / Holt Road with only an emergency access provided to the southern parcel off Trevalyn Way. A series of pedestrian linkages are proposed along the western perimeters and with the public footpath that runs along the eastern boundary. A series of highway improvements are also proposed along Holt Road and Rossett Road; including a new pedestrian crossing, pedestrian footways and traffic calming measures.

1.24 Areas of Public Open Space (POS) are also proposed on each parcel (that exceed standards) and, associated with the northern parcel, an extended community parking facility is identified adjacent to the south-western boundary of the northern parcel and the intention is that this can be used as a safe drop-off/pick-up facility for the Primary School which will enable an increase of parking from 4 to 13 spaces.

1.25 The delivery of 25% affordable homes (up to 33 no.) can be delivered by this scheme; the benefit here being that because the scheme is focused towards a relatively low density scheme the resultant dwellings will be of a family style size and nature (not flats); which are exactly the sort of units that are required to address the known latent need and demand in the locality. Additionally, an education contribution will be settled subject to the requirement at the point of delivery.

1.26 The applicant has drawn up a Unilateral Undertaking pursuant to S106 of the Act and this addresses POS, Affordable Housing and Education contribution. It has been drafted in support of this re-submission, but also the submission of a planning appeal against the refusal of P/2018/0560.

1.27 We can confirm that no trees (apart from a dying one located in the centre of the northern parcel) need to be removed and only very careful and selective hedgerow management is required to ensure the established landscape screening will remain in place along with the perimeter boundaries of the site, with pedestrian pavements located inside of the hedgerows to ensure pedestrian safety and connectivity. The scheme has been designed to ensure that the rural edge is maintained and enhanced and that the style and character befits the location and its surroundings.

1.28 The proposals have been developed around a design solution that has embraced and been influenced by all the various technical and professional disciplines employed by the applicant (in particular highways, drainage, trees and ecology) and the guidance conferred by the Council during the informal pre-application discussions and from the more formal WG DMO consultation stage has allowed us to arrive at an acceptable design solution.

1.29 The applicant has listened to and been guided by the aspirations, concerns, feedback and guidance from Council officials, statutory consultees and members of the public and is confident that the proposals now represent a scheme of the highest quality and sustainability credentials.

Pre-Application Discussions

- 1.30 The applicant has been keen to engage with Officers in seeking their advice and guidance pertaining to this proposal and embarked upon an engagement process that commenced in June 2015.
- 1.31 The recently assented Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 means that from 1 August 2016 a far greater emphasis upon pre-application consultation with key stakeholders was introduced and a formal DMO process was activated.
- 1.32 This now places and also places a responsibility upon applicants to undertake and follow a pre-application procedure of formal consultation and engagement with key statutory consultees (e.g. NRW, DCWW, HSE, CART, etc), the Local Authority, Town/Community Councils, local Ward Councillors and local residents and neighbouring businesses.
- 1.33 It applies to all Major applications (outline or detailed) where the project involves over 1,000 sqm of non-residential space and/or the site exceeds 1.0 ha or where the site involves 10+ residential dwellings and/or a site over 0.5 ha.
- 1.34 This process requires applicants to produce a Pre-Application Consultation Report (PAC) and it is this document that serves to address the policy requirement as set out in the legislation.
- 1.35 We consider that the applicant has duly taken account of the guidance.
- 1.36 Out-with of and in advance of the formal DMO process commencing we undertook detailed pre-application discussions with Officers at Wrexham, liaised with Welsh Water and CPAT. Additionally, we met and presented a draft scheme to the local Community Council and community leaders.
- 1.37 This has resulted in several pre-application meetings taking place and exchanges of emails and letters. The narrative behind this process is provided (see **APPENDIX A**).
- 1.38 The course and intensity of this process is self-evident. The key message was that Officers would essentially be comfortable in supporting the design and technical case were we to follow their guidance. This we have done.
- 1.39 However, for ease of understanding a chronological timeline is provided in the table below:

DATE	ITEM / TASK
19 June 2015	1 st Pre-app request lodged with WCBC
28 July 2015	1 st Pre-app meeting held with WCBC
29 July 2015	WCBC feedback received (highway)
4 Oct 2015	WCBC feedback received (general)
19 October 2015	WCBC feedback received (education)
5 Feb 2016	Approach made to Rossett Community Council
9 Feb 2016	2 nd Pre-app request lodged with WCBC
12 April 2016	Meeting with Chair of Rossett CC
20 April 2016	2 nd pre-app meeting held with WCBC
20 April 2016	Presentation and attendance at Rossett CC meeting
26 April 2016	3 rd pre-app request lodged with WCBC (re design)
27 April 2016	WCBC feedback received (affordable)
9 May 2016	
5 May 2016	3 rd pre-app mtg held with WCBC (design)
24 June 2016	WCBC feedback received (design)
26 Oct 2016	WCBC feedback received (footpath connections)
8 Nov 2016	Request made to Rossett CC to meet for update
8 Nov 2016	4 th pre-app request lodged with WCBC
14 Dec 2016	4 th pre-app mtg with WCBC
27 Jan 2017	WCBC feedback received (design)
8 February 2017	Formal WG DMO pre-submission consultation process commenced
March to June 2017	Formal responses received and changes made to reflect any concerns raised

1.40 Officers clearly recognise the impact of having an expired Local Plan and the implications that TAN1 (Jan 2015) brings; in that so long as the Authority is unable to demonstrate a 5-year housing land supply; the problem associated with not having an up-to-date and adopted Local Plan means that their housing land supply is even more vulnerable and severe as they effectively have a “zeroed” housing land supply position.

1.41 Moreover, this is unlikely to change for another at least another year until the emerging Local Plan had been adopted. Plan preparation slippage has been severe and it places the Authority in an even more difficult position and all the time with a housing backlog building.

1.42 Delivering housing cannot wait and the backlog will simply grow ever larger without permissions being brought forward.

- 1.43 Officers have recognised that sustainable Green Barrier sites must be released as part of emerging plan process and have now had to adopt a more flexible policy towards those sites that they know would win support at appeal.
- 1.44 As a result, and in reality, the pressure to release some Green Barrier sites in advance of the plan having reached adoption and TAN 1 will be a significant material consideration. The onus is therefore upon the applicant to demonstrate that the Green Barrier in question no longer meets the purposes of its original designation and as such this is what this submission will seek to argue and demonstrate.
- 1.45 In essence, Officer advice was that in considering the site the applicant must address whether or not the site has significant impact upon the purposes of the Green Barrier and that each site will be assessed on individual merits with land supply being a key material consideration. Additionally, landscape assessment and an appraisal of the sites' sustainability credentials will also be taken into account.
- 1.46 We have followed this advice and that is why significant effort has been made in addressing all the technical issues highlighted by Officers. We therefore consider we have satisfactorily tackled and positively addressed and solved the questions posed early on in pre-application meetings.
- 1.47 In summary, Officers have been very positive and helpful in the guidance and advice conferred; they have welcomed the proposal, offered clear instructions as to what they considered necessary for the applicant to submit in support of the application and have helpfully advised the applicant's team as to what they would be comfortable in supporting and recommending, notwithstanding the fact that the opinions offered were those of Officers and not necessarily of elected Members.
- 1.48 Additionally, Officers confirmed that the proposed design solution (its highway and pedestrian accessibility, scale, layout, location, general setting and landscape impact/mitigation) were all acceptable and would form a constructive basis moving forward.
- 1.49 Some have criticised the lack of a footpath link all the way from the site through and onto the main Chester Road (B5445) but the fact is that the proposals are making new links with established pedestrian routes, offering new internal

footways, traffic calming measures and a new pedestrian crossing, along with opportunities of providing “safe routes to school”. Moreover, more recent efforts have resulted in new footway now being achieved along the main road leaving only a small proportion without a link as the road is physically too narrow and this stretch only lasts for just 80 metres. Notwithstanding this, the sites do benefit from alternative walking routes.

- 1.50 Moreover, we were aware of a significant Welsh Government grant under a Wrexham Council / Rossett Community Council / Sustrans project application which was seeking to secure funding to enhance footpath extensions, reduce parking impacts at the “The Green” and reduce speed limits. However, the proposal which would have involved re-directing traffic has been rejected locally.
- 1.51 Rossett comprises some 1,364 existing households (2015 census) and the proposal represents a little under a 10% increase in household growth, which is not considered to be either significant or unsustainable for a community of this size.
- 1.52 There has been much said locally about flooding problems but none are considered to exist; indeed, photos issued and published in the media by objectors (example below) actually refer to land located to the south of Lane End Farm and not the application site where even during the heaviest recent onset of rain (10 to 12 June 2019) the land was clear of any surface water as can be seen by the photos provided on page 7 of this statement.



- 1.53 The suggestion that property insurance has been refused on floodrisk grounds is not recognised as being a material planning consideration. Insurance may have been refused but it is mischievous for such claims to be made about the

application site. The applicant and his drainage engineering team would question the relevance of claims which appear to be based on hearsay, speculation and at best properties located elsewhere that may indeed be located within a floodrisk area.

Some Key Issues raised by P/2018/0560

1.54 The submission of the original application in July 2018 (P/2018/0560) raised a series of issues during the determination period and despite the very thorough, and well balanced Officer assessment and his resultant positive recommendations in the Committee Reports (see **APPENDIX G**) put before them by their own Officers they regrettably decided not to approve and support the proposal but to issue a decision notice (**APPENDIX G**) refusing permission that sought to reflect the published minutes.

1.55 We set out below what these issues were and provide a summary narrative.

EIA

1.56 The Authority determined that this was not EIA development and issued a negative screening direction dated 31 July 2018 (see **APPENDIX E**).

Archaeology

1.57 As part of the consultation responses to the application CPAT provided a request that further detail be submitted and as a result a written statement of investigation was agreed, trenching undertaken and results lab-tested. The resultant Evaluation report was provided on 9 November 2018 and CPAT confirmed on 12 December 2018 (see **APPENDIX E**) that they were happy with the results in that there would be no further archaeological recommendations necessary.

Agricultural Land Quality

1.58 The WG drew attention to an earlier 1993 desk-top/visual survey (26 years old) in their response and we provided comments on this (see **APPENDIX E**).

1.59 Regardless of whether the land has elements of Grade 2 and/or more 3a than our own experts have deduced from what we consider a more thorough analysis involving actual soil surveys the fact remains that PPW10 is clear in stating that lower grade land ought to be identified for housing first.

1.60 The issue here is that all other competing sites around Rossett involve much higher-grade quality BMV land based upon the predictive mapping. Moreover, the WG themselves (the very same case officer) confirmed as much in the response to the LDP in August 2018 where they raised no objection to any of the draft allocations being proposed (see **APPENDIX F**).

Drainage : Surface Water

- 1.61 Many locals raised objections based upon floodrisk and suggested that this site floods and suffers from serious flood risk. The applicant does appreciate that this is a worry and concern for local residents and as part of the application took this issue very seriously. Detailed site investigations were undertaken despite the site's location within Zone A and the findings concluded that this site does not suffer from surface water drainage problems and that the illustrative layout would manage to provide an acceptable SUDs solution.
- 1.62 Moreover, all the statutory consultees (NRW and the LLPA) accepted the findings and confirmed as such on several occasions (see **APPENDIX E**). The applicant understands the emotion caused by floodrisk and accepts that along Harwoods Lane to the west and beyond onto the floodplain the character changes. In a locality where, historically and currently, surface water problems do occur, the fact is that this site does not suffer from the same issues as those areas of Rossett which do.

Drainage : Foul

- 1.63 Whilst Welsh Water confirmed that the proposal could connect into the Mains drainage system the applicant went an extra step to ensure compliance and site capacity by investigating whether a pumping station might be needed to service part of the northern parcel. This was confirmed and an Addendum Drainage note and revised illustrative layouts provided to show that the site layout could accommodate this facility and Welsh Water confirmed that this did not change their previous recommendation (see **APPENDIX E**).

Welsh Government LDP Responses

- 1.64 Not only did the WG endorse their position with respect BMV but also they have never raised any concerns about any of the draft allocation sites. Interestingly however, they have raised queries over the viability of the affordable housing policy ambition and recommended the Authority reflect on this. The recent commissioning of the DVS to look at this area is a direct result of the concern raised (see **APPENDIX F**).

Housing Trajectory

- 1.65 The Authority, as part of its emerging LDP process, wrote to all site promoters on 20 February 2019 requesting they provide a “deliverability statement” and housing trajectory details with a view that they could update their background Paper on Housing for the LDP Examination. A response was issued on 8 March 2019 and a copy of this is provided (see **APPENDIX C**).

TAN1 Para 6.2

- 1.66 The application was submitted on 5 July 2018, but just a couple of weeks later the WG published a policy direction that would see the dis-application of Para 6.2 to TAN1. The case officer requested we address this and a letter was provided on 20 July. This matter has now been addressed within this statement under the respective policy section.
- 1.67 The applicant is of the opinion that it holds no weight and furthermore in the light of recent planning appeal decisions (Marl Lane, Beech, Conwy APP/T6905/A/17/3188913 and Tan y Bont, Liberty, Wrexham APP/H6955/A/17/3182282) the weight which the decision maker can realistically give to this issue has been clearly diminished.

Education and Healthcare

- 1.68 According to the WCBC Education team the local Primary School is at capacity and to address this a contribution will be sought from the development for Primary n=but not for Secondary; this will be calculated using the formula of unit numbers and types (beds) and applied at the point of any Reserved Matters determination.
- 1.69 The issue of local healthcare provision is another community infrastructure issue that generates lots of passionate debate. The actions and resourcing of local provision is something that is administered and controlled by the Betsi Cadwaladr University Health Board Trust. They acknowledge that the local Alyn Family Doctors are under pressures of both staffing and premises but they raise no objection and provide no evidence to demonstrate that specific contributions or solutions would be necessary to make the development acceptable and so without this the tests of reasonableness cannot be satisfied.
- 1.70 Indeed, the BCUHBT confirm that 10 doctors (7.5 FTE staff) serve a catchment of 13,000 residents (1,300 per doctor) Recent analysis by the Nuffield Trust think tank shows there are 62.6 GPs per 100,000 people in Wales (1 GP for every 1,600 patients), compared to a national UK average of 60 (1 GP for every 1,666 patients); therefore whilst the ratio locally might seem high it is well below the Welsh average.
- 1.71 Moreover, another 132 new homes will, assuming all are registered locally with Alyn Family Doctors, generate maybe another 330 patients and, if the number of GP's don't change, the ratio will increase very marginally to 1 GP per 1,333 patients and result in unnoticeable 2.5% increase.

- 1.72 It is not for the applicant to identify a solution and moreover the increase in new dwellings here will have a negligible impact upon how local services provision will operate and it is beyond the authority of Wrexham Council to demand the Health Board do anything. It is the Health Boards' responsibility to invest and maintain a capital investment programme and not for the development industry to provide capital solutions to subjective staffing and property concerns.

Affordable Housing & Prematurity

- 1.73 The applicant is proposing the scheme deliver 25% affordable housing which complies with the existing UDP policy.
- 1.74 Some Members made it very clear during the planning committee meeting that they felt the application had been submitted in advance of the LDP being adopted and was "jumping the gun" so as to avoid a potentially higher 40% levy. Members also suggested the application was "premature" but conceded that they could not refuse permission on these grounds or grounds of a 25% levy. The fact is that the proposal would have to be of such a significant scale that it went against and right at the heart of the emerging plan and the given this is a draft allocation that has been endorsed by Members would not support a valid reason to refuse.
- 1.75 The applicant was unable to respond to this accusation so this is his right to reply to set the record straight and draw attention to the facts rather than the grandstanding fiction spun out in a public chamber.
- 1.76 The applicant commenced pre-application discussions with the Authority way back in June 2015, when there was no indication of any increased affordable housing levy; indeed, from publicly available documents it is clear that the first time an increase was mentioned was when the Council published its Deposit plan and associated evidence base in/from February 2018, some three years after the applicant first undertook a pre-app with the Authority. Additionally, the DMO process had already been undertaken in February/March 2017 a full year before the suggested increase. The fact is that the applicant had been looking to submit a lot earlier but had waited until July 2018 to allow the LDP process to make headway.
- 1.77 To suggest that the submission was a "cynical" attempt to subvert the 40% levy is therefore unwarranted and refuted.

- 1.78 As it is, had Members got behind and resourced their own LDP sooner with more conviction they would have had an adopted defensible LDP by now. Instead they appear to have opened themselves up to challenger sites being submitted (e.g. Home Farm, Llay and Tany-y-Bont, Rhosrobin) that neither they nor their communities wanted. The applicant has played with a straight bat and rather than seeking to challenge the Authority have worked with them from day one, playing the “LDP game” by waiting for the site to be acknowledged as the best site in Rossett to deliver the housing needs of the community and endorsed by none other than Full Council as a draft allocation before committing to submit.
- 1.79 Interestingly, we looked at the November 2018 Executive Board Report and note from Table 2 that out of the 33 responses just 23 were objections to the emerging LDP Policy SP1. We have established that not one Member objected to this key policy. The applicant was therefore aggrieved that in trying to do the “right thing” he was met with such a hostile reception.
- 1.80 Furthermore, whilst Members may feel happy that 40% affordable is the correct level we note that this is not yet adopted policy and indeed the indications are that this will be robustly addressed at the LDP Examination by a large number of parties. The applicant is one such party and he does not consider 40% viable on any site in Wrexham and imagines that the Council’s own independent expert advisor (the DVS) and the Inspector will have their own views to impart.
- 1.81 The fact is that the current policy seeks 25% and that is what is being offered; additionally, all recent appeal decisions have upheld this level.

Highways and SoCG

- 1.82 One of the key reasons used by Members to refuse permission was on highway safety grounds due to the lack of pedestrian footway provision along Holt Road.
- 1.83 The applicant was upset that after all the effort put into the proposal the Highway Officer was unable to support and endorse the proposals on what were expressed at the planning committee as subjective “personal opinions”.
- 1.84 The applicant has, however, since the refusal sought to re-double his efforts in addressing and overcoming the impasse presented by the decision to refuse permission. One specific area has been in offering additional evidence and an enhanced off-site highway improvement solution.
- 1.85 This was undertaken through the Statement of Common Ground (SoCG) process that accompanies and pre-empts the planning appeal process that is being pursued in parallel with this re-submission.
- 1.86 The outcome has resulted in a signed SoCG (dated 14/15 May 2019) that is provided as a supporting document along with the updated Highway TA and scheme. The SoCG effectively concludes that there are no matters of disagreement between the two principal parties and therefore nothing to stop permission now being granted.
- 1.87 The SoCG process has given the applicant the confidence to make this re-submission with the notion here that if Members are prepared to support the proposal and grant permission then the applicant will withdraw the planning appeal and not seek any costs against the Authority.
- 1.88 The applicant sincerely hopes that this time around, particularly in the light of recent planning appeal decisions and an impending LDP Examination, that they will throw their full support behind this proposal and endorse what is effectively one of their own draft LDP allocations; thereby strengthening their position against nefarious challenger sites. This will allow them to show they have a 5-year housing land supply as opposed to having everything determined beyond their chamber and a “planning by appeal” system which continues to cost them money by having costs awarded against them.

Green Barrier Assessment

- 1.89 The advice provided by Officers was to consider the merit of the site in the context of its (UDP) Green Barrier designation.
- 1.90 The fact is that since the time we commenced the DMO process back in February 2017 the Authority subsequently published its Green Barrier Review and this site is proposed to no longer be classified as Green Barrier once the emerging LDP has been adopted.
- 1.91 Nonetheless, for completeness, we have still undertaken this assessment.
- 1.92 We consider that the LVIA undertaken underpins the view that the development of these sites for residential development form a logical extension to the settlement as the landscape assessment concludes that the site is visually lost very quickly as you move away from the settlement and the illustrations serve to demonstrate that the impact upon the wider Green Barrier will be negligible.
- 1.93 We have reached the conclusion that this submission has satisfactorily addressed all the technical, design and landscape impact concerns that were first identified / raised by Officers in the early pre-application meetings and we consider that by the final meeting in December 2016 we had reached a consensus position where Officers were entirely comfortable with the scheme and it was now down to the narrative in this statement and other supporting statements to provide the convincing case as to why this Green Barrier site should be developed.
- 1.94 We have, in tandem with this application process, been involved in making submissions to the emerging Local Plan and will continue to do so through to the plan being adopted. Our position is that we support the Council's proposed Green Barrier Review and moreover, we support the proposed allocation of the site for 137 dwellings.
- 1.95 Members of the Council have recently (April 2018) approved (for public consultation) the Deposit Strategy version of the emerging LDP and all of its supporting evidence base. By default, they have therefore conferred with their Officers' recommendations with respect Green Barrier release and draft allocations being acceptable, because for them to consider voting against such measures would render the whole plan and its strategy unsound and they

would have to come up with alternative evidence base and alternative sites and strategies.

- 1.96 The direction of travel has been established through the LDP process in that it has been accepted that Green Barrier needs to be released and that for new development to be accommodated in Rossett that this must involve some form of release and allocation of Green Barrier land because the whole settlement is (under the UDP) surrounded by Green Barrier.
- 1.97 The priority must therefore be given to releasing the most logical and sustainable locations for new development and, to be brutally honest, there are few options which are capable of delivering growth of any scale and substance as only a few infill sites now remain.
- 1.98 This location is considered to be perhaps the most logical, unconstrained and sustainable location available, achievable, viable and deliverable.
- 1.99 Turning to Green Barrier policy this is enshrined in **PPW (Edition 9 November 2016) Section 4.8** and reflected locally by the **UDP Policy EC1**; both are provided (see **APPENDIX B**). Essentially in Wrexham Green Barrier designation was introduced not like its equivalent Green Belt cousin that was designed to have more permanence but as a lesser local designation with similar features which in PPW are known as Green Wedges.
- 1.100 PPW states (**Para 4.8.11**) that like Green Belts they should only be established through the development plan process and should only be maintained where the Authority can demonstrate normal planning policies could not provide the necessary protection and that the plan should provide why the areas subject of the designation requires extra protection. The Wrexham UDP failed to pass this test in providing any reasoning for the Green Barrier designation over large swathes of land that in our opinion could have been easily protected through some other form of open countryside / landscape policy designation means.
- 1.101 In defining such areas PPW states (**Para 4.8.12**) that factors such as “openness, topography and the nature of urban edges” should be taken into account. We would argue that none of these must have been taken into account when the designation was made to include this site and indeed it is indicative of two Local Plan Review Inspectors that both recommended the Authority undertake such a review.

- 1.102 Moreover, PPW goes on to state (**Para 4.8.13**) that Authorities, in making such designations, should ensure a sufficient range of land is available and is suitably located in relation to existing urban edge. Again, we would argue that Wrexham's UDP failed to identify any such land and drew the settlement boundaries very tight with Green Barrier in between, thus effectively choking out any potential for sustainable natural growth.
- 1.103 In terms of current UDP Policy EC1 this proposal does not accord with and is contrary to the existence of a Green Barrier and would have to be classified as "inappropriate development" as it does not meet one of the exceptions and is a departure from the development plan. The test therefore has to be that the proposal meets exceptional circumstances where other considerations clearly outweigh the harm.
- 1.104 It is recognised (PPW and UDP Policy) that there are essentially 4 purposes for including land in the Green Barrier and these are :
- *To prevent coalescence of urban areas and villages with other settlements*
 - *To assist in safeguarding the countryside from encroachment*
 - *To protect the setting of urban areas and villages*
 - *To assist in urban regenerations by encouraging the recycling of derelict and other urban land*
- 1.105 We will now deal with each purpose in turn and demonstrate that this site no longer functions or meets its definition and its loss would not have a significant impact upon any of its purposes.
- 1.106 **To prevent coalescence of urban areas and villages with other settlements :** the development of this site will contain development within a tightly defined and defensible boundary. The site is visually contained and enclosed by defined physical boundaries. It will not therefore result in any coalescence with neighbouring settlements for the closest defined settlement is Holt to the south east and the hamlet of Trevalyn is washed over Green Barrier.

- 1.107 **To assist in safeguarding the countryside from encroachment** : the sensitive and sympathetic design solution has been endorsed by Officers and is low density and its character and style has a rural theme to it with large areas of the site devoted to open space (pocket parks) with retention of existing landscaping (trees, hedgerows and stone walling) and new planting and biodiversity areas. Thus, the countryside will be protected; the site is not “open” but visually contained and enclosed and its development will not harm or impact upon the wider “openness” of the countryside as demonstrated by the LVIA and artist impressions.
- 1.108 **To protect the setting of urban areas and villages** : the setting of Rossett is not defined by this piece of land but by the more sensitive open parkland to the west of Chester Road on the other side of the settlement. This site does not contribute to that setting and character and the development would also not undermine the setting or character of the eastern side of Rossett as has been demonstrated by the LVIA, but instead enhance and redefine its urban edge; the benefit of it being contained by a strong landscape enclosure and that development within it will be discreet and have a soft rural edge to it.
- 1.109 **To assist in urban regeneration by encouraging the recycling of derelict and other urban land** : the development of brownfield land in Wrexham (let alone Rossett) has peaked and the availability of suitable, viable and developable brownfield sites is minimal (to nil in Rossett) to such an extent that few are now coming forward to deliver housing land supply. There is a recognition that Green Barrier and open countryside must now be identified to serve the future needs of delivering jobs, homes and other infrastructure. The Green Barrier is no longer serving this purpose and is undermining regeneration and economic growth. The LDP1 strategy of trying to force all new development into unviable areas and not release any land on the edge of settlements failed and does not work. A new strategy is therefore required as LDP2 emerges and Officers have recognised that a Green Barrier Review is needed as part of this.
- 1.110 Interestingly, local precedent does exist in respect of the Authority agreeing to releasing Green Barrier sites for housing (with housing land supply cited as a principal reason) and some examples of these include the following recent cases in Wrexham:

Case Reference	Commentary
P/2014/0021 Ruabon Business Park site	Release of green barrier strip to facilitate this proposal was considered to be acceptable in the light of the pressing need for additional housing land. Permission granted to Wynnstay Framing Co. Ltd for a mixed-use scheme of 319 houses, care use, foodstore, pub, light industrial and hotel.
P/2015/0178 APP/H6955/A/14/2229577 Pont Adam, Ruabon	On appeal the case brought by Castlemead was dismissed solely on highway grounds, but the Inspector recognised that housing land supply took precedence and that all other technical matters had been satisfied. Permission has now been subsequently granted for 19 residential dwellings with the highway issue having been resolved.
P/2013/0545 APP/H6955/A/15/3135730 Hafod Tileries, Ruabon	Gladman were refused permission for this open countryside site that lies outside of the closest settlement (Johnstown) but won on appeal for 300 new dwellings. The Inspector noted that the settlement policy (PS1) which seeks to focus growth within defined settlements is effectively out of date and carries limited weight given the lack of housing supply and this outweighs countryside protection policies.
P/2014/0262 Chestnut Court, Summerhill	It was recognised that housing land supply outweighed the loss of this green barrier site and permission was granted to Castlemead (SG Estates) for 20 residential dwellings
P/2014/0815 APP/H6955/A/15/3095184 Vicarage Road, Gresford	Refused permission for Extra Care units and then appealed. However, the Inspector dismissed the appeal. Interestingly, she was not concerned with the lack of any pedestrian linkages and safety despite the site being devoid of any such links. This site however is delivering many linkages, pedestrian crossing and traffic calming measures.
P/2014/0480 P/2014/0870 APP/H6955/A/214/229480) Llay New Road, Rhosrobin	Where permission was refused for this Green Barrier site despite recommendation of approvals by Officers. Appeals were duly lodged by Castlemead. The Inspector found against the release of the site because in his view the lack of a housing land supply whilst accepted did not outweigh other factors, including the very nature of this site in that it would lead to coalescence, reduction in openness and encroachment.

P/2015/0790 Boozey Fields, Gwersyllt	Permission approved for 56 homes in the Green Barrier : it was recognised that housing land supply trumped the Green Barrier and that this site has met all technical and design and landscape objectives
P/2014/0905 APP/H6955/A/16/3147116 Home Farm, Llay	Permission granted on appeal for up to 365 dwellings on an edge of settlement site in the open countryside. Now being promoted by Anwyl and Bellway
Tan y Bont, Liberty, Wrexham APP/H6955/A/17/3182282	Permission refused and Appeal subsequently allowed; dismissing TAN1 Para 6.2 as an issue and also overruling Green Barrier designation in favour of delivering housing land supply

1.111 In summary, our case, in demonstrating that this development proposal meets the exceptional circumstances test as set out in PPW, is grounded in the following:

- *the Authority cannot present any case for a 5-year housing land supply;*
- *that TAN1 is of significant material weight;*
- *that the Green Barrier (if reviewed here and now – which indeed it has now been) would find that this site, in our opinion, ought to be released for development;*
- *that our case is supported through all technical, landscape and design evidence presented in support of this application;*
- *there are a range of significant benefits (as presented in our summary conclusions section at the end of this statement : these offering a range of economic, social and environmental deliverables and roles) and;*
- *the site does not meet any of the 4 purposes of including and retaining the land within the Green Barrier*

1.112 These cumulatively present a compelling case as to why this scheme should be supported and granted planning permission.

Deliverability

- 1.113 The advice provided by Officers during pre-application meetings was that it would be helpful for the applicant to demonstrate that the site(s) would come forward and were not just being promoted on a speculative basis.
- 1.114 The applicant is indeed serious about bringing forward the sites for development. A signal of their intent is the time and effort spent in promoting the sites through the emerging LDP but also investing significant resources in producing an Outline application that has involved commissioning detailed assessments, surveys and design work.
- 1.115 No longer is submitting a planning application a quick and cheap exercise, but one that requires commitment and funds. The applicant could have teamed up with a developer to fund the application process, but his preference was to maintain control over the planning process to provide certainty and maximise value.
- 1.116 Additionally, the applicants have invested in a quality design solution because, being local, they wish to ensure that they leave a legacy that involves more than just a transactional deal but one which provides some community betterment.
- 1.117 Objectors will be unmoved by such claims and it is accepted by the applicants that the threat of change through new housing development is seen as being entirely negative, yet there are a host of benefits that this proposal will deliver and the summary to this statement attempts to illustrate these.
- 1.118 Notwithstanding this, the applicant has, having reached a formative stage in the project, sought developer interest to pave the way for a housebuilder(s) to take it on once Outline permission has been achieved. The applicants are not developers and they have taken steps to ensure that what is being proposed is “fit for purpose” and commercially attractive to the market as a location, layout and product.
- 1.119 A significant number of developers have expressed an interest (see **APPENDIX C**) and it is considered that this demonstrates the sites credentials as an attractive and viable development proposition.

- 1.120 The applicant has sought to ensure all technical and design issues have been resolved prior to submitting for planning.
- 1.121 The recently introduced DMO requirements place even greater emphasis on applicants being serious and getting things right; so much so that since the DMO process consultation ceased in March 2017 the applicant has spent time in carefully addressing key highway and (alleged) surface water drainage issues.
- 1.122 The intention of the applicant is that following any grant of planning permission this will enable them to go back out to the developers, who have expressed an interest (and any others), and invite more formal offers for the site(s). The applicant is keen to ensure that they partner with a suitable developer who shares his values, vision and is one who will deliver upon the ambitions set out in this application.
- 1.123 Assuming a permission is achieved by then end of Q2 2019 the projected timescale for this will involve going out to the market in Q3 2019 with a view to selecting a preferred development partner(s) by Q1 2020 enabling Reserved matters to be submitted and achieved by Q3 2020 and development to commence thereafter during 2020 for site delivery in full by around 2022.
- 1.124 Details confirming the approach to delivery and a draft housing trajectory are also provided (see **APPENDIX C**) and we trust that this narrative and the material provided demonstrates that the applicant is serious and deliverability of the site is proven.

2.0 PLANNING POLICY CONTEXT

- 2.1 The purpose of this section of the statement is to set out the sequence of planning policy that is considered relevant to the consideration of this application; these are separately examined in detail by assessing and interpreting the merits of the proposals against them, with a view to demonstrating the case in support of the development proposals. The legal test for all planning decisions is to determine the application in accordance with the statutory development plan unless material considerations indicate otherwise.
- 2.2 A material consideration will be whether the plans are up to date. We have adduced that, in this instance, the development plan (for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004) comprises the Development Plan (the **Wrexham Unitary Development Plan**) which was adopted in February 2005.
- 2.3 S38(6) confirms that in determining planning applications “any determination must be made in accordance with the development plan unless material considerations indicated otherwise”. Case law (such as *R. Cummins v Camden LBC* 2001) has established that for a proposal to be in accordance with the Development Plan it is not necessary for it to accord with each and every policy, rather it should conform with the plan as a whole.
- 2.4 Moreover, a more recent judgement (*BDW Trading Ltd. (T/A David Wilson Homes (Central, Mercia and West Midlands)* 27 May 2016)) involved the judgment of Lord Justice Lindblom which offers yet another example of Section 38(6) duty being examined and scrutinised in the Court of Appeal. The appeal was brought about when questions were raised as to whether or not an Inspector, deciding an appeal against a refusal of planning permission on a residential scheme of 114 dwellings, failed to discharge the duty, under Section 38(6) of the Planning and Compulsory Purchase Act 2004, to make the decision in accordance with the development plan unless material considerations indicated otherwise. Lord Justice Lindblom offers some much-needed clarification on the law and the judgment clearly reiterates that the approach to planning decisions is not and should not be rigid and the person making the decision has some scope and autonomy in how they approach the policy position.

- 2.5 The next step is to consider whether any “other material considerations” indicate otherwise. This will include assessing whether the proposals are in conformity and accordance with national policy (the Welsh Spatial Plan, Planning Policy Wales, TAN’s, Interim Ministerial Planning Statements) and any non-statutory guidance (e.g. best practice). We have done this exercise and adduced that national and non-statutory considerations also support the proposals.

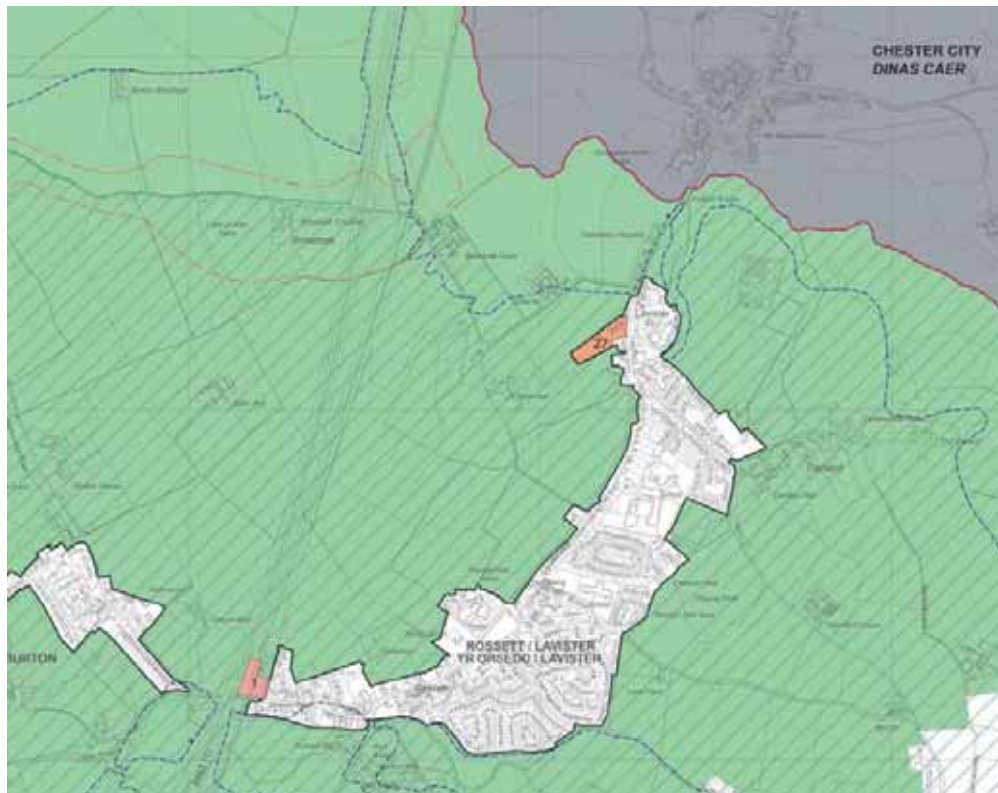
Local Development Plan

- 2.6 The starting point of any local planning policy assessment must be the Development Plan.
- 2.7 The principle Development Plan for the site comprises the “**Wrexham Unitary Development Plan**”, which was adopted in February 2005 and whose plan policies are currently being used for Development Control purposes. The plan period runs from 1996 to 2011.
- 2.8 Given its primacy, adopted status and the fact (most of) its policies are considered to be (generally) up to date, a degree of weight can still be attached to the relevant policies therein. However, this must be tempered by the fact that the plan has technically expired and in the light of TAN1 guidance (January 2015) the Authority can no longer demonstrate a 5-year housing land supply and moreover, there are National policies that have come on-stream since that must be afforded significant weight.
- 2.9 The Authority is now embarking upon a replacement for the UDP in the shape of a Local Development Plan (LDP) which will cover the plan period 2013 to 2028, but the plan has not been through Examination and been adopted and until it has been then PPW9 Para 2.14 must apply. At the time of writing the LDP has reached the Deposit Plan stage with a full suite of evidence base and draft policies and allocations; so, we consider that some weight must apply despite it not having been subject of a binding Inspectors Report.
- 2.10 Indeed, an amended Delivery Agreement was approved by Welsh Government (WG) on 11 October 2017, which sets out a timetable that suggest the plan will be adopted during Spring 2019. This date has slipped and the current (anticipated) programme is shown in the table below.

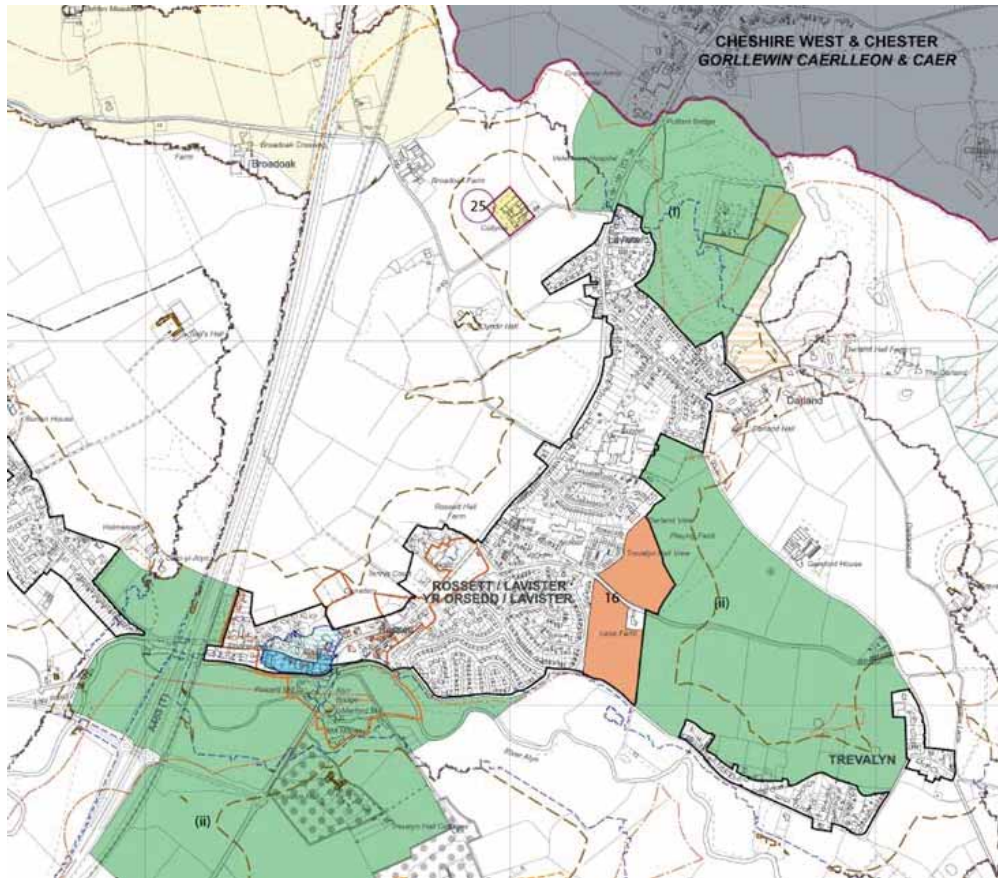
STAGE	NOTES	DATE	STATUS
Approval of a refreshed delivery agreement	Publication and approval	11 October 2017	Approved
Publication of Deposit Plan for consultation	Consultation	April to May 2018	Completed
Review of responses, reporting to Planning Policy Panel, Executive Board and Full Council for approval to submit to WG		December 2018	Completed
Production of Focused Changes and inviting alternative sites		December 2018	Completed
Submission of plan to WG for Examination		April 2019	Completed
Independent Examination to test soundness of plan	Dependent upon WG availability	September 2019	Awaited
Inspectors Report	Publication	Maybe Q1 2020	Awaited
LDP Adoption	Must be within 8 weeks of receipt of a binding Inspectors Report	Maybe Q2 2020	Awaited

- 2.11 We are concerned that despite the plan being submitted for Examination and this being scheduled to commence in September 2019 there is a risk it could be found to be “unsound” (for whatever reason) or for the Examination to open, pause and re-open (for whatever reason) and either of these situations could delay the plan being adopted and the ambition of having an adopted LDP in place in the early part of 2020 being scuppered.
- 2.12 Even if it is adopted by Spring 2020; this will leave just 8 years of the plan to run until it expires in Spring 2028 and an early Review will be almost certainly be required in line with WG guidance that reviews must take place following the 4th anniversary of a plan (therefore as soon as Spring 2024).
- 2.12 The Authority produced a “Strategic Green Wedge Review : Stage 1” report in February 2016 as part of their Preferred Strategy consultation exercise. The stage 1 review was limited to just Wrexham town and the Western villages.
- 2.13 This study has now been enhanced by the Stage 2 report (doc. ref. EBNB01) dated October 2017 that has sought to address the fuller Green Barrier context of Wrexham to include the areas of Green Barrier around Rossett, Marford and Gresford (the relevant extract to this document is provided – see **APPENDIX D**)

- 2.14 It proposes to retain strategic Green Barrier between Rossett and Pulford; between Rossett and Marford/Gresford and; between Rossett and Trevalyn.
- 2.15 But importantly it recognises that Green Barrier ought to be removed covering the area comprising the application site as it would not materially lessen the gap between Rossett and Trevalyn and this concurs with the findings of our Landscape & Visual Impact Assessment and is consistent with Para 4.8 of PPW9.
- 2.16 This is illustrated by the Proposals Map extracts shown below.

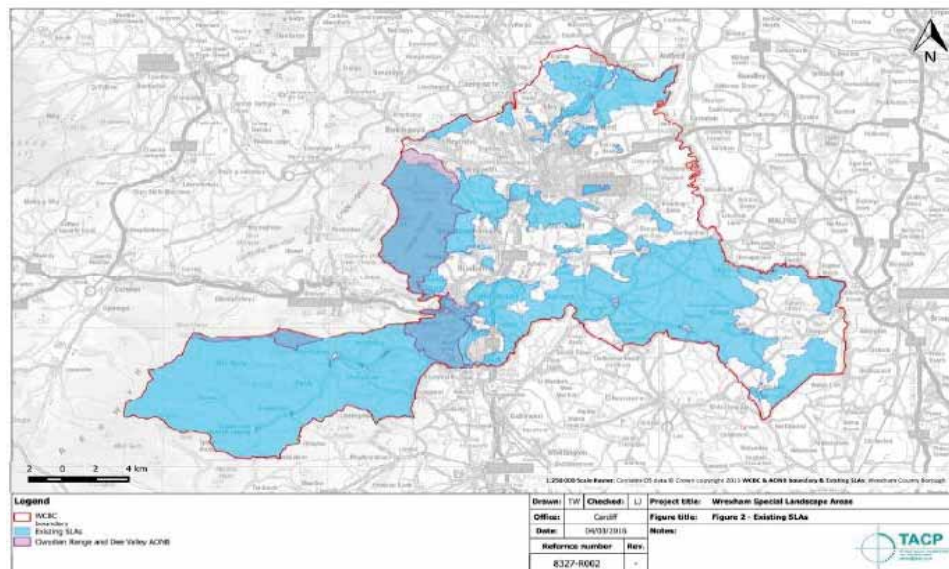


Existing UDP (Green Barrier) Proposals Map

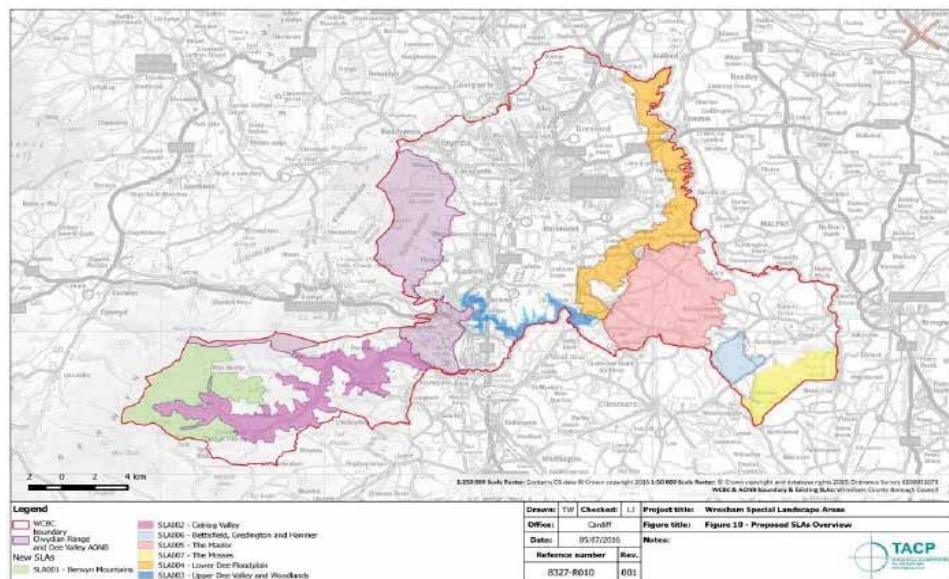


Proposed LDP (Green Barrier) Proposals Map

- 2.17 Furthermore, the Deposit Stage has also involved consideration of the UDP landscape policy designation of Special Landscape Areas. Evidence base has been prepared on behalf of the Authority by TACP and an SLA Study undertaken in January 2017 (doc. ref, EBNB03) which finds that land ought to be released from this designation in compliance with PPW guidance and the assessment undertaken.
- 2.18 The Authority have followed this advice and dramatically reduced the area of SLA, which again concurs with the Landscape & Visual Impact Assessment report we have undertaken; as shown on the plans below.



Existing UDP SLA areas



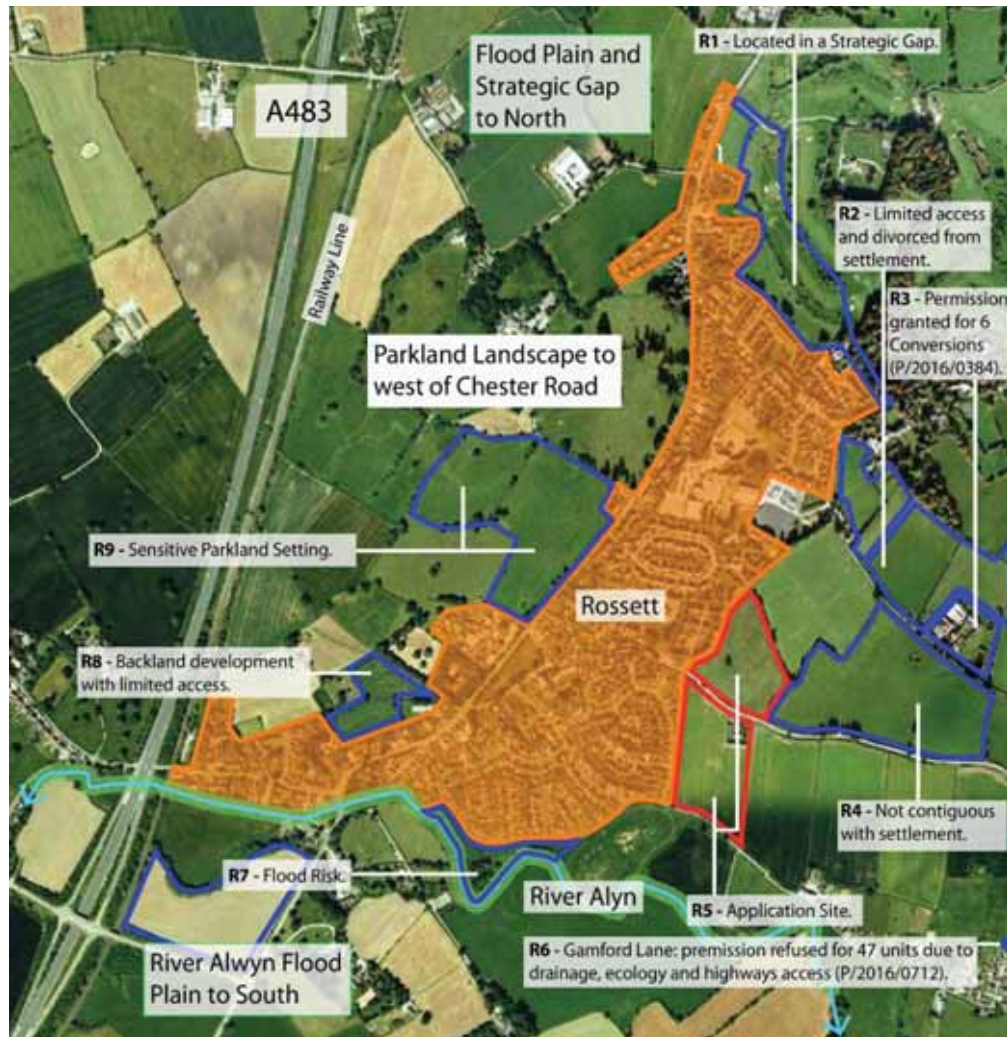
Proposed LDP SLA Areas

- 2.19 The Council's published LDP2 Deposit Plan (doc. Ref. KSD04 dated March 2018) seeks to deliver 8,525 dwellings over the plan period.
- 2.20 Rossett presently lies within a proposed Tier 3 Local Service Centre settlement (along with Bangor, Broughton, Brymbo, Glyn Ceiriog, Holt, Overton, Penley, Penycae and Rhostyllen). We have, through LDP representations, argued that Rossett ought to be elevated to be a Tier 2 given its primacy that is equal to that of places such as Gresford, Llay and Ruabon with its secondary, primary school and other key local services and amenities.

- 2.21 Nonetheless, we support the Deposit Plan draft allocation of the site for 137 dwellings.
- 2.22 As part of our early assessment of the settlement it was clear to us that Rossett must seek to deliver more than just infill and needed to provide some form of substantive new housing contribution to ensure its future sustainability was maintained and that its existing services and facilities could be maintained.
- 2.23 This site will serve that function and importantly will also seek to address the delivery of important new affordable housing needs facing the community that simply cannot be resolved and addressed by other alternative sites. The option of relying upon infill will not deliver any social and community benefits and only something of a scale akin to the application site will do this.
- 2.24 The trouble that Rossett faces without any allocation is that it has very few opportunities for anything other than minor infill as no meaningful brownfield sites exist and the settlement is (presently under the UDP) tightly bound and constrained by the Green Barrier and Special Landscape Area designation on all sides. Thus, any new development must involve a release of greenfield land. We consider that the only logical location to release land is upon the application site as the rest of the settlement faces some serious challenges; notably the following as illustrated on the plan below:
- o Open parkland setting to the west of the main Chester Road (B5445); this is a key character and setting; apart from the frontage land with its large trees and sandstone walling the fields here suffer from having no adequate access; developing here would result in a very significant change to the character of the village
 - o A key strategic gap with the neighbouring Authority and settlement of Pulford to the north where there is Green Belt and another important strategic gap located to the south between the village and Marford
 - o Floodrisk to the south of Harwood's Lane with the River Alyn and another floodrisk area to the north
 - o Poor accessibility through to land located to the west which would also suffer from noise impact generated by the railway line and A483

- o Significant highway constraints along narrow rural lanes to the north/east of the village where there is no opportunity for connectivity back into the village and its amenities

2.25 We therefore consider that the application site outperforms all other alternative sites that have been promoted or identified in the Local Plan and by other speculative submissions (aka Gamford Lane PA ref. P/2016/0712 – which was refused permission on 6 February 2017) and the former Darland golf course site at Lavister, known to be promoted by Galliers.



2.26 This application site will be able to deliver a host of community benefits and meaningful levels of affordable housing that will serve to meet the needs of the community over the current plan period. It offers an entirely logical and sustainable extension to the village with access to local services, facilities and infrastructure, free of constraint.

- 2.27 The Authority has logically and rationally found, through its own LDP evidence base, that the application site performs on all levels, is free from constraint, is deliverable and ought to be allocated.
- 2.28 In the meantime, the approach should be to identify the provisions of the (existing and emerging) development plan and determine if the application is in accordance or in conflict. If in compliance (as is the case here) the starting point will be to approve proposals by granting planning permission as the decision is in accordance with the plan.
- 2.29 The extract of the UDP proposals map (provided earlier above in this statement) presently illustrates how Rossett is enclosed by a Green Barrier and Special Landscape Area designation.
- 2.30 The application site is located to the east of the village. The Green Barrier Policy EC1 and the Special Landscape Area Policy EC5 of the UDP are therefore considered the most relevant policies applicable to this site.
- 2.31 However, besides this policy we have assessed and tested the proposals against all relevant policies from the Adopted LDP and consider the principal policies listed in the table below to be the most relevant and appropriate in this instance.
- 2.32 Rather than simply reiterating what each policy seeks to achieve in great detail, since the Council will be entirely familiar with this, we will spend time emphasising and providing reasons why the proposal and the principle of the proposed development meets and conforms with these policies as set out in the table the follows below.

POLICY	APPLICATION CONFORMITY
PS1 Broad Location of Development	Development ought to be directed to within defined settlement boundaries. However, the plan has expired and insufficient land exists to provide for new development and in the absence of a 5-year housing land supply the next best sustainable locations must be positively considered and these are likely to be on the edge of settlements.
PS2 Broad Location of Development	Development ought not to materially or detrimentally affect countryside, landscape/townscape character, open space or the quality of the natural environment. Our evidence (design, landscape, tree, ecology) demonstrates that the proposal will not harm such

	interests by virtue of the sites enclosed and contacted character and the retention of tree/hedgerow and ecological habitats.
PS3 Broad Location of Development	Development should preferably use previously developed brownfield land wherever possible and where greenfield land is used that it should avoid Grade 1, 2, 3a quality and land of ecological, landscape or amenity value. We have demonstrated that whilst the site is greenfield it holds no such value and is largely (61%) sub-grade 3b.
PS4 Broad Location of Development	Development should maintain the existing settlement patten and character and be integrated with the existing transport network to reduce the need to travel by private car and offer alternatives. The proposal demonstrates that the integrity of the existing settlement will remain and that this site is located in a highly accessible and sustainable location to take advantage of public transport modes.
PS8 Transport	We have shown that the site is located in a position that enables maximum use of travel options in a highly sustainable manner and will encourage walking, cycling and public transport connections.
GDP1 Development Objectives	This policy seeks to ensure that all new development meet the following criteria: a) Character, appearance, design and layout b) Personal and community safety c) Design techniques to conserve energy and water resources d) Ensure safe/convenient pedestrian and vehicular access and making connections/links e) Convenient access to public transport f) Ensure amenity of environment are safeguarded from odour and noise effects g) Secure public services. h) Safeguard nature conservation habitats. i) Ensure that development is not subject to flooding, contamination, etc on or off site. j) Have regard to any Welsh linguistic identity. k) Secure the development of sustainable communities through economic, social and environmental wellbeing. The Council must accept that because the proposals are outline at this stage it is too early to specifically judge the merits of detail, but this statement (and others) illustrate that the applicant is acutely aware of the need to address each of these at the Reserved Matters stage in more specific detail where it is necessary and applicable. Moreover, the applicant considers that the Policy is met by the proposal and the submission demonstrates this.
GDP2 Capacity of Infrastructure & Community Facilities	There is no evidence that the proposal would result in any local infrastructure (highway, drainage, etc) or community facilities (education, health, open space) becoming deficient as a result of this development being implemented. Officers were asked during the pre-application process and they did not identify any deficiencies. Any need to provide for additional capacity must therefore be demonstrated by the Authority and if any gaps in provision can be proven to exist then the applicant will consider whether any such

	requirement can be provided ... such requirements must be fairly and reasonably related in scale and kind and not be disproportionate to the development proposed.
EC1 Green Barriers	PLEASE REFER TO OUR COMMENTARY UNDER PREVIOUS SECTION Paras 1.45 to 1.68 : Green Barrier Assessment and also 2.13 to 2.16. NOTE : the emerging LDP Deposit Draft and its associated evidence base has reviewed the extent of the Green Barrier and found it should be “rolled back” and this designation will no longer apply under any adopted LDP.
EC2 Agricultural Land	This policy seeks to protect the loss of grade 1, 2 or 3a agricultural land. Our findings are that whilst the 1970's classification mapping showed the land as Grade 2 our soil and land quality survey actually shows that the land is largely subgrade 3b which would prohibit high yields and all-round year crop harvesting and so the site therefore has natural limitations. We therefore contend that its loss would not have any significant implications, particularly since it comprises a piece of land that is not only contiguous with a wider parcel of land that would be easier to cultivate were it part of a much wider landholding, but because it comprises two parcels of 6.21 ha in size and is below the recognised threshold of land that could be realistically considered viable as a standalone functioning agricultural unit.
EC4 Hedgerows, Trees & Woodland	This policy seeks to protect and conserve such features in order to enhance the character of the local landscape. The scheme submitted has been very careful to ensure that any loss is absolutely minimal; in particular those already providing a landscape buffer to adjacent uses and those that contribute to its inherent rural / urban fringe character. These features shall be maintained and managed and the illustrative layout has integrated them, with only minimal setting back to enable plenty of mitigation through new planting. Moreover, the root protection zones of all trees have been shown to be protected and no overshadowing will impinge upon new residents.
EC5 Special Landscape Area	This is a blanket policy which seeks to conserve and enhance the landscape. The LVIA has addressed this policy in more detail, especially setting out that the visual impact of the development will not harm any nearby or distant viewpoints. The policy does not prevent development but seeks to ensure it conforms to a high standard of design and landscaping which we consider the proposals have done; particularly given the enclosed nature of the site. NOTE : the emerging LDP Deposit Draft and its associated evidence base has reviewed the extent of the SLA and found it should be “rolled back” and this designation will no longer apply under any adopted LDP.
EC6 Biodiversity Conservation	Our ecological investigations have demonstrated that there are no special biodiversity habitats of special importance in existence across

	the site but despite this the retained boundary landscaping features will serve to enhance the opportunities for existing habitats.
EC12 Development & Flood Risk	The Drainage Strategy report provided does not suggest that there will be any unacceptable risk of site flooding on or off site.
EC13 Surface Water Run-off	The Drainage Strategy report provided does not suggest that there will be any unacceptable adverse impact as a result of surface water run-off.
H1 Housing Allocations	This policy states that sufficient land will be allocated for housing between 1996 and 2011. This term has now expired and the policy is silent on providing beyond this date. As it is, the Council are unable to demonstrate a 5-year housing land supply (less than the previously published 3.1 years in 2014 – which apparently is now down to 1.14 years in 2016) and moreover in the light of TAN1 (Jan 2015) this has been effectively “zeroed” because the Authority has an expired plan. Thus the lack of a sufficient supply is a significant material consideration that must be afforded the maximum weight in favour of supporting this development.
H7 Affordable Housing	This policy seeks a contribution on sites over 25 dwellings. SPG28 recommends a provision of 25% and the applicant accepts this.
CLF5 Open Space Requirements from new Residential Developments	This policy seeks 0.4 ha per 50 dwellings; thus, reflecting SPG10 and this equates to 80 sqm per dwelling. For a 132-unit scheme this equates to 10,560 sqm. The applicant has presented a scheme with an illustrative layout which indicates a quantum of 2.86 acres (1.157 ha or 11,575 sqm) of POS. Thus, the illustrative layout is actually over-providing at 88 sqm per dwelling providing and delivering 1,015 sqm more than the policy expects. The proposed route of maintenance and managing POS will be through a resident's management agreement (annual service charge), which will remove the need and responsibility from the public purse. Officers have expressed a preference for good quality design and are comfortable with the level indicated; this can however be better addressed at any Reserved Matters stage.
T8 Parking	In conformity with SPG16 adequate parking provision can be made to satisfy standards based upon the illustrative layout submitted.
T9 Walking, Cycling and horse riding Routes	The proposals are looking to ensure opportunities for pedestrian and cycling access routes are integrated, with linkages and connectivity through and into the site.

- 2.33 Moving onto the emerging LDP, the published Deposit Draft comprises a series of policies that the Authority are seeking to apply once the plan has been adopted. Some degree of weight can be afforded these (and their associated evidence base). Evidently, the Authority is proposing to allocate the application sites for housing which is welcomed by the applicant.
- 2.34 In reaching this decision the Authority have produced a Site Register of comments and Officer Responses (doc. Ref. KPD14a dated January 2018); in which it provides a summary of comments made at the Preferred Strategy stage in relation to each and every candidate site in Rossett (and indeed across the County Borough). This is reproduced in the table below.

Rossett (land off Holt Road) : RO004AS	
Concern Raised at Preferred Strategy LDP Stage	Officer Response
Access onto Rossett Road would have a knock-on effect at the green.	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage.
Reduce open space, which is already deficient. Increase congestion on the green to detriment of pedestrian safety. Additional pressure on schools and doctor's surgery	
The site overlies the site of a potential Roman villa. This historic asset may require some form of pre-planning evaluation before considering a planning response.	
Size of site is disproportionately large and if developed would change the character of the village and surrounding area immeasurably. Infrastructure is unsuitable for development. The use of Harwoods Lane as a rat-run by local residents means that it is already dangerous to pedestrians.	
Majority of traffic would exit onto Chester Road via Rossett Green play area. Site subject to flooding.	
Increase in congestion on Harwood Lane. Schools overcrowded, GPs lack capacity. Impact upon pedestrian safety	
Congestion around St Peters School. Green barrier. Increase in people commuting to Chester and be of no benefit to the county borough. Loss of agricultural land.	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application

	stage. The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to minimising the loss of agricultural land is outlined in the Initial Sustainability Report. There is a need to provide new housing to support housing needs of residents in the County Borough and to support economic development. A very small portion of the site is identified as being at risk of surface water flooding and this will need to be considered at detailed planning application stage.
Agricultural land. PROW runs across site and links to wider PROW network. Access would impact the wider network and cause additional congestion.	The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to minimising the loss of agricultural land and SLA is outlined in the Initial Sustainability Report. Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage and the public footpath would need to be accounted for as part of any planning application.
Corridor between Eccleston and Gresford is of ecological, agricultural, tourism, landscape, and scientific value. Issue with development of affordable housing. Impact of additional development and additional construction traffic on wider transport network, including traffic flow and congestion. Public space at a premium, additional traffic will impact upon opportunities for cycling and walking. Impact upon local infrastructure including schools and Doctor's Surgery capacity. Flood risk as a result of increased surface water. Development should be directed to large scale sites on the edge of Wrexham.	The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to releasing greenfield sites respects the hierarchy of ecological and landscape designations required in Planning Policy Wales. There is a requirement for affordable housing, a Council Priority objective to address the issue with the planning system a key tool in its delivery. Wrexham is rightly the focus for development but there is a need for dispersed development to meet local needs and sustain communities. The concerns about infrastructure are noted and the Deposit Plan will set out the approach to infrastructure needs and provision. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage.
Increase pressure on local highways network. Smaller development behind Golden Lion public	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues

house has been refused on highways grounds. Same concerns would apply to larger scale development. Highways safety concerns in particular during rush hour and school drop off pick up period. Darland High requires additional investment, questions whether any development strategy exists. Impact on school performance. Long term intention to dispose of school playing fields. Space for amenity is below level set by WG. Doctor's Surgery capacity issues. Impact on foul water sewerage capacity. Impact as result in increase in storm water, and potential to undermine recent flood prevention work. Impact upon views in the area.	will be dealt with at planning application stage. The concerns about infrastructure are noted, the Deposit Plan will set out the approach to infrastructure needs and provision.
Local schools do not have capacity. Doctor's Surgery does not have capacity. Traffic generated by development in Rossett will use the B5445, increasing traffic around the Children's park creating highways safety issues. Traffic generated would impact the wider road network. Drainage system could not cope. Additional school traffic as a result of development would impact the adjacent residential areas including Trevalyn Hall View.	
Site borders flood plain and the site has flooded numerous times. Traffic generation would impact junction in the centre of Rossett and result in unbalanced urban development to one side of the village. Increase pressure on local schools which do not have room to expand. Doctor's surgery is operating beyond capacity. Concern regarding capacity of sewerage processing plant, and impact upon local electricity substation. Impact upon village as a result of additional traffic generation.	A very small portion of the site is identified as being at risk of surface water flooding. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage. The concerns about infrastructure are noted – the Deposit Plan will set out the approach to infrastructure needs and provision.
Reduce greenfield sites exacerbating open space deficiency. Increase in traffic and potential pedestrian safety issues. Increase pressure on schools and doctor's surgery.	These are agricultural fields which are not included in the calculations of public open space provision, while there is a public footpath if development were granted the design of the site would need to respect these rights. The concerns about infrastructure are noted and the Deposit Plan will set out the approach to infrastructure needs and provision. Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage

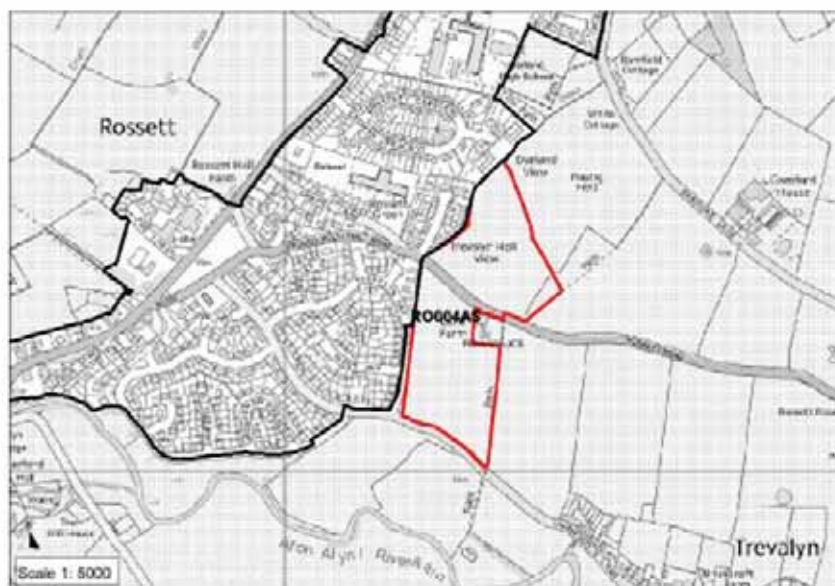
General comment objecting to the spatial growth option and spatial strategy in general. Support lower growth level. Objection to terminology of 'Local Service Centre' in settlement hierarchy. Rossett not capable of accommodating a large number of additional homes. Increase in traffic would impact upon existing junctions and would result in knock on highways safety issues. Particular concern regarding traffic safety on Harwood's Lane. Impact upon school capacity and associated highways safety issues surrounding the school's in Rossett. Impact upon amenity space in the area. Limited access to health facilities, additional development would exacerbate the problem. Impact upon Green Barrier, SLA, agricultural land, and would result in development beyond existing settlement limit. Impact upon views. Reduce gap between Rossett and Marford and the English border. LDP should not destroy our villages. Lack of publicity regarding the public consultation. Has statutory consultation period been met? Consultation portal not user friendly. Consultation documents too large. Site register index not correct. (Checked page numbers were correct in the index).	Comments noted. This site has been replaced by RO004AS and is proposed to be allocated in the LDP under policy H1. All relevant issues will be dealt with at planning application stage. The concerns about infrastructure are noted and the Deposit Plan will set out the approach to infrastructure needs and provision. The need to provide housing combined with the lack of viable and deliverable brownfield sites inevitably leads to the loss of greenfield sites. The approach to minimising the loss of agricultural land and SLA is outlined in the Initial Sustainability Report. Extensive publicity was undertaken in accordance with the LDP Delivery Agreement and Community Involvement Scheme and the consultation period went over and beyond statutory requirements. Furthermore, there were various methods by which the public could view the site register. A key part of engagement is to give the public an opportunity to express views and identify any errors. Any brought to our attention have been corrected.
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- 2.35 The citations in the tables refer to the plans provided in the associated KPD07 Site Register document; a copy extract of which is provided below.

WREXHAM LOCAL DEVELOPMENT PLAN 2013 – 2028

SITE REGISTER

Site Ref: RO004AS	Settlement Hierarchy Tier: 3
Site Address: Land at Rossett Road, Rossett	Current Use: Agriculture
Settlement: Rossett/Lavister	Proposed Use: Residential
Community: Rossett	Small Sites: No
Ward: Rossett	Large Sites: Yes
Size ha: 6.65	Comment: Passes all stages of the Candidate Site Assessment process and proposed in the LDP as a housing allocation under policy H1 (16).
Greenfield: Yes	
Brownfield: No	



2.36 In response to the comments submitted and the Officer response we would like to submit the following observations :

- The sites are both fully available, viable and suitable. There are no site constraints impeding deliverability.
- The site has generated a host of very similar concerns (drainage and highways) and no more than the Darland Golf Course site.
- There is no evidence from the objector Preferred Strategy submissions to demonstrate the sites exceed service capacity. We are confident that through appropriate dialogue with third parties that all services will be provided and improved if required.
- The applicant is ready to bring this site forward for development, as is demonstrated by the submission of this application and the investment thereto; the fact that there are some 15+ interested housebuilders keen to develop the site demonstrates the market appetite in the site.
- The sites are also the most sustainable located ones available, with strong links to key infrastructure and services.
- We have proven (through a host of our own evidence base that there are no known technical environmental or engineering constraints in bringing these sites forward for development.
- All known issues (e.g. contamination, drainage/floodrisk, ecological, highway/access, minerals, agricultural land quality, tree and archaeological) have either been addressed or are in hand.
- The sites development capacity has been tested to demonstrate that development can be accommodated.

- 2.37 From this the Council conclude that they ought to allocate the site for 137 dwellings and the applicant supports this, despite this Outline planning application layout indicating 132 dwellings.
- 2.38 We have assessed the proposal against some of the key relevant policies from the emerging LDP Deposit Plan and consider the principal policies listed in the table below to be the most relevant and appropriate in this instance.

POLICY	COMMENTARY
SP1 Housing Provision	Policy also seeks to “maximise” the delivery of affordable housing where a need is identified, recognising the varying levels of development viability across the County Borough and also seeks to achieve a minimum density of 30 dph, whilst having regard to the context of the site. The supporting text to this policy states that the Council must make sure that any extra cost placed on developers does not render schemes to become unviable and ultimately, not delivered. We support the Council's understanding of this position. There is a risk and concern amongst the development industry that by applying a density target and requiring affordable housing at 40% will make every scheme unviable and unattractive to the development market. Given that the draft allocation seeks 137 units this equates to 22 dph so the ambition of 30 dph is considered unrealistic. The applicant considers that the layout and mix of dwellings is reflective of the local grain and character of Rossett and to increase the density beyond and towards 30 dph would not be consistent with urban design principles.
SP2 Location of Development	Rossett should both be classified as Tier 2 (not Tier 3) given its scale, function, high levels of sustainability and available services/facilities.
SP6 Planning Obligations	This policy sets out a shopping list of items that could be sought from developments; our caution and concern is that it needs to recognise and include a viability mechanism to ensure that schemes are not “over-loaded” with challenging obligations and moreover that some prioritisation is given so developers can be clear on what items are most important. A host of deliverables are already being presented and these are considered appropriate and reasonable; to “load” more obligations on a scheme (beyond these and the standard affordable, POS and education contributions) would harm viability and deliverability. The main concern of the applicant is in relation to the pressure on the affordable housing triggers in Policy H2, whereby a potential policy requirement of 40% affordable housing, will render the site undeliverable.
SP7 Green Wedge	Although not designated as Green Wedge the applicant supports the need to maintain a strategic gap between Rossett and Pulford. Pulford is itself located within the designated Cheshire Green Belt and this gap will continue to provide an important strategic and visual break between the two communities.

	Additionally, the applicant agrees with the wedge designation between Rossett and Marford to the south of the settlement.
SP14 Health and Wellbeing	Presently there is access to healthcare facilities. These might need improving, yet there is no evidence that the Betsi Cadwaladr University Health Board have been involved in identifying an accurate capacity and need model, let alone a coherent investment programme in meeting the needs of residents across the County Borough.
NE6 Waste Water Treatment and River Water Quality	The Waterco reports confirm that satisfactory foul and surface water drainage solutions exist.
H1 Housing Allocations	Notably, we support the Rossett allocation for 137 dwellings it can be delivered early in the plan period to meet initial housing demand.
H2 Affordable Housing	This policy seeks contributions on all sites above 10+ units in line with area based target quotas. Whilst it states that the quotas are the starting point for negotiation on a site by site basis, the same applied to the UDP where the target was 25% (with a threshold of 25 units). Regrettably, Members (and others) will not look at the word “negotiation” and simply assume that the level quoted is the level that should be met and as such no discretion or flexibility ends up being enabled. The danger is that the 40% quoted will be the expected level. At present this policy is unsound and does not refer to any viability mechanism. We are, however, aware that the DVS have been asked to review this policy ambition and that it might be that a more realistic target is set and the overly ambitious 40% will drop to a more viable and realistic level. Sites of less than 10 units will be expected to deliver a commuted sum contribution but this is not explained in any further detail. This may end up making a whole host of sites unviable and perhaps one ought to consider that adjoining Authorities (sic. CWaC and Shropshire) operate lower thresholds (30% and 10% respectively) and Flintshire are at 30% and Denbighshire are between 10 and 30%, which would make developing in Wrexham uncompetitive and unattractive. The fact is that the evidence base used to rely upon and target 30% or 40% is a high-level viability assessment and additionally the LHMA does not support 40%. The LHMA already identifies that Wrexham Borough currently has a very high social housing stock (c. 23% of all units) and that to add to this would be sheer folly. The Council, therefore, has enough social stock and needs to realistically increase its more aspirational higher end stock. Yes, affordable housing is required but in a proportionate and viable basis and the Council must to recognise that using such a blunt edged tool will have counter intuitive consequences. Additionally, the Council has no record of achieving more than 25% anywhere before so it cannot realistically justify such a step-up to a more challenging 30% or 40%. Moreover, the Registered Housing (Association) providers have no ability to deliver on such a massive scale.

	This policy is unsustainable and undeliverable. It is pure fantasy that this level of affordable could be delivered by the market; the Council need to take a reality check because the RSL's will not be capable of delivering this volume and nor will open market housing developers be able to viably deliver this level. We are not suggesting here that no Affordable Housing can be provided on the promoted site, but that the level sought must be proportionate and robustly justified. A level closer to the existing requirement of 25% would seem to better reflect past delivery rates across Wrexham and likely to be more suitable for the site subject to viability testing including potential planning obligations and site-specific requirements. Consultation with relevant RPs should also be undertaken.
CF2 Provision of New Open Space	This policy seeks to have new public open space provided on all residential schemes over 10+ units at a rate of 0.25 ha per 50 dwellings (or 50 sqm per dwelling). For a site of 137 dwellings this would equate to an area of 0.685 ha; for one proposing 132 units this equates to 6,600 sqm. The illustrative masterplan shows that both levels are clearly exceeded at 88 sqm per dwelling; resulting in a total of 11,616 sqm that is 5,016 sqm more than the emerging policy will expect.

- 2.39 In conclusion we feel that some of the emerging policies must change (sic. those relating to affordable housing and planning obligations) to make them sound. They will be challenged by the applicant at Plan Examination unless amended prior to the Submission Version being sent to Welsh Government.
- 2.40 However, in the meantime, we can conclude that the application proposals clearly comply with the existing UDP and the spirit of the emerging LDP.

Supplementary Planning Policy

2.41 There are some relevant approved/adopted non-statutory supplementary planning guidance documents that exist which have been considered by the applicant team in preparing this proposal; these comprise the following:

- SPG6 – Access to and use of Buildings
- SPG7 – Landscape and Development
- SPG10 – Public Open Space on New Housing Development
- SPG15 – Cycling
- SPG16 – Parking Standards
- SPG17 – Trees & Development
- SPG21 – Space Around Dwellings
- SPG24 – Designing Out Crime
- SPG27 – Developer Contributions to Schools
- SPG28 – Affordable Housing
- SPG30 – Design Guide for Developers & Architects when Designing Residential Development
- SPG31 – The Welsh Language & Welsh Communities
- SPG32 – Biodiversity & Development

2.42 Notwithstanding the fact that the applicant considers the proposal complies with each and every one of these documents the applicant must question what weight that can realistically be afforded them, not least because the relevant Planning Acts (2004 and 2012) are clear as to the Regulations under which such guidance is published and the fact is that unless a document has been through “examination” its weight is tempered and diluted. In view of this, very limited weight can be given to such documents.

National Planning Policy

2.43 The overarching policy framework in Wales comprises the **Wales Spatial Plan (WSP)** which provides the operational strategic framework for planning policy in the Principality, but is not spatially specific. WSP was updated in **July 2008**. Its 5 core aims and objectives are to:

- o Build sustainable communities;
- o Promote a sustainable economy;
- o Value the environment;
- o Achieve sustainable accessibility and;
- o Respect distinctiveness.

2.44 **WSP** is to be replaced by the emerging **National Development Plan (NDP)** which will:

1. set out where nationally important growth and infrastructure is needed and how the planning system - nationally, regionally and locally - can deliver it
2. provide direction for Strategic and Local Development Plans and support the determination of Developments of National Significance
3. sit alongside Planning Policy Wales, which sets out the Welsh Government's planning policies and will continue to provide the context for land use planning
4. support national economic, transport, environmental, housing, energy and cultural strategies and ensure they can be delivered through the planning system
5. be reviewed every 5 years

2.45 **Planning Policy Wales (PPW) (Edition 10 December 2018)** provides more detailed strategic over-arching guidance on planning policy direction and is now less of a policy and land use specific document compared to its forebears; it instead focuses in on 4 central themes:

1. Placemaking in action
2. Active and social spaces
3. Productive and enterprising places
4. Distinctive and natural places

2.46 PPW10 has “placemaking” at its core and running through as a thread is the fundamental purpose of the planning system being able to contribute to and promote the achievement of “sustainable patterns of development”.

2.47 The “placemaking” theme introduces 5 key planning principles :

1. Growing our economy in a sustainable manner
2. Making best use of resources
3. Facilitating accessible and healthy environments
4. Creating and sustaining communities
5. Maximising environmental protection and limiting environmental impact

2.48 PPW10 comprises six chapters. We have considered the proposal in the light of each chapter and paragraph and set out our observations in the table below.

2.49 chapters and under **Chapter 4** it confirms that LPAs must ensure that the supply of land to meet the housing requirement proposed is deliverable and that sufficient land is genuinely available or will become available to provide a five-year supply of land for housing. It also confirms that planning applications which comply with up-to-date development plans should be assumed to be viable and it should not be necessary for viability issues to be considered further.

Para	Detail	Observation
Chapter 1 : Introduction		
1.17	A plan-led approach is the most effective way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.	The importance of having an up to date local plan is key as is the presumption in favour of sustainable development
1.21	Up-to-date development plans are the basis of the planning system and set the context for rational and consistent decision making. Plans at all levels of the development plan hierarchy must be prepared in accordance with national planning policies. Planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise. ⁶ Development plans must show how places are expected to change to accommodate development needs over the plan period. They provide	Footnote 6 refers to Section 36(6) of the Planning & Compulsory Purchase Act 2004

	certainty for developers and the public about the type of development that will be permitted at a particular location.	
1.30	Development management is the positive and proactive approach to shaping, considering, determining and delivering development proposals through the process of deciding planning applications. It is led by the planning authority, working collaboratively with those proposing developments and other stakeholders including the local community. It must be undertaken in the spirit of partnership and inclusiveness (using the five ways of working) and supports the delivery of key priorities and outcomes (contributing to improving the social, economic, environmental and cultural well-being).	A collaborative approach has been taken
1.34	LPA's must refer to the Welsh Ministers, in accordance with the provisions of relevant Notification Directions, applications which they do not propose to refuse for the following categories of development: (i) Flood Risk Area Development – incorporating emergency services or highly vulnerable development (10 or more dwellings for residential schemes), where the entire site is within flood zone C2; (ii) Significant Residential Development – residential development of more than 150 units or residential development on more than 6 hectares of land, not in accordance with the provisions of the development plan in force in the area;	Referral to WG Ministers not required as neither threshold is triggered
Chapter 2 : People & Places : achieving well-being through placemaking		
2.21	Planning authorities should ensure that social, economic, environmental and cultural benefits are considered in the decision-making process and assessed in accordance with the five ways of working to ensure a balanced assessment is carried out to implement the Well-being of Future Generations Act and the Sustainable Development Principle. There may be occasions when one benefit of a development proposal or site allocation outweighs others, and in such cases robust evidence should be presented to support these decisions, whilst seeking to maximise contributions against all the well-being goals.	This proposal serves to deliver a range of economic, social and environmental objectives
Chapter 3 : Strategic & Spatial Choices		
3.3	Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction,	The proposed design demonstrates that the applicant has sought to achieve a high-quality design solution that will deliver on the objective of "placemaking"

	operation, management, and its relationship with the surroundings area.	
3.4	Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. For those proposing new development, early engagement can help to secure public acceptance of new development. Meeting the objectives of good design should be the aim of all those involved in the development process and applied to all development proposals, at all scales. These objectives can be categorised into five key aspects of good design	
3.22	The way a development is laid out and arranged can influence people's behaviours and decisions and can provide effective mitigation against air and noise pollution. Effective planning can provide calming, tranquil surroundings as well as stimulating and sensory environments, both of these make an important contribution to successful places.	The illustrative layout shows that pedestrian movement is maximised
3.55	When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.	The site is largely Grade 3b, but notwithstanding the quantum of 3a land the fact is that no PDL is available and the alternative sites around Rossett all involve higher BMV land grades
3.56	Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation.	This site is directly adjacent the existing built up area
3.57	Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working.	Adequate infrastructure exists to support and be supported by this development
3.64	Green wedges should be proposed and be subject to review as part of the LDP process.	The Green Barrier policy has been reviewed and this

		site has now been proposed to be excluded in the next version
Chapter 4 : Active & Spatial Options		
4.1.10	Development proposals must seek to maximise accessibility by walking, cycling and public transport, by prioritising the provision of appropriate on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, such as the development of active travel routes, bus priority infrastructure and financial support for public transport services.	The proposal delivers pedestrian connectivity, active travel choice and off-site improvements
4.1.33	In determining planning applications, planning authorities must ensure development proposals, through their design and supporting infrastructure, prioritise provision for access and movement by walking and cycling and, in doing so, maximise their contribution to the objectives of the Active Travel Act.	The proposal meets this requirement
4.1.36	Planning authorities must direct development to locations most accessible by public transport. They should ensure that development sites which are well served by public transport are used for travel intensive uses, such as housing, jobs, shopping, leisure and services, reallocating their use if necessary. In rural areas, planning authorities should designate local service centres, or clusters of settlements where a sustainable functional linkage can be demonstrated, as the preferred locations for new development.	The site is located to take advantage of such connections with public transport
4.2.15	Planning authorities must ensure that sufficient land is genuinely available or will become available to provide a five-year supply of land for housing judged against the general objectives, scale and location of development required in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable, in order to support the creation of sustainable communities. For land to be regarded as genuinely available it must be a site included in either a Joint Housing Land Availability Study (JHLAS) or, until a JHLAS is required to inform the first Annual Monitoring Report (AMR), in the housing trajectory agreed as part of an adopted development plan. The housing trajectory demonstrates how the planning authority will maintain a five-year supply of housing land over the plan period.	A 5-year supply is required and sites must be proven as being available and free of constraint such as this site
4.2.19	As part of demonstrating the deliverability of housing sites, financial viability must be assessed prior to their inclusion as allocations in a development plan. At the 'Candidate Site' stage of development plan preparation landowners/developers must carry out an initial site viability assessment and provide evidence to demonstrate the financial deliverability of their sites. At the 'Deposit' stage, there must be	The Authority have undertaken this exercise and the site is deemed to be viable

	a high-level plan-wide viability appraisal undertaken to give certainty that the development plan and its policies can be delivered in principle, taking into account affordable housing targets, infrastructure and other policy requirements. In addition, for sites which are key to the delivery of the plan's strategy a site-specific viability appraisal must be undertaken through the consideration of more detailed costs, constraints and specific requirements. Planning authorities must consider how they will define a 'key site' at an early stage in the plan-making process. Planning authorities must also consider whether specific interventions from the public and/or private sector, such as regeneration strategies or funding, will be required to help deliver the housing supply.	
4.2.20	Where new housing is to be proposed, development plans must include policies to make clear that developers will be expected to provide community benefits which are reasonably related in scale and location to the development. In doing so, such policies should also take account of the economic viability of sites and ensure that the provision of community benefits would not be unrealistic or unreasonably impact on a site's delivery.	The emerging policy has yet to be adopted
4.2.21	Where up-to-date development plan policies have set out the community benefits expected from development, planning applications which comply with them should be assumed to be viable and it should not be necessary for viability issues to be considered further. It is for either the applicant or the planning authority to demonstrate that particular exceptional circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision-maker, having regard to all the circumstances in the case, including whether the development plan and the viability evidence underpinning it are up-to-date, and any change in circumstances since the plan was adopted. Such circumstances could include, for example, where further information on infrastructure or site costs is required or where a recession or similar significant economic changes have occurred since the plan was adopted. Where negotiation is necessary, the planning authority and developer should operate in an open and transparent manner with all information provided on an 'open book' basis.	The current UDP sets affordable housing at 25% and this level is proposed to be met
4.2.33	Planning applications for residential sites that comply with up-to-date development plan policies for the inclusion of an element of affordable housing should be assumed to be viable.	The Councils emerging affordable housing policy and associated evidence is yet to be tested at Examination

Chapter 5 : Productive & Enterprising Places		
5.8.6	Developers should take into account future requirements for carbon reduction in new buildings, as a result of changes to Building Regulations in Wales, when designing their schemes. Being mindful of any future changes will ensure design aspects of requirements are considered as early as possible.	Through sustainable development and design and the role of Building Regulations LPAs will help move towards a low carbon economy
Chapter 6 : Distinctive & Natural Places		
6.2.4	Green infrastructure plays a fundamental role in shaping places and our sense of well-being, and are intrinsic to the quality of the spaces we live, work and play in. The planning system should protect and enhance green infrastructure assets and networks because of these multi-functional roles. The protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision alongside the need to meet society's wider social and economic objectives and the needs of local communities. The multiple benefits that resilient ecosystems and green infrastructure offer to society, including the economic and social contribution they make to local areas, should be taken into account when balancing and improving these needs.	The quality of the built environment is enhanced by integrating green infrastructure into the development
6.3.12	SLAs are non-statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection.	The Authority has published evidence that removes the SLA designation from this site; notwithstanding this an LVIA has been undertaken to demonstrate how this scheme will knit sympathetically into the local landscape character and context
6.6.17	New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres also require approval from the SuDS Approval Body (SAB) before construction can commence. Adoption and management arrangements, including a funding mechanism for maintenance of SuDS infrastructure and all drainage elements are to be agreed by the SAB as part of this approval. This will ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.	Noted for Reserved matters stage

6.6.18	The provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development. In guiding new development, the planning system should at the very least ensure the incorporation of measures at an individual site scale, particularly in urban areas, in order to secure cumulative benefits over a wider area.	This has been achieved
6.6.19	Development proposals should incorporate design for surface water management, based on principles which work with nature to facilitate the natural functioning of the water cycle, providing issues such as land contamination would not result in the mobilisation of contaminants which may have an impact over a wider area. Design for multiple benefits and green infrastructure should be secured wherever possible and as part of Green Infrastructure Assessments suitable approaches towards the provision of SuDS should be identified. It may, in some circumstances, be necessary for 'hard' infrastructure solutions to be preferred because of practical or archaeological considerations but taking into account the role of water services in contributing to the quality of place, nature-based solutions should be the preference.	This has been achieved
6.6.20	Development proposals in sewered areas must connect foul drainage to the main sewer, and it will be necessary for developers to demonstrate to planning authorities that their proposal site can connect to the nearest main sewer	This has been achieved

- 2.50 PPW10 is supplemented by the **Technical Advice Notes (TAN's)** and by draft Ministerial Interim Planning Policy Statements (MIPPS).
- 2.51 The **Development Management Manual** (May 2017) and **Development Plans Manual** (August 2015) guide practitioners on the day to day implementation guidance.
- 2.52 Procedural advice is then set out in Circulars and Ministerial clarification letters.
- 2.53 As such, these documents may be used as material planning considerations to the determination of individual planning applications.
- 2.54 The Welsh Government publication "**Prosperity for All : the national strategy**" was issued in September 2017 and remains very relevant. It states that one of its key priorities is Housing and says that the bedrock of living well is a good quality, affordable home which brings a wide range of benefits to health, learning and prosperity.

2.55 The most relevant TAN's (and MTAN's) that are considered to be material in this instance comprise the following:

- TAN1 : Joint Housing Land Availability Studies (2015)
- TAN2 : Planning & Affordable Housing (2006)
- TAN5 : Nature Conservation & Planning (2009)
- TAN6 : Planning for Sustainable Rural Communities (2010)
- TAN12 : Design (2016)
- TAN15 : Development & Floodrisk (2004)
- TAN18 : Transport (2007)
- TAN22 : Sustainable Buildings (2010)
- TAN23 : Economic Development (2014)

2.56 We do not consider it appropriate to slavishly cover each of them in exacting detail but instead we will summarise the key and salient and pertinent points from each of them. As a general comment we consider that the proposals comply with them all.

	COMMENTARY
TAN1	This presented a marked "step change" in policy direction. This must also be read in the context of the Council's current development plan status. The Council released its last Joint Housing Land Availability Study (JHLAS 2014) in March 2015; this is a document that every Authority must publish on an annual basis and it identifies what housing land supply they consider is present. PPW (Para 9.2.3) states that it is a requirement of all Authorities to provide a 5 year housing land supply. However, the last published figures (JHLAS 2014) show that Wrexham had just 3.1 years supply (down from 3.4 years in 2013, 3.5 years in 2012, 3.9 years in 2011, 5.35 years in 2010); thus the trajectory is that it is decreasing every year and with no adopted LDP to identify future sources of supply the situation is forecast to only get worse. We are aware that more recent figures from 2016 suggest the supply has plummeted to just 1.14 years supply. TAN1 however provides even greater guidance and clarity and Paras 6.2. 8.1 and 8.2 are of particular pertinence; for they states that where a current study shows less than 5 years the need to increase supply (by approving more development) should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with the development plan and national policy. However, where there is an expired UDP and/or no adopted LDP in place the Authority will effectively be considered not to have any supply (a zeroed position)

	This places Wrexham in a very difficult position, particularly since they have at least another 2 years before they expect their LDP to become adopted. This is set against a backdrop of their first LDP1 attempt failing and having to be withdrawn and already a two year slippage in their LDP2 programme from the original Delivery Agreement date. This is rather a woeful position to be in and a step change is needed if the position of being able to provide “deliverable” (i.e. available, free of constraints and viably developable) sites that might positively contribute to housing land supply can be arrested. PLEASE REFER to the following section for a more detailed assessment on the implications of the WG dis-application of Para 6.2.
TAN2	This scheme is for an open market development but it does offer a significant level of new affordable housing (33 no. units) and the proposed type and mix of units illustrated reflect the known local affordable housing need as directed by Officers. The local target is 25% provision and we consider that it is achievable subject to viability (all other factors considered). Para 10.12 recognises that it is important that there is adequate housing provision in rural areas to meet the needs of local people and to contribute to the delivery of sustainable communities. Indeed, TAN2 states that Development Plans must support rural exception housing policies and it recognises that alone such sites cannot deliver affordable housing and as such Authorities are advised to allocated sufficient land either within or adjoining settlements. We have worked collaboratively with the Authority in understanding the need and this scheme seeks to deliver that heed which would otherwise not be met. Affordable Housing can be secured through Condition and/or S106 legal agreement and the applicant is happy to consider either.
TAN5	Protected species and habitats have been assessed and examined; with an extended Phase 1 Ecological Assessment undertaken. New areas of biodiversity are proposed and a “dark corridor” and buffer is identified along the northern/eastern perimeter of the site for bats.
TAN6	Although mainly dealing with agricultural related development this TAN does seek to support development that will serve to enhance the future sustainability of rural communities through new residential opportunities. Section 6.2 discusses agricultural land quality; we have established that the site comprises largely Grade 3b land which does not fall within the categories that should be retained and not lost.
TAN12	As Para 2.5 states : Good design is not inevitable. It requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing

	sustainability, architecture, place making, public realm, landscape, and infrastructure. The design solution arrived at (as expressed in the DAS) and the Landscape Design statement demonstrates that TAN12 has been followed and has taken a sensitive and sympathetic approach and response to the local natural and built environment assets. The applicant considers that this guidance has been met and issues of scale, appearance and materials have all been successfully resolved.
TAN15	The site does lie within a Flood Zone A (low risk category), with a slither in Zone B. Nonetheless an FCA has been undertaken along with Infiltration testing to prove that a sustainable method of surface water drainage can be achieved. Connections to the mains drainage facility is possible.
TAN18	A full Transport Assessment has been submitted. The highway accesses have been proven and agreed with the Highway Authority and the layout has been proofed to accept service vehicles and the quantum of trips rates generated by the scheme. We believe this shows that the site is located in a highly sustainable location and accessible. The package of pedestrian enhancements (linkages, connections and safe routes and road crossing) with traffic calming and additional community parking provision are all significant benefits and improvements to the local area that this scheme can deliver.
TAN22	The standard Code will be met and building Regulations will serve to ensure buildings meet current standards of sustainability.
TAN23	This is of significant material weight given that PPW defines economic development broadly so that it can include any form of development that generates wealth, jobs and income (including residential). It follows therefore, that the economic impact of these proposals must be given serious weight; the nature and extent of the benefits are provided in the summary section to this statement. Para 1.15 recognises that economic land uses include construction and include house building. And the PPW references on a number of occasions the need to align housing and jobs and the delivery of meeting affordable housing need in a sustainable travel to work area. The most relevant and pertinent Paragraphs in TAN23 comprise the following:

	Para 1.2.1 <i>As a consequence it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.</i> Para 1.2.2 <i>PPW advises that planning for economic land uses should aim to provide the land that the market requires, unless there are good reasons to the contrary</i> Para 1.2.5 <i>Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development</i> Key factors in determining the weight and benefits of supporting schemes will be to ask the questions (posed under Section 2) of what are the alternatives, how many jobs will be directly provided and what other special merit might exist. This scheme will deliver and generate many construction and supply chain jobs and the new housing will serve to support enhanced local services and facilities once occupied. Section 3 discusses supporting strong rural economies; recognising that sustainable development is essential to building strong and vibrant rural economic communities; and it is important in aligning existing and future homes and jobs.
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- 2.57 In conclusion, having assessed the relevant national planning policy guidance, it is our contention that the proposed development is supported, fully compliant and is endorsed by local and national planning policy.

TAN 1 Para 6.2 assessment

- 2.58 In the light of the Welsh Government Ministerial letter of 18 July 2018, pertaining to the dis-application of Para 6.2 of TAN1 we felt that it would be helpful and necessary for us to consider its implications for a site like this.
- 2.59 Our findings, having reviewed this, our that we consider it makes very little difference and our position is set out below; particularly in the light of recent planning appeal decisions.
- 2.60 The WG issued a Consultation Paper on this topic on 10 May 2018, requesting feedback by 21 June 2018. A Ministerial letter date 18 July 2018 then confirmed that having reviewed the consultation feedback it would proceed in dis-applying Para 6.2 of TAN 1. We have duly considered its impact upon the proposal site and set out their response to this below.

National Policy

- 2.61 TAN1 is mainly about how Authorities must show they have a rolling 5-year housing land supply and provides guidance on the methodology in calculating this. Para 2.2 states that:

“The Welsh Government considers that having complete coverage of adopted LDPs across Wales is critical in ensuring that the homes which are needed are delivered. Consequently, housing land availability needs to be soundly based on meeting the housing requirements identified by local planning authorities, which requires an adopted LDP to be in place”.

- 2.62 Removing Para 6.2 does not mean that Authorities can take their foot off the gas and slow-down their plan process; it means that the emphasis is still on having an adopted LDP; the critical need to deliver housing has not suddenly disappeared; the need to have an adopted plan remains an urgent action.

2.63 Para 6.2 states that:

“The housing land supply figure should also be treated as a material consideration in determining planning applications for housing. Where the Technical Advice Note 1: Joint Housing Land Availability Studies current study shows a land supply below the 5-year requirement or where the local planning authority has been unable to undertake a study (see 8.2 below), the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies.”

2.64 So, if an Authority cannot demonstrate a 5-year supply Para 6.2 places a degree of pressure upon them to approve applications. However, such applications must still comply with the development plan and National policies in all other respects; it simply means that not having a 5-year supply adds another element of weight in favour of such proposals.

2.65 Para 6.2 of TAN1 is just one paragraph and must not be read in isolation and taken out of context from a whole swathe of arguably more important policy guidance such as TAN 2 (delivering affordable housing) and TAN 23 (in delivering economic development) and, in particular, PPW10 states that there is a presumption in favour of sustainable development in accordance with the development plan (Para 1.17), which should be up-to-date (Para 1.21).

2.66 This is incredibly important, and we believe in this instance the Authority must be careful not to deviate from this key guidance; whereby significant material weight must be attributed to such policy.

WG direction of travel

2.67 The Consultation Paper of 10 May 2018 suggested that the removal of Para 6.2 could alleviate some of the pressures upon LPA's when dealing with “speculative development” and give them greater capacity to focus on LDP preparation and review.

2.68 It also clearly stated that the determination of applications should continue to be made in accordance with the development plan and national policies and that the principle of sustainable development and creation of cohesive communities will continue to be applicable.

- 2.69 Indeed, the 18 July 2018 letter reinforces the need to increase the delivery of new homes in sustainable locations and invites evidence to explore ways in which the planning system can do this.
- 2.70 We consider that the (temporary) dis-application of Para 6.2 is therefore unsound, challengeable and counter-intuitive and will actually serve to reduce house building in sustainable locations and harm the economy of Wales by deterring investment in what is still a very fragile and increasingly challenging marketplace.
- 2.71 Moreover, this proposal is not “speculative” in any way, shape or form.

Local Development Plan Policy Position

- 2.72 The Authority have an approved LDP Delivery Agreement and we do not believe that there is any evidence that proves the Authority is spending so much time on such applications that it is removing their ability to deliver their LDP.
- 2.73 We have every confidence in the Authority delivering their LDP, despite feeling concerned that they may struggle to meet their agreed programme of adoption regardless, of whether Para 6.2 exists or not.
- 2.74 The fact that the Authority is unable to demonstrate a 5-year housing supply will not go away because Para 6.2 has been removed.
- 2.75 The suggestion made by WG is that no longer can “considerable weight” be applied to not having a 5-year housing land supply; however, the Ministerial letter clearly confirms that it is up to decision makers (be these Officers, Members or the Planning Inspectorate) what amount of weight is afforded and in our opinion, we would suggest that “substantial weight” can and should be still be applied.
- 2.76 However, as we have suggested above the temporary dis-application of Para 6.2 is not, in any event, the sole determining factor; it is just one area.

Response pertaining to Para 6.2 and the Proposal site

- 2.77 **Firstly**, this proposal is not speculative. It is a site that has been identified by Officers following a careful consideration by the Authority of its own future Local Development Plan settlement strategy and growth ambitions. Indeed, Officers (both Development Management and Planning Policy) have been positive in their encouragement to see this site come forward to help them with their 5-year housing land supply. The site has been submitted in the knowledge that the housebuilding market is keen to develop here and the applicant has provided robust evidence demonstrating such interest.
- 2.78 **Secondly**, the site is located within a highly sustainable location and meets all the criteria for placemaking, accessibility and sustainability tests; indeed, it is located as being within the defined settlement boundary for Rossett of the emerging LDP and the plan has identified it as a draft allocation.
- 2.79 **Thirdly**, it has been demonstrated that all technical aspects of the site present no conflicts or constraint to this site being brought forward for development and that it is technically deliverable in all respects.
- 2.80 **Fourthly**, we have proven that the site complies with the existing UDP, the emerging LDP and all other material aspects of National guidance (PPW and TAN's) as set out above.
- 2.81 **Fifthly**, this site, if assessed as part of a formal JHLAS (as determined by Para 4.4.3 of TAN 1) is, we consider, genuinely available within a 5-year period in that:
- The necessary infrastructure is available; consultation with the appropriate public and private statutory undertakers and infrastructure providers confirms this;
 - There are no legal or ownership problems needing to be resolved; the landowners are willing; the land is free from any possible encumbrances; and no easements or covenants exist and there are no tenancies needing to be extinguished; it is free of any such constraint;
 - The owners are keen to dispose of the site to a suitable housebuilder; indeed, the evidence presented shows that there is considerable interest, thereby demonstrating that there is little doubt it will be sold and brought forward for development.

- 2.82 **Sixthly**, the applicant is fully aware of the recent decision to dis-apply Para 6.2 of TAN1 and wishes to confirm that they are simply looking to demonstrate that the site is deliverable. They believe that this sites' sustainability credentials, the potential community benefits package and the fact it offers a natural and logical infill to the settlement and that substantial weight must be attributed to this regardless of any Para 6,2 dis-application.
- 2.83 **Seventhly**, we would like to add that the fact remains that notwithstanding any dis-application the need to deliver new homes will not diminish or disappear. The dis-application will simply make the delivery of new homes increasingly more challenging and sustainable sites such as this will come under increasing pressure to deliver, which may result in Local Planning Authorities having to release even more sites to fulfil their housing need supply within an even more compressed plan period timeframe.
- 2.84 In all other respects, the site has been proven to be deliverable, suitable, available and viable.

Summary

- 2.85 In the opinion of the applicant:
- Dis-applying Para 6.2 will be counter-intuitive and harm the delivery of affordable housing, undermine economic growth and development and ultimately not do anything to speed up the delivery of sustainable development and new housing.
 - There is no evidence that Para 6.2 has weakened the ability of Authorities to deliver an adopted LDP and no evidence that its dis-application will lead to them resourcing and accelerating their LDP programme.
 - Reducing and/or removing and/or placing additional obstacles in the path of developers will not incentivise investment but deter it and it will weaken the longer term needs of Authorities who are reliant upon income from non-allocated windfall sites (be this through application fee income, council tax, infrastructure investment, jobs, etc) as it will place key projects on hold and many cannot afford to play catch up and try to deliver all their housing needs within what might remain of an LDP plan period ... such compression will have a negative effect.

- The lack of a 5-year housing land supply will remain a material consideration as this is point of law and no amount of “playing around” with “emphasis” will dilute the fact the nation is in a housing crisis.
- The dis-application will not do anything to support “sustainable” objectives and will not address the root cause of any issues relating to the inability of many Authorities to have an adopted and up-to-date LDP and thus a rolling 5-year housing land supply because that problem is down to under-resourcing and under-funding of Planning Departments.
- The development industry already pays for its service but should not be penalised and impeded from delivering jobs and new homes and nor should the good people of Wales suffer by default.

2.86 Notwithstanding, the removal of Para 6.2 the proposal site meets all the tests of National Policy and the principles of sustainable development and creation of cohesive communities.

3.0 SUMMARY BENEFITS IN SUPPORT

- 3.1 This statement has assessed the suitability of the application site for the proposed development and having concluded that the proposal is inherently compliant with Local and National policy it is my opinion that this proposal must be approved.
- 3.2 I have then sought to consider whether there happen to be any other material considerations that might balance out any reason for approval and actually outweigh its compliance with policy; to such an extent so as to make the proposal unacceptable.
- 3.3 My conclusion is that there is nothing to prejudice a positive determination and indeed it is my opinion that suggests the exact opposite. What has been revealed by the site planning history, technical studies and pre-application consultation demonstrates that this proposal should be supported and encouraged to come forward.
- 3.4 The principle of developing Green Barrier (open countryside) for residential use is not something that is generally supported unless very special circumstances can be demonstrated, however, in this instance we consider that we have presented a strong justification for these parcels to be developed for the purposes proposed by this application, which is supported by the national planning policy guidance. The fact that the Authorities own LDP evidence base (Green Wedge Review) has determined that the site be released from this designation adds even greater compelling weight to the fact this proposal should be approved.
- 3.5 Furthermore, the pre-application discussions held with the Council since May 2015 have confirmed our belief that the proposal would be welcomed and was likely to be acceptable in meeting planning policy requirements. Such discussions have proven most useful in establishing the framework and direction of the proposals and we would like to thank the people involved in this process for this co-operative and helpful stance. The fact that Officers have also recommended that the site be allocated in the emerging LDP consolidates this position.

- 3.6 The application is submitted in order to facilitate the implementation of the proposals and, subject to an approval by the end of Q2 2019, this will pave the way for the site to be disposed of with an estimated commencement of Q2 2020 and potential completion within 2 years of that date. Noting here that the sites could be phased and may involve more than one developer. Indeed, a housing trajectory has been provided to the Authority which sets this out in more detail.
- 3.7 We therefore feel that the proposals suitably reflect the intent inferred and the advice and guidance provided.
- 3.8 We believe this statement, together with the accompanying and supporting documentation and associated plans demonstrate this and satisfactorily illustrate all the points that need to be considered. Our case, in demonstrating that this development proposal meets the exceptional circumstances test as set out in PPW, is grounded in the following:
- the Authority cannot present any case for a 5 year housing land supply;
 - that TAN1 is of significant material weight regardless of Para 6.2 having been dis-applied;
 - that the Green Barrier is no longer applicable (in the light of the Council's own Green Wedge Review) yet, even if it did still apply the site does not meet any of the four purposes of including and retaining the land within the Green Barrier;
 - that the Council's commissioned SLA study has found that the SLA policy designation is no longer sound or relevant;
 - that the Council have themselves agreed to identify the sites as a draft allocation in their Deposit Plan;
 - that there are no acceptable or deliverable alternatives and indeed we have shown this site outperforms all other possible alternative sites;
 - that our case is supported through all technical, landscape and design evidence presented in support of this application; and
 - there are a range of significant benefits (as set out below).
- 3.9 These cumulatively present a compelling case as to why this scheme should be supported and granted planning permission and moreover the benefits (as set out below) present a compelling case as to why this scheme should be supported and granted planning permission.

- 3.10 The development will achieve sustainable development in accordance with the emerging policy emphasis upon providing a series of **economic, social and environmental net gains**.
- 3.11 We believe the development will achieve sustainable development in accordance with an emphasis on generating significant and mutually supportive economic, social and environmental benefits which collectively constitute sustainable development; this being a key concept and ambition being driven by the placemaking agenda promoted by Planning Policy Wales.
- 3.12 A range of **considerable community and public benefits** are provided, which cumulatively present a compelling case as to why this scheme should be supported and granted planning permission. These benefits will go beyond simply delivering new housing and can be summarised as **scheme deliverables** with **roles** in the following manner:

ECONOMIC DELIVERABLES & ROLE

- The total project contract value for this project is in the region of **£60 M** and this will help to secure existing construction jobs based locally and create new ones.
- In what are still tough economic times; skilled jobs in the locality that will help maintain employment and provide and contribute towards the ongoing economic investment in the locality is a significant bonus.
- It is estimated that the development would need a constant **50 direct operative jobs** a day to sustain a 3-year construction programme with another **65 supply chain jobs** indirectly supported.
- Significant **local spend and economic output** during the construction period of the development will represent a big boost to existing businesses. Indeed, construction industry bodies have found that for every £1 spent in the construction industry this generates £3 in the local economy so with a £60 M project this is an investment worth up to **£180 M** over a 3-year build period; spend that will lead to new services being offered locally.
- Post-completion, the **spending power of another 132 households** into the local economy can also be expected to be significant; not only in first occupation expenditure (to make a house “feel like a home”) of around **£1,029,600** (based upon £7,800/home) but ongoing local expenditure in sustaining local services and facilities beyond just the construction cycle to the tune of **£3.63 M** per annum (based upon the average annual household expenditure of £27,502); this will serve to sustain around another **30 local jobs**.

- The completed development will also generate **Council Tax revenue** for the Authority and with an average £1,790 bill per Band E household this will generate up to **£236,280 per annum** in supporting and enhancing existing public services.
- With a local **Community Council precept** seeing new income being devoted to local initiatives to address any local expenditure needs at grass roots.
- This proposal seeks to deliver jobs, economic growth and prosperity into the local economy.

SOCIAL DELIVERABLES & ROLE

- Far from being an “exclusive executive” housing estate the proposal involves a mixed range of new housing including **12 no. 2 bed dwellings, 73 no. 3 bed houses and 47 no. 4 bed units**.
- This scheme will deliver a positive number and meaningful contribution of up to **33 no. affordable housing** units that are specifically targeted at “families” and meeting the known latent need and demand in this locality through the delivery of up to **25% affordable housing**.
- Provision of new **Public Open Space (POS)** on site that exceeds standards, but if at the reserved matters stage, it was felt off-site contributions would be better, then a commuted sum to enhance existing local facilities could be provided.
- Where there is a proven and justified need to make a **commuted sum payment towards any Educational Supplement** this will be made ... the WCBC Education team estimate this could be around **£277,144** towards Primary School provision.
- Providing a safer **pedestrian highway crossing** and a **variety of new linkages and connections** into and around the development; with safe and connective access for all public transport, cycle and pedestrian users and enhanced footways back into the village centre ensuring that car borne traffic is disaggregated from those more vulnerable users. **Traffic calming measures** will also be delivered.
- Providing an extended **community parking facility** that will serve the local Primary School for pick-up/drop-off use from an existing **4 to 13 spaces**.
- The new housing will offer the opportunity to secure the future of the Primary and Secondary schools; housing brings families, retains families; thus providing future community sustainability.

- Providing access for all sectors of the community, particularly those with mobility difficulties – the design incorporates **DDA compliant** grade access into the buildings and across the sites.
- Accessible by foot/cycling to local amenities and facilities, and taking advantage of public transport interfaces (bus routes); thus promoting sustainable travel choices and **reducing the need to travel** using private modes of transport.
- The development of the site for a use that meets Highway safety needs and will provide for sufficient off-street parking spaces, turning and access for all refuse, emergency and delivery vehicles.

ENVIRONMENTAL DELIVERABLES & ROLE

- Resulting in the **comprehensive development** of the site with a sympathetic and sensitive design taking account of the neighbouring rural and urban grain and its landscape setting and character.
- Delivering a mix and range of housing types and sizes in a way that reflects the existing urban grain of the settlement and at density that is appropriate and delivers “**place-making**”.
- The design has taken account and respect of its landscape setting, ecological habitat and tree / hedgerow infrastructure and sought to integrate these features and ensure maximum retention, mitigation and enhancement is enabled through new reinforced planting, buffer, dark corridor and biodiversity opportunities. The site is enclosed by natural features and the design layout and landscape treatment proposed will safeguard the open countryside. No protected trees will be removed and the only tree that lies within the centre of the northern parcel suffers from significant basal decay and must be felled; however, any reserved matters scheme will be able to address and deliver enhanced feature tree planting solutions.
- Retaining **connective, permeable and safe pedestrian** links/routes into and adjacent to the development site; thus, maintaining **public access** throughout the site and delivering new pedestrian footways back into the village centre with a safe pedestrian crossing and traffic calming measures.
- The proposed layout and detail of the scheme in design terms offers the highest **quality design solution** that could be expected for this site and the applicant has invested heavily in this to get it right and it will serve to significantly enhance the design quality of the area; thus benefiting the special character and appearance of the site in its rural / urban fringe setting.

- 3.13 The development proposals therefore generate significant and mutually supportive economic, social and environmental benefits and gains which collectively constitute sustainable development in line with PPW and must not be underestimated.
- 3.14 We consider these scheme deliverables should be afforded **full weight as material planning considerations**. They are significant enough to justify and demonstrate that the proposals are acceptable and would serve to outweigh any perceived or apparent concerns (or harms) that this proposal could be considered to have upon the locality, its open countryside and current Green Barrier designation.
- 3.15 This proposal has also demonstrated that it is in full accordance and wholly compliant with all national and local planning policy and associated best practice guidance governing development proposals.
- 3.16 We submit that considerable and significant weight should be afforded to the Policy documents referred to as material considerations in support of the proposals.
- 3.17 This is a scheme of high quality and advanced sustainability; which strategically fits with planning policy and other material planning considerations.
- 3.18 On this basis, and from the assessment of the relevant material planning considerations, we genuinely consider that the proposed development should be granted **Outline Planning Permission**.
- 3.19 It should be noted that the applicant has submitted a Unilateral Undertaking pursuant to S106 of the Act with respect POS, Affordable Housing and Educational contribution elements.
- 3.20 Any planing conditions that are to be attached should follow the guidance set out in Welsh Government Planning Circular 16/2014 whereby any planning conditions must meet the following six tests:
- *Necessary;*
 - *Relevant to planning;*
 - *Relevant to the development to be permitted;*
 - *Enforceable;*
 - *Precise; and*
 - *Reasonable in all other respects.*

- 3.21 We would request that in the event a draft decision notice and conditions are prepared, that we are fully involved in the process in order to ensure that the wording of such conditions meet the above tests and enable the swift commencement of development.
- 3.22 **This application is technically robust and it has been demonstrated that there are few, if any, negative impacts that would result. The overall planning balance is weighted strongly in favour of granting permission as per Section 38(6) of the Planning & Compulsory Purchase Act 2004. The proposals must be supported and permission approved without any delay in accordance with the Framework because we have demonstrated that no adverse impacts are evident in impeding such a positive determination being reached and any impacts which might be judged to occur would have to significantly and demonstrably outweigh the benefits when assessed against policies of the Framework taken as a whole and in our opinion none exist.**
- 3.23 **Accordingly, we commend these proposals to the Council.**

APPENDIX A

Pre-application Correspondence



19 June 2015

Dave Sharp
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Dear Dave

PRE-APPLICATION MEETING REQUEST : development team approach

ROSSETT : land adj. Lane Farm , off Holt Road / Rossett Road, Rossett, LL12 0DS

My clients (Bellis Bros.) own some land at Rossett which they would like to explore the development potential of prior to advancing any formal planning application.

This site comprises two parcels of land either side of the Holt Road/Rossett Road (B5102) to the eastern fringes of Rossett.

The parcel to the north extends to 2.798 ha (6.914 acres) and offers the opportunity for 67 dwellings (24 dph) with enhanced parking drop off facility for the adjoining Primary School.

The parcel to the south extends to 3.454 ha (8.535 acres) with a capacity for 70 dwellings (20 dph).

Both sites offer POS opportunities and pedestrian linkage. The proposed densities are considered wholly reflective of the established residential estate that neighbour the sites to the west and a new urban edge can be created along logical boundaries that already exist.

A "Site Setting & Principles" workbook and site masterplan has been produced and we would like to engage with Officers at Wrexham to discuss the development concept ambitions and opportunities for these two sites. We would also like to understand whether there are any gaps in local community infrastructure provision as there is some potential that a development of this scale might be able to provide an opportunity for a serviced community site of some sort.

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A significant amount of background work has been undertaken which involves the following:

- Topographical survey
- Utilities and services
- Ecology
- Trees
- Agricultural Land Quality / Soil Survey
- Drainage and Floodrisk
- Highway engineering

The document that we have produced has been influenced by these surveys and assessments and been developed by Parkinson Inc. (urban design and landscape specialists) to sympathetically reflect the character of the open countryside fringe to Rossett and come up with a layout and form that is considered appropriate to the settlement and this location; recognising that this land (like all around Rossett) is designated as Green Barrier.

In the light of the Council's pre-application charging schedule we are looking to explore the options via the Category A "Major Development" classification and to reflect the number of potential units proposed the £2,400 maximum fee is considered applicable.

We would request that the meeting involves Planning (DC and Policy) and Highway Officers, where we can constructively discuss the prospect of my client subsequently submitting for Outline planning. On our part we would be looking to bring Design, Highway and Planning members of our team to the meeting.

I am sending this letter and enclosures by both email and post to assist you in being able to circulate the plan with greater ease.

Please contact me at any time on either the office number, my mobile (07971 446630) or via email (justin@j10planning.com) in order to arrange the meeting.

I look forward to hearing from you.

Yours sincerely



Justin Paul BA BTP MRTPI

Encs **Site Setting & Principles workbook + Site Masterplan**
 Pre-app form + cheque

Cc **R Bellis, Bellis Bros.**



Wrexham Branch
33 Lord Street Wrexham LL11 1LP

55-81-42

Date 16-6-15

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PLANNING

PRE APPLICATION ADVICE

The Purpose of this Form

This form will help you to submit a formal enquiry for pre application advice and other planning related enquires or research. It can also be used to find out whether a Building Regulations application is required for the same development.

Points to Note

Before filling out the form inside please refer to the category chart on the rear page to decide which category your enquiry falls within. When using the form inside you should ensure that all relevant sections are fully completed and include as much information as you can as this helps us.

Please note that some pre application advice and other planning advice or research will be subject to a payment - refer to the scale of charges on the back page.

Any enquiries subject to a payment will not be dealt with until the appropriate fee has been received.

If you need advice, please telephone **01978 292016** for Planning enquiries, or **01978 292050** for Building Control enquiries.

A large print copy of this form is available on request.

This form is available from www.wrexham.gov.uk/planning

Charging for enquiries will apply from 1st April 2013

Pre Application Advice / Enquiry Form (for all planning and building related enquiries or research)

Enquiry Number

Please complete Steps 1, 2 and send together with any additional information and appropriate fee (if required - see back page), to the address given at Step 3.

Step 1

Please State type of Development Proposed:

CATEGORY:

A: ☒

B: ☐

C: ☐

D: ☐

OTHER: ☐

Please see back for details and list of Fees

Step 2

Fill in the relevant Sections below - as applicable for your submitted category.

For all Category Types complete Sections 1, 2 and 13 and any additional sections (see below)

Category A, B, D complete and prepare details as specified in Sections 7, 9 (if required) and 10

Category C complete and prepare details as specified in Sections 3, 4, 5, 6, 7 and 8

Category Other complete Sections 9 (if required) and 11 or 12.

1. Your Details

Name: JUSTIN PAUL
Address: 510 PLANNING LTD
1-3 UPPER EASTGATE ROW
CHESTER
Post Code: CH1 1LQ
Telephone Number: 01244 349400
Date: 19-6-15
Email: justin@j10planning.com

2. Location of Proposal

Address: Land off Lane Farm
off Rossett Road / Holt Road
Rossett, Wrexham
Post Code: LL12 005

3. Description

Description of Proposal:
RESIDENTIAL (137 UNITS)
Materials used for the construction of proposal:
a) Walls
b) Roof
c) Windows/doors
Existing Use of land/building: AGRICULTURAL
Proposed Use of Development: HOUSING

4. Position of Proposal

Please enclose a layout and location plan
(hand drawn will be sufficient) showing:

- a) dimensions (in metric) of the proposal
- b) location of structure
- c) distance from the nearest boundary
- d) nearby building(s)
- e) nearby highway(s)

Also enclose up to date photo(s) of the
property / site

5. Size of Proposal

Please give the external dimensions in metric of the
proposed development:

- a) Overall length: _____ m
- b) Overall width: _____ m
- c) Height to eaves
(from ground level) _____ m
- d) Height to highest part of roof
(from ground level) _____ m

6. Previous Extensions or Alterations

Has there been any previous building work, extensions or alterations within the boundary of the property?

☐ Yes ☒ No

If yes, please give details including Application

Reference No. (if known). _____

Are there any building structures within 5m of the proposal : ☒ Yes ☐ No

If yes mark on layout plan with dimensions of the structure eg length, width and height.

7. Special Features

Is the property listed as being of special architectural or historic interest?

☐ Yes ☒ No

Is the property within a designated Conservation Area?

☐ Yes ☒ No

Are there any trees within the boundary of the property?

☐ Yes ☒ No

8. Ownership

Is your property:

☒ Privately owned ? ☐ Council owned ?

9. Additional Information

Any other information (continue on a separate sheet if necessary)

10. Extra Information

Please tick relevant boxes below and supply as necessary

IN ALL CASES PROVIDE:

1:1250 Location Plan of site ☒

OTHER INFORMATION:

Schedule of existing buildings, uses and floor space ☐

Relevant planning history (if known) ☐

Photographs of site and surroundings ☐

Sketch proposals of layout, dimensions, elevations to scale ☐

Details of materials ☐

SUPPORTING STATEMENTS OR SURVEYS:

(eg. Constraints and Opportunities plan, refer to LPG 30: Design details of any draft Design and Access Statement, Sustainability Appraisal, Tree Surveys, Ecology Surveys, Contamination or ground stability issues and site levels). ☐

11. Compliance Check

Provide details of relevant permission and required information ☐ N/A

12. Planning History Research

Plan of the property/site to be researched for planning history ☐ N/A

13. Signature

Signed: 
Print Name: JUSTIN PAUL
Date: 19-6-15

Step 3: Contact Information

Please return this completed form together with additional information (and fee if required) to:

Planning Service
Wrexham County Borough Council
16 Lord Street, Wrexham, LL11 1LG

Tel: 01978 292016

E-mail: planning@wrexham.gov.uk

Web: www.wrexham.gov.uk/planning

Ways to pay are listed on the back of this form.

WHAT ARE THE CHARGES?

Category A - Major Development

10 or more residential units or non-residential development of 1000 sq.m floor area or more.

Land of 0.5ha or more.

£800 plus £160 for any additional dwelling over 10. (Up to max £2,400)
£1120 plus £160 for every additional 75 sq.m or part thereof over 1000 sq.m. (Up to max £2,400)

£400 plus £160 for every 1000 sq.m or part therefore exceeding 0.5ha.

Category B - Minor Residential and Non-residential Development

1-9 residential units or non-residential developments not exceeding 999 sq.m floor area.

Land of less than 0.5 ha

£80 per dwelling
£80 per 75 sq.m or part thereof.

£80 per 1000 sq.m or part thereof.

Category C - Minor Development

Alterations to single dwellings and householder development, small/medium sized businesses, signage proposals, non-residential permitted development enquiries, confirmation of use class and enquiries about the principle of development on a specific site. Farm/forestry building advice

£50 per enquiry

Category D - Exempt

- Alterations or extension to a dwelling to improve the welfare of a person with disability or when works are to allow access by people with disabilities to a building to which the general public has access (proof of registration should be provided).
- Listed Building/Conservation Area advice (urgent structural repairs to Listed Buildings or works to dwellings in Article 4 Direction areas where the enquiry relates to work that would normally have been 'permitted development' only).
- Works to trees under Tree Preservation Orders or in Conservation Areas.
- Planning discussions relating to an enforcement investigation.
- Advice to Community Councils and County Councillors.
- Advice to Registered Social Landlords (RSLs) in respect of 100% affordable housing sites.

No charge

Category Other

Compliance letter (up to 1 hour's work) - letter confirming that all conditions have been met

£65

Planning Research (mainly site history) (up to 1 hour's work) - including trees

£65

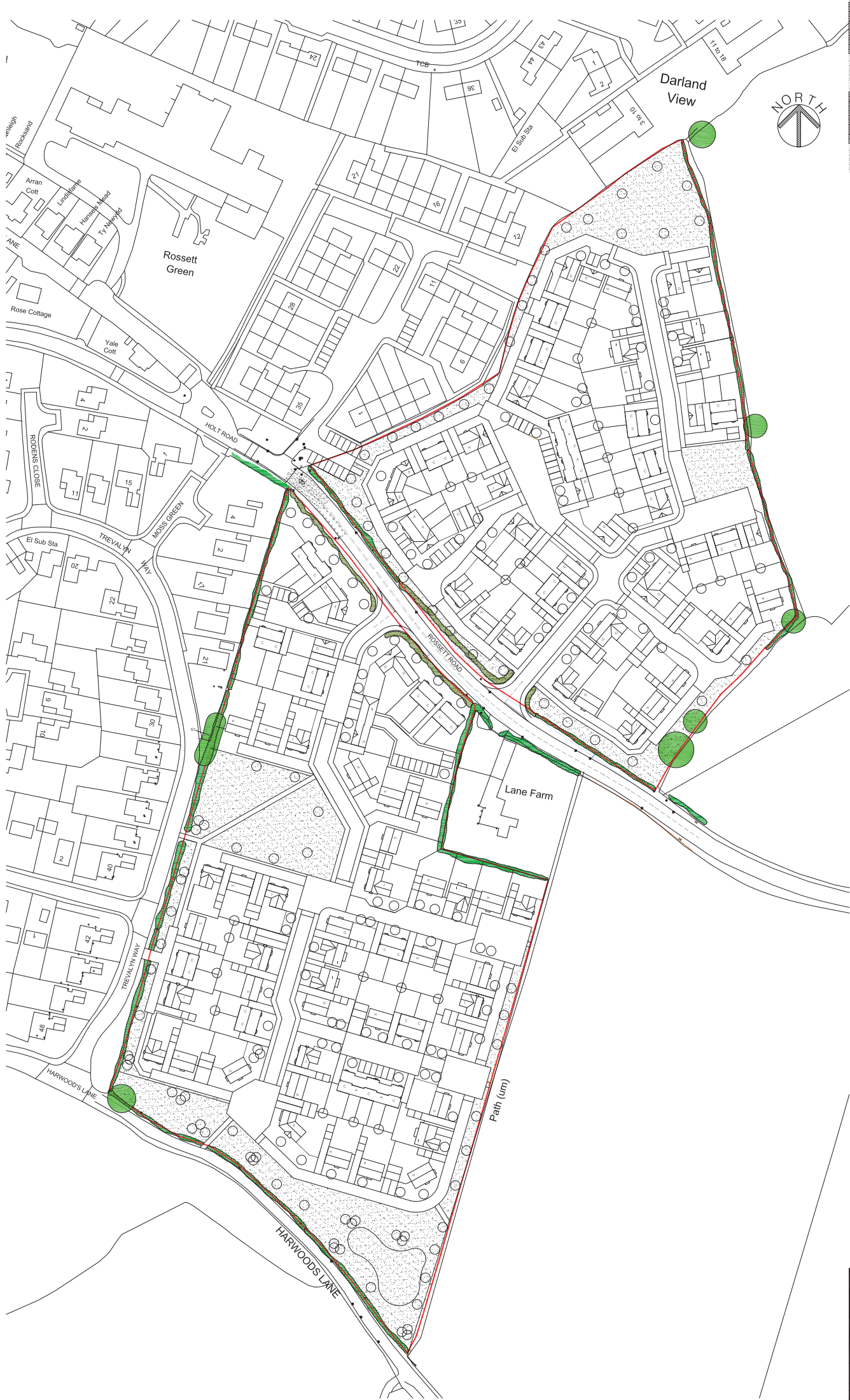
Managing Section 106 Agreements

5% of the value of the commuted sum to be paid on signing of the agreement.
£250 flat rate fee when S106 Agreements do not involve commuted sums

HOW YOU CAN PAY:-

Payment may be made by any of the following methods:-

- cash
- cheque made payable to 'Wrexham County Borough Council'
- debit/credit card at Contact Centre or by telephoning 01978 292016



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Land of Rosset Road

Rossett

Site Setting and Principles

June 2015

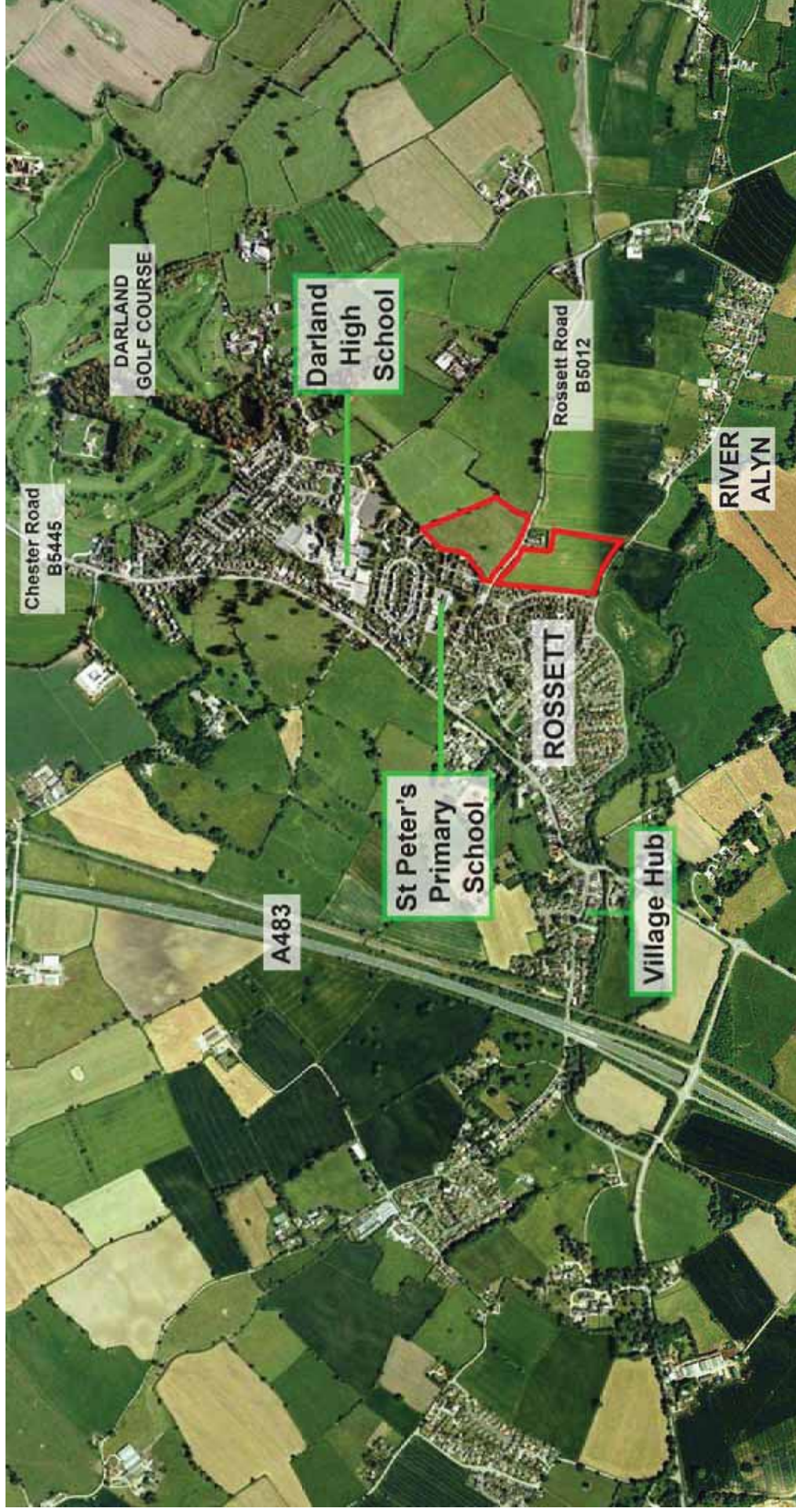


Contents

1. Village Setting
2. Site Setting – opportunities and constraints
3. Site Principles



1. Village Setting

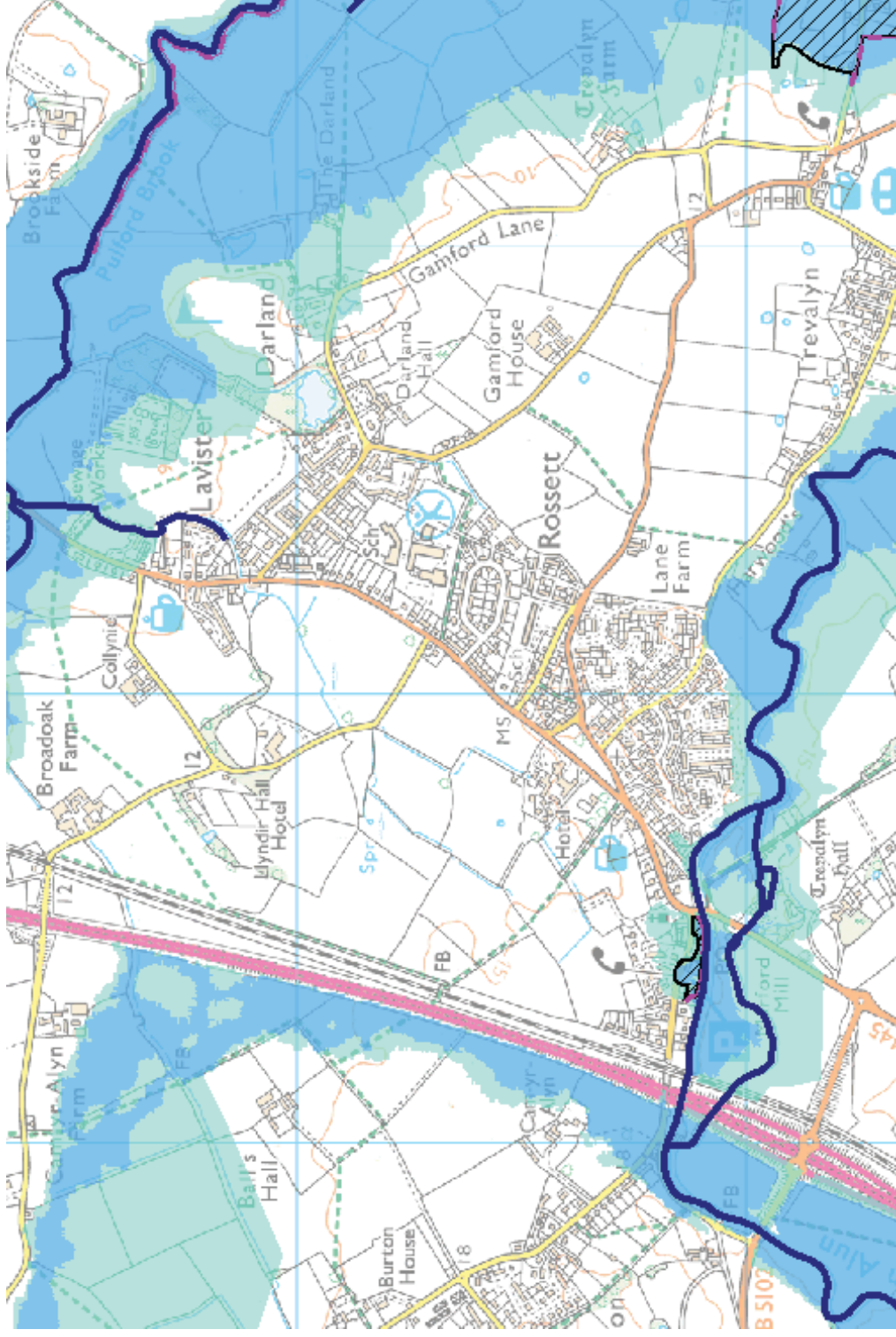


Rossett is an historic village with a community hub of local shops and services located to the west on the northern banks of the River Allyn

Historic growth has been along the eastern side of Chester Road creating an intact, attractive parkland setting to the west between the village and the A483

The proposed sites are well placed on the eastern edge of village close to local schools and the village hub

Strategic Setting – Village Hub and Landscape

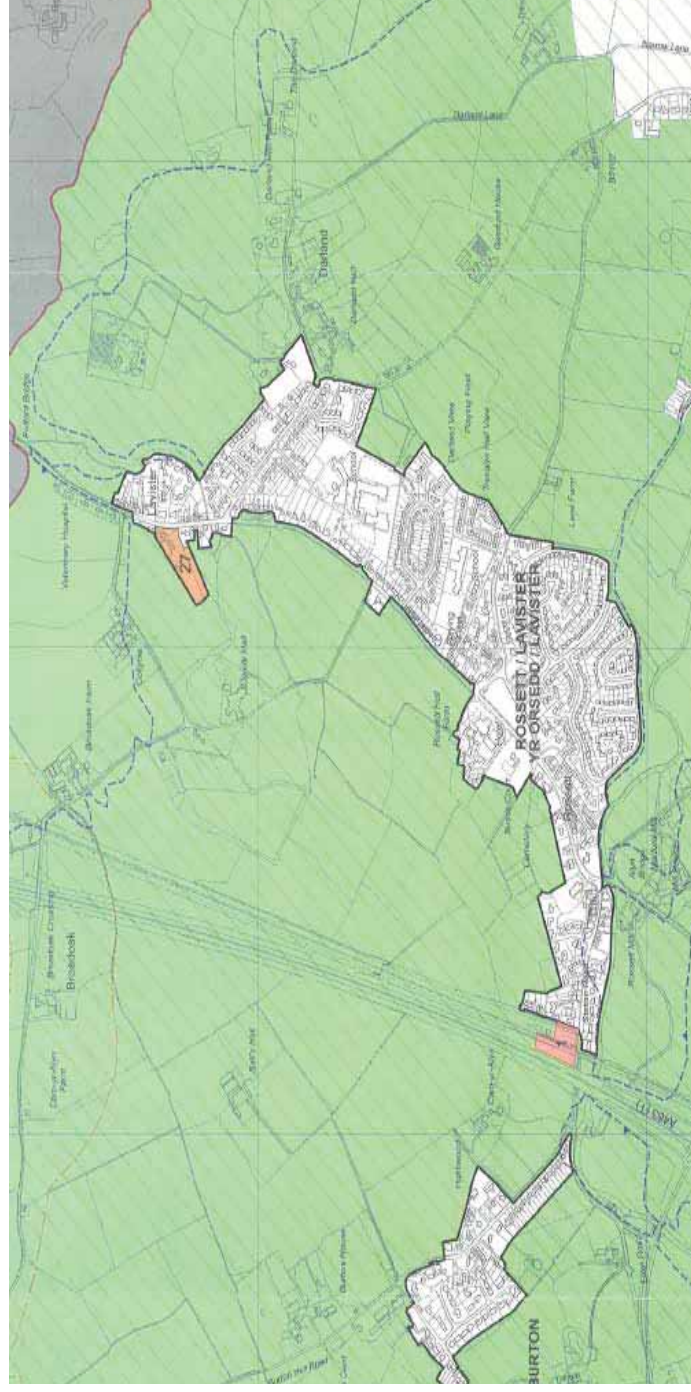


The River Alyn bounds the settlement to the south

Pulford Brook bounds the settlement to the north

The land to the east of Rossett is higher ground between the floodplains

Site Appraisal – Flood Risk



The Wrexham UDP (plan period 1996 - 2011) was adopted in February 2005 and an extract of the Proposals Map illustrates that the proposed sites lie outwith of the settlement boundary.

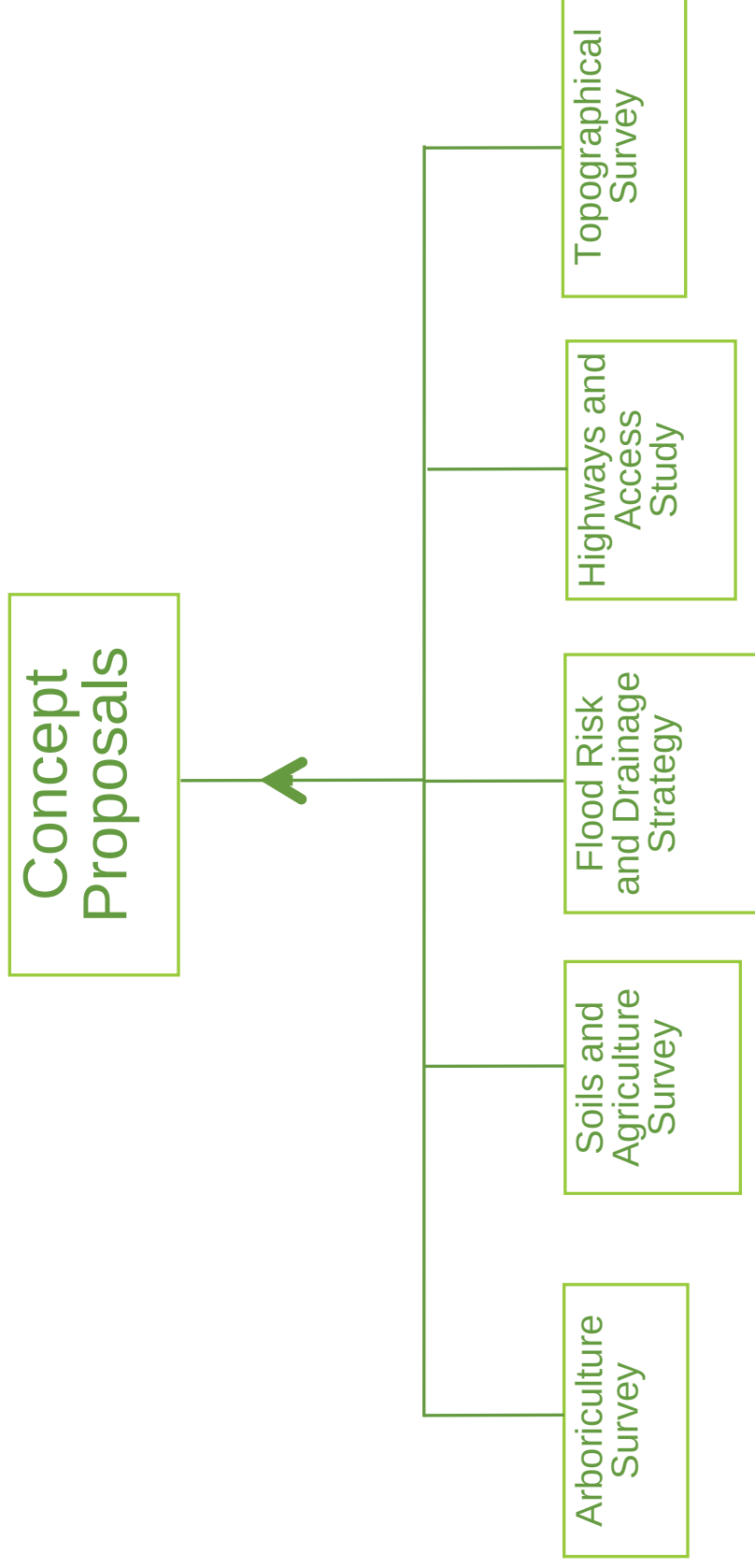
The UDP has now expired and whilst an LDP is being prepared (for the 2013 to 2028 plan period) reliance is now placed upon PPW and TAN guidance.

Rossett is constrained by the landscape setting to the west and flood zones to the north and south. Additionally, the capacity for infill and redevelopment within the settlement is limited.

The direction for future sustainable growth lie upon its eastern fringes; where the opportunity exists for modest and sympathetic new development that benefits from good connectivity with the village hub, local schools and public transport connections without placing pressure upon its infrastructure; thus it is considered the LDP should seek to review the settlement boundary for Rossett.

Planning Policy – Wrexham UDP

2. Site Setting – opportunities and constraints



Site Appraisal – Technical Studies

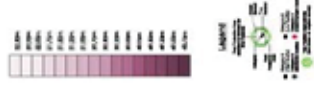


Good choice of pedestrian routes to Village Hub, schools, greenspace and bus services

Landscape setting away from higher quality Chester Road landscape corridor to the west

Outwith Flood Zone of River Allyn

Rossett Village Context



Gentle topography across the sites - suitable for development

Topography falls from the west to the north and east

Field boundaries create well proportioned, flexible plots

Trees and hedgerows contained to site and field edges

Site Appraisal - Landscape

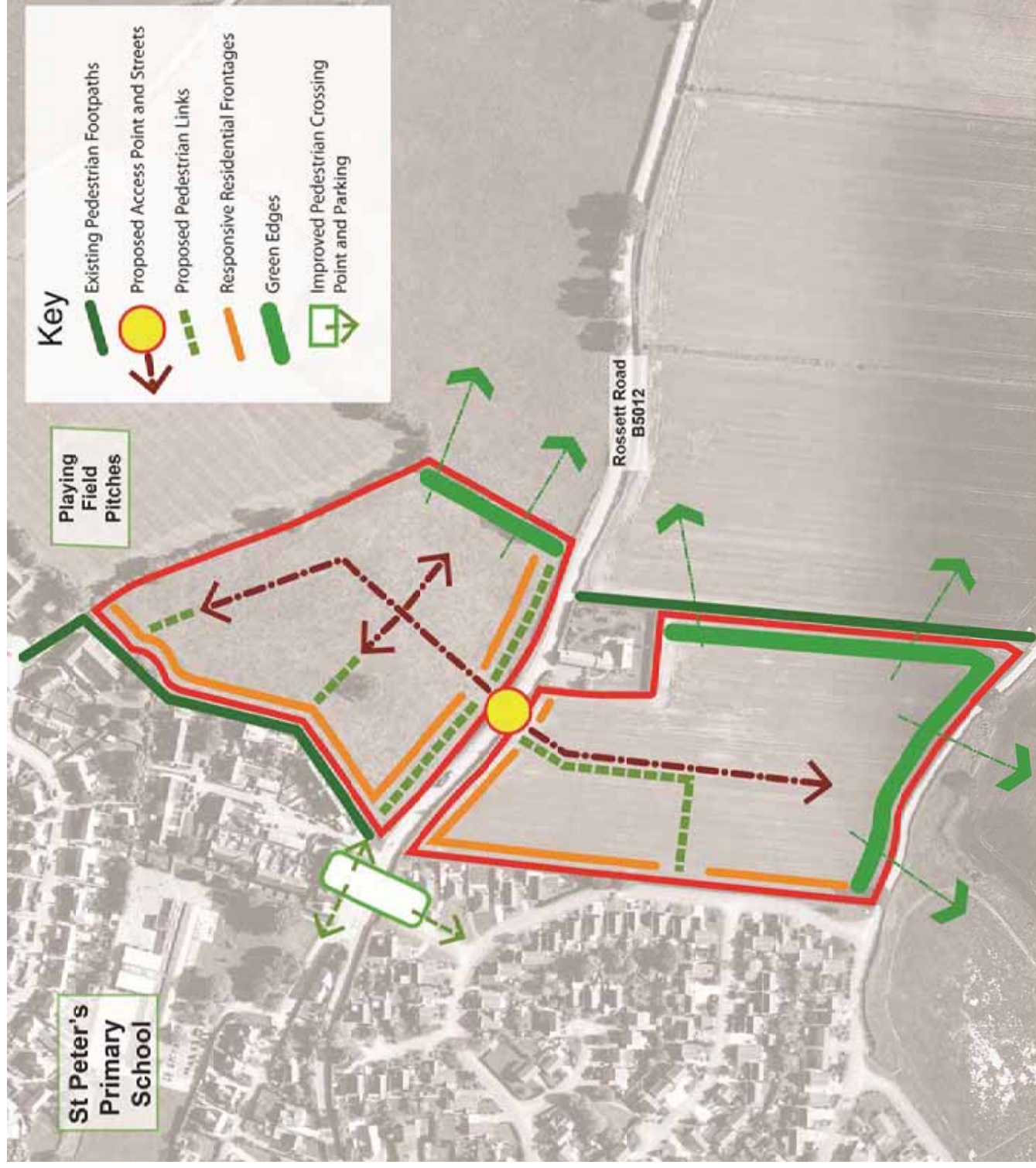


Site Appraisal – Connections and Edges

- Existing residential frontage and amenity to the west of the site
- Good pedestrian connections to local schools and the village hub
- Potential to improve pedestrian crossing point across Rossett Road
- Trees and hedgerows structured around site edges with the majority being retained
- Potential to create a principal access points on Rossett Road to provide access to both sites in the same locality
- Potential to create a positive well structured landscape edge
- Potential to improve parking and access to St Peters School

Site Appraisal – Opportunities

3. Site Principles



Proposed Site Principles



Illustrative Masterplan _ Draft

Customer Copy.

Receipt Details

Payment made to:
Wrexham County Borough Council
Lampit Street
Wrexham
LL11 1WS

Customer details:
BELLIS BROTHERS LTD
LAND ADJ. LANE FARM OFF HOLT ROAD
ROSSETT ROAD
ROSSETT

Receipt number WRWS00536109
Payment method Cheque
Date/Time 02/07/2015 14:20:15

PNC21183000000	Planning	Pre-Application Advice - ENQ/2015/0170	2400.00	400.00
	Total Amount		2400.00	

Thank you. Your payment for £2400.00 has been accepted

Please retain this copy for your records.
This is not a VAT receipt

J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester CH1 1LQ

Telephone 01244 349 400
Fax 01244 349 402
Mobile 07971 44 66 30

E-mail justin@j10planning.com
Home Page www.j10planning.com



Meeting Notes

Date : 28 July 2015

Site : land adj. Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Venue : Wrexham Council, Lord Street Offices, Wrexham

Attendees :

- o Dave Sharp : Wrexham CBC : development team
 - o Matthew Phillips : Wrexham CBC : development control
 - o Phil Palmer : Wrexham CBC : Highways
 - o Dan Davies : Wrexham CBC : planning policy
 - o Justin Paul : J10 Planning
 - o Ian Parkinson : Parkinson Inc
 - o Phil Wooliscroft : Crofft
-

The Proposal

JP explained the proposals by referring to the "Site Setting & Principles" document previously issued and circulated to Officers with the pre-application request form on 19 June 2015.

The scheme comprises a residential extension to Rossett over two sites (NORTH : 2.798 ha : 67 units and SOUTH : 3.454 ha : 70 units), with opportunities for highway improvements, school parking/pick-up and drop-off area, Public Open Space and Affordable housing.

A series of studies had been complete in shaping the concept design and layout of the scheme; notably Topographical, Agricultural Land Quality/Soil Survey, Trees, Ecology, Utilities/Services, Drainage/Floodrisk and Highway engineering.

Politicians

Officers confirmed that Cllrs Jones would be a good contact as the representative Ward Councillor for Rossett.

It may be useful to also engage with the Community Council for Rossett once the scheme was more advanced and ready prior to formal submission.

Planning Policy issues

DD confirmed the following:

- UDP has expired
- There is no 5 year housing land supply
- TAN1 impact zeroes land supply
- No weight attached to emerging LDP2
- Green Barrier Review will inform the Preferred Strategy

Discussion about impending applications and appeals involving other Green Barrier sites took place, but Officers were unable to suggest at this stage whether Members would support an application on Green Barrier land and the likelihood is that they will refuse and the application will therefore have to be “appeal proof”.

However, this application would deliver affordable housing and other community benefits so might be okay.

Officers stated that it would be up to the applicant to demonstrate whether the site meets the purposes of the Green Barrier and what level of contribution it makes; there was a feeling that it does not perform a Green Barrier function, but that is up to the applicant to demonstrate.

Officers recommended that if an Outline application is submitted that indicative layout and landscaping is provided.

Highways

PP confirmed the following:

- Swept path analysis for both sites required to allow for 11.8m refuse wagons
- Shared surfaces for cycles and pedestrians
- S278 would cover any new highway infrastructure alterations
- School pick-up/drop-off would make the junction work better and more safely
- Pedestrian crossing provides an enhancement opportunity
- Relocate the speed restriction gateway of 30mph along Rossett Road
- Adopt Manual for Streets guidance for design

- Insert a zebra crossing on the raised table on Holt Road
- Need to identify bin compounds

Design Layout

MP provided guidance on the layout:

- The general principles were acceptable
- Keen on us demonstrating pedestrian legibility of the site
- More information on the landscape buffer is needed along with supporting material to argue this point
- Would like to see a little more informality regarding the site frontages and edges; have a more rural edge rather than sub-urban edge to the eastern perimeters
- Reduce the large parking / hard-surface areas : although he did accept that the layout performs to meet highway standards
- Would like the layout to emphasise the “courtyard” rural feel
- Would like the edges to be “loosened up”
- LPG16 on Parking recommends up to 2-3 spaces per dwelling (this is a maximum) and excludes garages and some shared provision is acceptable.
- Recognises that a second access is needed or fire brigade access.
- Preference would be to have pavements behind the hedgerow along the main road frontages
- Make sure scheme meets POS standards of 0.4 ha / 50 dwellings (80sqm per dwelling) : 1 ha is being provided.

Landscape

MP stated that the site was (like all the land around Rossett) within the designated Special Landscape Area and that this meant it was in place to protect the character of the open countryside.

MP said that a key concern is the impact of the scheme upon the open countryside and whilst they accept a buffer might provide protection an assessment of the landscape is necessary by way of undertaking a Landscape & Visual Impact Assessment (LVIA) with complementary montages making it easier to interpret.

MP suggested that in undertaking the assessment we compare the benefits of releasing this land compared to those sites to the west of Rossett which he agreed were arguably more sensitive in landscape terms; thus following a site selection approach.

MP recommended that some montage perspective drawings would be beneficial to show elevational treatment, particularly in the context of the settlement edge. This would be of particular help for Members.

Miscellaneous Items

- Suggest contact be made with the Health Board as residents may want a new health centre located on Station Road.
- Request CPAT look at this and any archaeology potential _they may require a desktop study being undertaken.
- Recommend that porosity tests (site percolation) is undertaken to reduce the amount of SUDS and that our engineers speak with Welsh Water and confirm sewer capacity. Thus avoiding them coming back with a standard response and then delaying the application.
- Retain the tree in the centre of the northern site – need to identify measures to protect this and any Category A and B trees on site.
- There might be an opportunity for some native landscape planting strategy.
- Affordable Housing would be sought at 25% subject to negotiation.
- **JP** requested a breakdown of local housing need in the area and also whether there would be any Primary and Secondary school contributions required (LPG27 has a formula).

Conclusion

The meeting concluded and **JP** thanked Officers for their input and confirmed that the team would take the guidance conferred on board and look to respond with a secondary level of detail in due course, having any additional feedback from the council regarding Education contributions would be helpful.

Development: Proposed Residential Development

Location: Land off B5102 Holt Road, Rossett.

Notes – Planning meeting held on 28-07-2015.

General

- Existing 30mph gateway could be moved further east. This would then require any proposed accesses serving the development site to provide reduced visibility splays of 2.4 x 56m in accordance with Manual for Streets.

A scheme of street lighting will be required along the site frontage (B5102) and for internal estate roads.

- Discussed improved pedestrian crossing facility ie/ zebra crossing with raised table east of junction with Chapel Lane to replace existing crossing point across junction. This will significantly improve access to nearby schools.

Need to consider whether adequate forward visibility is available to such a crossing given existing geometry of road and hedgerows which encroach on verge.

If visibility limited, could consider installing speed cushions on approach. Typical speeds of 25mph could then be assumed, requiring reduced stopping sight distances of 33m. Any proposed traffic calming measures would need to go through the normal public consultation process.

Ideally 2.0m wide footways will be required along both site frontages. These could be provided behind the existing or re-planted hedgerows. However, visibility splays should ideally be free of any obstructions rather than relying on regular maintenance of hedgerow.

- Developer proposing to provide improved off road parking for existing residents. Suggested that they could look at closing up existing layby / parking area on corner of Chapel Lane junction and provide additional parking spaces within the improved car park. They would need to discuss such a proposal with Housing Dept. who I assume maintain this layby. Any footways leading to school in this area could then be widened / improved.

Internal Layout

- Carriageway widths need to be a minimum of 5.5m if serving more than 24 dwellings with 2.0m wide footways either side of road. A minimum carriageway width of 4.8m permitted for 0 – 24 dwellings.
- Assuming 20mph design speed - Internal road junctions require 2.4 x 25m visibility splays. These splays need to be indicated on any revised layout plan.
- Estate roads / footways need to be constructed to adoptable standards and designed in accordance with Manual for Streets.
- WCBC Standard Turning Heads need to be provided within the estate to facilitate turning for 11.2m long refuse vehicles.
- Private driveways serving any significant number of dwellings need to provide turning facility for medium sized van / HGV.
- Discussed provision of combined shared cycleway / footway and emergency access on southern site onto Trevalyn Way.
- Parking provision to be provided in accordance with LPGN 16 requirements.

Highway Surface Water Drainage

- Developer will need to consider how site can be drained using SUDS submitting details at an early stage.

Any proposed development of this size / nature will need to be supported by a detailed Transport Assessment and Travel Plan.

Pre-application consultation

Drainage

Recommended that Welsh Water are contacted prior to submission of an application to determine if they have any concerns about sewer capacity. If so, hydraulic modelling will probably need to be commissioned.

Contact information: Henry Jones-Hughes Henry.Jones-Hughes@dwrcymru.com

Archaeology

Recommended that the Clwyd Powys Archaeological Trust are also contacted with a view to determining if the site would need an archaeological assessment.

Contact information: Mark Walters markwalters@cpat.org.uk

Comments on the list of assessments already proposed:

Ecology

Any further assessments recommended by an initial ecological assessment should be followed up prior to the submission of an application and details any mitigation recommendations submitted as part of the application

Drainage

The drainage assessment of the site should include porosity tests to demonstrate the suitability of the site for soakaway drainage and to inform the type of SUDs drainage required

Pedestrian links

There is minimal and in places no pedestrian provision along Holt Road for approximately 300 metres to the west of the site. I would therefore suggest it is not shown as a potential pedestrian corridor on any supporting documents or within a highways/transport assessment.

Landscape Assessment

An assessment of the site in the context of the local landscape should be submitted as an integral part of any supporting/planning statement. This should also consider development constraints/landscape quality elsewhere on the edge of Rossett and set out why this site is the least constrained.

Developer contributions

25% affordable housing. Would recommend that the Affordable Housing Officer Maureen Lee is contacted to ensure the on-site provision meets local housing needs.

Potential for education

Planning Policy

Whilst the UDP plan period has expired, the UDP itself has not and remains the extant development plan. Its policies can be afforded significant weight – as evidenced by the recent appeal decisions for Pont Adam in Ruabon (our reference P/2014/0241) and Rhosrobin (P/2014/0480).

The site lies outside of the settlement limit, within a Green Barrier and a Special Landscape Area. It is inappropriate development for a site lying with Green Barrier and SLA, and that would be the starting point for any planning decision. Ordinarily this mean that a planning application was recommended for refusal. However the lack of a 5 year housing land supply is a significant material consideration in favour of the scheme.

Whether a formal planning application is supported will depend upon a supporting case that demonstrates that the housing supply shortage is a very exceptional circumstance sufficient to outweigh the UDP policy designations.

Whilst this development of this site will inevitably adversely impact upon the openness of the Green Barrier. However one point in favour of this particular site is that its development would not result in the coalesce of Rossett with other settlements, notably Trevalyn or the development fronting onto Harwoods Lane 150m to the south-west of the southern development plot.

Design

Broadly supporting of the proposals to provide strong built frontages set back behind landscaped areas along Holt Road. To help to preserve the rural character of the road frontage, the potential to provide footways behind the existing hedge should be explored.

The use of POS to provide a landscaped buffer along Harwoods Lane is welcomed as is the retention of a landscaped buffer and existing trees/hedges along the eastern boundaries.

Some concerns that the layout is a little too formal, with uniform set-backs from internal estate roads. Some changes needed to make this less formal to ensure the design takes more account of the edge of settlement character of the site.

The use of parking courtyards in places is supported.

Concerned about the use of frontage parking and the associated large areas of hard-surfacing where terraces are. The use of communal parking courts and/or on-plot parking should be considered as an alternative wherever possible.

There would appear to be scope to avoid frontage parking for the three plots in the north-western corner of the northern development plot.

There is a mature tree within the northern development plot. It is not shown as being retained – its loss will need to be justified.

From: [Dave Sharp](#)
To: [Justin Paul](#)
Subject: RE: Holt Road, Rossett Site
Date: Friday, October 23, 2015 4:57:02 PM

Justin

No primary requirement as it stands at present but may change depending on applications that may come forward for the catchment area.

The calculations given were for secondary school provision which will be required.

I hope this clarifies the position

Dave

Dave Sharp MRICS

Principal Building Control Surveyor/Prif Syrffewr Rheoli Adeiladu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam



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Check out Building Control's "Guide to Extending your home"

<http://extendingyourhome.com/wrexham>

From: Justin Paul [mailto:Justin@j10planning.com]
Sent: 19 October 2015 12:03
To: Dave Sharp
Subject: RE: Holt Road, Rossett Site

Thanks Dave

Please could you confirm how this has been calculated and on what basis ... in other words is this for primary and/or secondary and what the current role and capacity of the catchment (primary and secondary) schools are please

cheers

Justin

Justin Paul BA BTP MRTPI

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<http://twitter.com/j10planning.com> // <http://uk.linkedin.com/in/j10paul>

From: Dave Sharp [mailto:Dave.Sharp@wrexham.gov.uk]
Sent: Monday, October 19, 2015 11:59 AM

To: Justin Paul <Justin@j10planning.com>

Subject: Holt Road, Rossett Site

Justin

Educational Contribution

Received the below from our department

The cost would be 70 no (2-3 bed) * £2000 = £140,000

Plus 57no (4 bed) * £2400 = £136,800

Total = £276,800

Dave

Dave Sharp MRICS

Principal Building Control Surveyor/Prif Syrfewr Rheoli Adeiladu

Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam



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<http://extendingyourhome.com/wrexham>

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From: Justin Paul
To: ["allanparrington25@gmail.com"](mailto:allanparrington25@gmail.com)
Cc: [Hugh Jones](#)
Subject: Rossett
Date: Friday, February 5, 2016 3:14:00 PM
Attachments: [150318 Plnc 100_37 Rossett Site Masterplan Draft.pdf](#)
[150605 Plnc 100_37 Rossett Site Setting and Principles.pdf](#)
[image007.png](#)
[image009.png](#)

Good afternoon Allan

I understand that you are Chair of the Rossett Community Council; I had hoped to speak with you over the phone before sending you an email, but I understand you are presently on holiday.

I'm acting on behalf of a local landowner who is looking to promote a development scheme involving new housing, community open space and some community amenity improvements to the eastern fringe of the village.

I have spoken to Cllr Hugh Jones about these briefly and we have also had pre-application discussions with Officers at Wrexham Council.

We feel that before we go much further (i.e. before we actually submit an application) that it would be really good to liaise with the local community through its representatives; hence this email and we would be delighted to come to a meeting of the Community Council to present the scheme and engage with you.

I attach a draft document for your attention and I look forward to hearing from you and to learn about your availability to meet.

I have copied in Cllr Jones as it would be useful for him to be involved at the same time with anything that might be arranged.

Yours sincerely
Justin Paul

Justin Paul BA BTP MRTPI
MANAGING PARTNER

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From: Justin Paul
To: [Dave Sharp](#); [Matthew Phillips](#)
Subject: Bellis - Rossett
Date: Tuesday, February 9, 2016 2:07:00 PM
Attachments: [J10 meeting notes 280715.pdf](#)
[image002.png](#)
[image006.png](#)

Afternoon gentlemen

You will recall our meeting last July when we discussed a residential scheme at Rossett – I attach the meeting notes from this for your records.

We have been busy addressing the points raised at our meeting and have reached a point where we have a revised layout and additional landscape information that we would like to present to and share with you.

I wonder if you could identify a suitable time when Offices might be available to accommodate a meeting in advance of any final tweaks we might make and a subsequent formal submission.

I look forward to hearing from you.

Kind regards

Justin

Justin Paul BA BTP MRTPI
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From: Justin Paul
To: "fbriandoyle@sky.com"; "allanparrington25@gmail.com"
Cc: Hugh Jones; "Ian Parkinson"
Subject: FW: Rossett
Date: Thursday, February 25, 2016 12:51:00 PM
Attachments: [150318 Plnc 100_37 Rossett Site Masterplan Draft.pdf](#)
[150605 Plnc 100_37 Rossett Site Setting and Principles.pdf](#)
[image007.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)

Hello Allan & Brian

I don't know if my last email got lost in any spam filter but I am re-sending this as I have not heard back from anyone at the Community Council and we are keen to meet up to discuss. I do look forward to hearing from you.

Kind regards

Justin

Justin Paul BA BTP MRTPI

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From: Justin Paul

Sent: Friday, February 5, 2016 3:15 PM

To: 'allanparrington25@gmail.com' <allanparrington25@gmail.com>

Cc: Hugh Jones <Hugh.Jones@wrexham.gov.uk>

Subject: Rossett

Good afternoon Allan

I understand that you are Chair of the Rossett Community Council; I had hoped to speak with you over the phone before sending you an email, but I understand you are presently on holiday.

I'm acting on behalf of a local landowner who is looking to promote a development scheme involving new housing, community open space and some community amenity improvements to the eastern fringe of the village.

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I attach a draft document for your attention and I look forward to hearing from you and to learn

about your availability to meet.

I have copied in Cllr Jones as it would be useful for him to be involved at the same time with anything that might be arranged.

Yours sincerely
Justin Paul

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From: Justin Paul
To: [Dave Sharp](#); [Matthew Phillips](#)
Cc: [Jon Brawn](#); ["Ian Parkinson"](#); [Phil Wooliscroft](#); [Roger Bellis](#)
Subject: Holt/Rossett Road, Rossett
Date: Wednesday, March 9, 2016 4:04:00 PM
Attachments: [160309 PInc 100_37 Rossett Site Masterplan FINAL FOR PLANNING - with....pdf](#)
[160309 PInc 100_37 Rossett Site Masterplan FINAL FOR PLANNING Sho....pdf](#)
[160309 PInc 100_37 Rossett Site Masterplan FINAL FOR PLANNING.PDF](#)
[image002.png](#)
[image006.png](#)

Good afternoon Matthew and Dave

Attached are the latest layout plans and below is the link to the LVIA which has been undertaken.

I understand that our highway consultants have issued draft highway reports/plans through to your team.

I look forward to hearing from you with a view to holding a meeting with the relevant Officers in Planning and Highways.

Regards
Justin

<https://www.dropbox.com/sh/80ecg03b30jef05/AADoVln0jovyFMdnxFNVf5upa?dl=0>

Justin Paul BA BTP MRTPI

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Meeting Notes

Date : 20 April 2016

Site : land adj. Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Venue : Wrexham Council, Lord Street Offices, Wrexham

Attendees :

- o Dave Sharp : Wrexham CBC : development team
- o Matthew Phillips : Wrexham CBC : development control
- o Phil Palmer : Wrexham CBC : Highways
- o Pete Douthwaite : Wrexham CBC Highways
- o Nicola Corbishley : Wrexham CBC : planning policy
- o Justin Paul : J10 Planning
- o Marty Rae : Crofft
- o Roger Bellis : Bellis Bros (client)

Circulation :

- o All above + Ian Parkinson, Parkinson Inc

Background

This followed first pre-app mtg on 28 July 2015 and was arranged following a request made on 9 February and information then provided on 9 March 2016.

Project Update

JP explained that during the intervening period the following items had been undertaken and addressed:

- **Agricultural Land Quality Soil Survey** : confirming 39% subgrade 3a and 61% 3b.
- **Archaeology** : as previously recommended by **MP** a desktop and geophysical surveys : confirming no interest found.
- **Drainage** : Welsh Water have confirmed that foul capacity is available and following the FCA additional porosity tests have been undertaken in confirming that infiltration by soakaways and permeable surfaces are viable.
- **Trees** : all to be retained except a decayed central specimen on northern parcel.
- **Landscape** : LVIA undertaken and only nominal effects will result.
- **Artists Impressions** : a number of these have been commissioned and produced.
- **Ecology** : an eDNA and bat surveys being undertaken in consultation with **Emma Broad** thus extending the existing study.

Affordable Housing

- **DS/MP** recommended **JP** liaise with **Maureen Lee** to determine the numbers required for Rossett and the type and tenure mix.
- **MP** stated that 25% would be sought; he suggested that a greater number of smaller units (1 bed and bungalows/units for older persons) might be required.

Education

- Any commuted sum would be determined during determination period.

Health Centre

- **MP** stated that local Councillors believe that the capacity of the surgery might be an issue with new development, but he confirmed that the Authority have no understanding that this is actually the case and indeed have no power to oblige a developer to provide any new space. Betsi Cadwaladr University Health Board is responsible for identifying the health needs of, and, providing or commissioning new healthcare services.
- **JP** stated that the applicant would contact the Alyn Family Doctors Practice, the Wrexham Maelor and the Health Board to establish whether there was a need and whether the development would have an impact that might result in new investment.

Highways

- Letter from PP to Croft dated 23 March 2016 summarised the highway position.
- The various items were discussed in more detail and the following agreed:
 - o **MR** to liaise with Traffic over a proposed reduction from a current 60mph to a proposed 20mph limit.
 - o Potential to remove the “Trief kerbs”, and the “splitter island” and replace with a Zebra crossing with new extended footpath link in place of verge.
 - o Introduce bus stop/shelter/raised kerb on Holt Road.
 - o PP to provide MR with copy of the adopted highway.
 - o More footpath links were identified and discussed.
 - o It was accepted that the ability to introduce footpaths along Chapel Lane was simply not available but that this was a key route to the main bus stops on Chester Road and some solution to improve safe pedestrian access needs to be considered.
 - o Local residents are known to be concerned by non-resident fly-parking who park and commute on the X1 bus service to Chester : the possible solution is to introduce TRO's in specific locations.
 - o No dwellings on the southern parcel should be accessed off Trevalyn Way, only a bollarded emergency access.
 - o Highways would prefer any roadside footpath to run alongside road to aid maintenance of adopted routes, however, Planning would prefer them on the inside to maintain a rural edge to the overall design.

Community Liaison

- **JP** confirmed that Cllrs Jones had been contacted and a meeting had taken place.
- Also that a meeting had only just last week taken place with the Chair of the Community Council (Allan Parrington) and that JP had been invited to attend the Rossess CC meeting that evening (20 April 2016).

Design

- **JP** explained that the layout has responded to the items raised at the previous meeting; the landscape buffer around the site, providing a rural edge to the site, making connections and providing greater pedestrian legibility and connectivity; identifying and providing sufficient POS (in excess of policy standards).
- **MP** confirmed that **IP** had not contacted him to discuss layout matters, but that the invitation was still available. **MP** stated that whilst it was intended to be an Outline applications and layout might be reserved, Officers wished to be comfortable that the site capacity could be delivered. **JP** said that he would ensure **IP** made contact and met to discuss on his return next week.
- **NC** referred to the revised TAN12 (March 2016) and its related guidance in respect of DAS, "Site & Context Analysis Guide" that has been developed in association with the DCFW. The DAS and the general layout must seek to adhere to these documents.
- **MP** stated that the layout was still "too formal" with angular roads and rectangular plots areas; it would benefit from being softened and more sensitive to rural location with greater use of courtyard style layout – particularly on the southern parcel.

DMO (Development Management Order)

- **MP** confirmed that all applications validated from 1 August 2016 would need to be accompanied by a "Pre-Application Consultation Report" (similar to an English SCI) which obliged applicants to publicise the proposals and to consult with all neighbouring local residents and other statutory consultees and report the responses in a statement.

Planning Principle : Green Barrier

- **MP** stated that based upon recent appeal decisions it was felt that whilst Officers could reach a position in supporting the scheme based upon technical and design matters they would be unable to support the proposal because of its Green Barrier policy designation.
- **NC** also commented that as LDP2 was not advanced enough little weight could be attributed to its draft housing figures or its draft settlement strategy.
- **NC** stated that the latest housing delivery figures for the last year would be available in about 8 to 10 weeks' time (i.e. by end of June 2016) and published on the website. However, notwithstanding the lack of a 5 year housing land supply and TAN1 guidance Officers still felt that the Green Barrier designation would hold greater weight.

- **MP** and **NC** did not disagree that the site was (in a non-GB world) a suitable site and noted that the site was, in parallel, being promoted through the LDP2 process in any event.
- **JP** raised concern and disappointment that this was a different position being taken by Officers from the last meeting and that he believed that a sound case could be presented to convince officers otherwise.
- **MP** accepted that last time around officers had been sitting on the fence but that since then they felt that appeal decisions had suggested that Inspectors were reluctant to allow development in the Green Barrier.
- **JP** confirmed that the team would continue to address the design and technical matters and then take stock as to whether an application is submitted or the site is pursued through the LDP2 process.

Conclusion

The meeting concluded and **JP** thanked Officers for their input and confirmed that the team would take the guidance conferred on board and look to respond accordingly.

From: [Ian](#)
To: matthew.phillips@wrexham.gov.uk
Cc: [Justin Paul](#)
Subject: Rossett - Land at Lane Farm
Date: Tuesday, April 26, 2016 11:47:55 AM

Matthew

I trust all is well.

Further to the meeting last week with Justin re: Land at Lane Farm, Rossett - please can we arrange to meet up and talk through the layouts amends needed to the Masterplan. If you could let me have your availability for next week, we can work around you.

In the meantime, in regard to the points raised re: rural edge characteristics, are there any completed residential projects/approved planning applications in Wrexham that you/colleagues feel set the right benchmark?

Many thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

From: [Maureen Lee](#)
To: [Justin Paul](#)
Subject: RE: Rossett
Date: Wednesday, April 27, 2016 12:57:59 PM
Attachments: [image001.png](#)
[image003.png](#)

Hi Justin,

Apologies for the late reply, I am just back from a long weekend off work and ploughing through quite a number of emails.

The council now manages its own Housing Revenue Account so we work in a similar way to the Housing Associations whereas we can now buy land and procure the development of new council properties or we look at the purchase of new open market / affordable housing opportunities. This includes the purchase of affordable units from planning gain that we have been unable to sell to people on our Affordable Housing Register within the allowed timeframe (3 months). Usually we return any unsold units back to the developer in lieu of a commuted sum but we are now able to purchase any remaining properties or negotiate up front the purchase of a number of the affordable units.

This has been discussed recently with all the local housing associations and a couple of the larger developers who have all expressed an interest in working together with Wrexham on this new concept.

I will look into the waiting lists for Rossett to advise you of our possible requirement. There has been no affordable housing gain in Rossett for a very long time so this would be good news for people looking to purchase affordably in that area.

I will get back to you as soon as possible.

Kind regards

Maureen

Maureen Lee, FdSc, CIHCM, AMinstILM
Housing Development Project Manager \ Rheolwr Prosiectau Datblygu Tai

 **Tel 01978 315574**

 **Wrexham County Borough Council, Housing and Public Protection, Ruthin Road, Wrexham LL13 7TU**

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From: Justin Paul [mailto:Justin@j10planning.com]
Sent: 20 April 2016 17:09
To: Maureen Lee
Subject: Rossett

Hello Maureen

I trust you are well ?

We are working on a housing scheme in Rossett and I wonder if you would kindly provide me with a steer as to the preferred number, type and tenure of affordable units you would be looking for.

We have produced a draft scheme and accommodation schedule (attached) and would like your feedback on this please.

I look forward to hearing from you.

Kind regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

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From: [Justin Paul](#)
To: [Maureen Lee](#)
Cc: [Ian Parkinson](#); [Roger Bellis](#); [Matthew Phillips](#)
Subject: Re: Rossett
Date: Monday, May 9, 2016 6:39:46 PM

Thanks Maureen
Very helpful - we will seek to amend our scheme to reflect this dynamic.
Do please send me through the HA contacts
Kind regards
Justin

Justin Paul
07971 446630
Justin@j10planning.com

On 9 May 2016, at 16:55, Maureen Lee <Maureen.Lee@wrexham.gov.uk> wrote:

Hi Justin

Apologies for not getting back to you sooner.

I have now checked both the Affordable Housing Register (people who specifically want to purchase or rent at intermediate rents) and the Social Housing List (Council Rentals). I have contacted the Central Estate Office Manager who has also given me details of the specific need in this area.

The indication is that there is a high demand for 2 and 3 bedroom starter homes from both lists and a number of 4 bed houses are required and possibly a 5 bed property. The highest demand on the social housing list is for 1 bedroom properties which I note there are none on your plan. This is due to the Bedroom Tax and the need for people to downsize.

I would suggest that you also contact the Housing Associations who may be interested in purchasing a number of the affordable properties 'off the shelf' to offer as shared ownership. If we get a HA involved then we could look at getting some Social Housing Grant Funding to purchase a number of properties. These units would have to meet with Welsh Government Design Quality Requirement standards but usually the developer is paid more than the affordable price for these units. I can provide names and numbers for HA Development Officers if you require them.

It would be a good idea for us to meet up to discuss all these options as there are a number of ways that we could purchase the properties from the developer, either up front or agree other options e.g. a reduced number of affordable properties with just some 'gifted' units to the Council from the Developer.

Currently, I would suggest the following type and tenures as the approximate requirement should we secure the full 25% affordable provision on 135 units.

18 x 2 bed Houses / Apartments (mixture)
12 x 3 bed Houses

3 x 4 bed Houses
1 x 5 bed House

We do require single persons accommodation and I would suggest 1 bedroom apartments. I do however appreciate the type of scheme you are developing and the area.

All properties would be for purchase by applicants on our Affordable Housing Register for which we would be looking at a discount from open market of at least 20% or we could look at purchase by the Council or Housing Association at the affordable price for Rental or Shared Ownership.

Let me know if you would like to meet up to discuss all the options.

Kind Regards

Maureen

Maureen Lee, FdSc, CIHCM, AMinstILM
Housing Development Project Manager \ Rheolwr Prosiectau Datblygu Tai

 **Tel 01978 315574**

 Wrexham County Borough Council, Housing and Public Protection, Ruthin Road, Wrexham LL13 7TU

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From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 28 April 2016 10:09
To: Maureen Lee
Cc: 'Ian Parkinson'
Subject: RE: Rossett

Thank Maureen

I look forward to hearing from you as soon as you can get the figures together so this can assist our design process.

Regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

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[<image001.png>](#)

[<image002.jpg><image003.png>](#)

From: Maureen Lee [<mailto:Maureen.Lee@wrexham.gov.uk>]

Sent: Wednesday, April 27, 2016 12:58 PM

To: Justin Paul <Justin@j10planning.com>

Subject: RE: Rossett

Hi Justin,

Apologies for the late reply, I am just back from a long weekend off work and ploughing through quite a number of emails.

The council now manages its own Housing Revenue Account so we work in a similar way to the Housing Associations whereas we can now buy land and procure the development of new council properties or we look at the purchase of new open market / affordable housing opportunities. This includes the purchase of affordable units from planning gain that we have been unable to sell to people on our Affordable Housing Register within the allowed timeframe (3 months). Usually we return any unsold units back to the developer in lieu of a commuted sum but we are now able to purchase any remaining properties or negotiate up front the purchase of a number of the affordable units.

This has been discussed recently with all the local housing associations and a couple of the larger developers who have all expressed an interest in working together with Wrexham on this new concept.

I will look into the waiting lists for Rossett to advise you of our possible requirement. There has been no affordable housing gain in Rossett for a very long time so this would be good news for people looking to purchase affordably in that area.

I will get back to you as soon as possible.

Kind regards

Maureen

Maureen Lee, FdSc, CIHCM, AMinstILM

Housing Development Project Manager \ Rheolwr Prosiectau Datblygu Tai

☎ Tel 01978 315574

✉ Wrexham County Borough Council, Housing and Public Protection, Ruthin Road, Wrexham LL13 7TU

✉ Cyngor Bwrdeistref Sirol Wrecsam ,Tai a Diogelu'r Cyhoedd, Ffordd Rhuthun, Wrecsam LL13 7TU

☐<!--[if !vml]--><!--[endif]--> www.wrecsam.gov.uk / www.wrexham.gov.uk <image008.jpg>
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From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 20 April 2016 17:09
To: Maureen Lee
Subject: Rossett

Hello Maureen

I trust you are well ?

We are working on a housing scheme in Rossett and I wonder if you would kindly provide me with a steer as to the preferred number, type and tenure of affordable units you would be looking for.

We have produced a draft scheme and accommodation schedule (attached) and would like your feedback on this please.

I look forward to hearing from you.

Kind regards

Justin

Justin Paul BA BTP MRTPI

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<image002.jpg><image003.png>

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wrecsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n â chynnwys a defnyddio? r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

From: [Matthew Phillips](#)
To: [Ian](#)
Cc: [Justin Paul](#)
Subject: RE: Lane Farm off Holt Road+Rossett Road _ - Design Progression Mtg - 5th May 2016
Date: Friday, June 24, 2016 11:00:15 AM

Ian,

I am broadly happy with the changes made to the southern part of the site, subject to house type mix etc. The position of buildings should also avoid overly ridged set-backs/building lines to retain interest and a degree of informality.

The northern part of the site has been improved but there are still a few issues – sharp angled corners for example. I'd prefer the centrally located open space area to be slightly larger. There is also an opportunity to improve it's appearance overall by having the dwellings fronting it to have communal parking and/or driveways located at the rear (although the properties at the outer edges could have their own driveways access off the adjacent highways). The frontages of the properties would only then need to be accessed via a pedestrian path. There may also be an opportunity to take a pedestrian path across the open space area rather than following the highway so as to give pedestrians a more direct route. Finally I'd suggest that rather large hard surfaced area to the NW of the road abutting the bottom end of the central open space area be reduced to a normal carriageway width.

Regards

Matthew

From: Ian [mailto:ian@parkinsoninc.co.uk]
Sent: 02 June 2016 07:45
To: Matthew Phillips
Cc: Justin Paul
Subject: Lane Farm off Holt Road+Rossett Road _ - Design Progression Mtg - 5th May 2016

Matthew

Many thanks for taking the time to meet on the 5th May and talk through the proposals for Lane Farm off Holt Road/Rossett Road.

I've attached our Minutes of the meeting which I trust captures all the points we discussed - please let me know if you feel there are points raised that we still need to capture.

Since we met, we have:

- Visited the scheme you identified as an appropriate approach - Ty Newydd, Gwersyllt
- Progressed the Masterplan showing the changes to site structure/streetscape as a development parcel plan (as attached)
- Liaised with Maureen Lee - Housing Development Project Manager, Wrexham BC to agree

affordable housing need demands

We would be most grateful for:

- Comments on the progressed site planning diagram
- Confirmation of the housing mix provided by Maureen and our view that apartments are not an appropriate format in this site context.

Thanks again for your time - please do not hesitate to call should you need to talk through any of the above/attached.

I'll call early next week to catch up.

Many thanks.

Ian Parkinson
Director

Parkinson Inc
07970 686302

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y?i cyfeirir atynt yn unig. Am yr amodau llawn yngl?n ? chynnwys a defnyddio?r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wrecsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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From: [Marty Rae](#)
To: ian@parkinsoninc.co.uk; [Justin Paul](#)
Cc: [Phil Wooliscroft](#)
Subject: Rossett Road - Rossett
Date: Wednesday, October 26, 2016 10:19:53 AM

Hi Justin,

I hope you are well! I have finally received confirmation from Wrexham that the footway improvements are acceptable – please see e-mail below...

Marty Rae

Senior Consultant



Transport Solutions

Hill Quays, 9 Jordan Street,

Manchester, M15 4PY

t 0161 667 3746

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Croft Fact of the Week.... *In any one week, London Underground escalators travel the equivalent of twice round the world.*

From: David James [mailto:David.James@wrexham.gov.uk]

Sent: 25 October 2016 14:54

To: Marty Rae

Subject: RE: Rossett Road - Rossett

I have finally had a response to your enquiry.

Our Housing Department officers are open to path improvement being undertaken on the Council's residential estate resulting from a future development of your clients' neighbouring land.

The vehicular "drop off/pick up" area at the entrance to the estate would need more detailed consideration in due course, but for now, nothing is being ruled out.

I hope that the above enables you to progress your enquiries and develop proposed layout plans etc.

From: Justin@j10planning.com
To: [Allan Parrington](#); [Hugh Jones](#)
Cc: ["Ian Parkinson"](#)
Subject: Rossett : land off Rossett Road
Date: Tuesday, November 8, 2016 9:52:00 AM
Attachments: [image007.png](#)
[image009.png](#)

Good morning Allan and Hugh

Further to our presentation to Members and parishioners on 20 April 2016 I would like to update you.

We have since met with Officers at Wrexham to review the layout and to address highway access and pedestrian linkages, which have all been satisfied.

We have also completed a host of technical assessments including a landscape and visual impact assessment, ecology and the like.

The new legislative (DMO) process introduced on 1 August 2016 in Wales necessitates us to consult with Community representatives (and local residents and other statutory consultees) for a 28 day period prior to submitting an application.

We will be creating a small microsite with all associated documentation in due course and writing formally to all interested parties.

However, in advance of this and knowing your schedule of meetings is pretty fixed I wonder whether you would be kind enough to let me know if we might come along again to share the latest plans with you at a meeting during November / December ?

I look forward to hearing from you.

Kind regards

Justin

Justin Paul BA BTP MRTPI

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01244 349400 // 07971 446630 // justin@j10planning.com

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Justin Paul

07971 446630

Justin@j10planning.com

From: Justin Paul
To: [Matthew Phillips](#)
Cc: "Ian Parkinson"; [Marty Rae](#)
Subject: Rossett : land off Rossett Road
Date: Tuesday, November 8, 2016 10:35:00 AM
Attachments: [image007.png](#)
[image009.png](#)

Good morning Matthew

Further to our recent discussions and design liaison with you over this site I would like to update you.

We have now satisfied highway access and pedestrian linkages which have informed the final masterplan layout.

We have also completed all outstanding technical assessments including a landscape and visual impact assessment, ecology and the like.

As you well know the new legislative (DMO) process introduced on 1 August 2016 in Wales necessitates us to consult with Community representatives (and local residents and other statutory consultees) for a 28 day period prior to submitting an application.

We will be creating a small microsite with all associated documentation in due course and writing formally to all interested parties.

However, in advance of this and in parallel with this timetable I wonder whether you would be kind enough to let me know Officer availability for a final pre-app meeting during November / December ?

I look forward to hearing from you.

Kind regards

Justin

Justin Paul BA BTP MRTPI

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From: [STPETERS Mailbox](#)
To: [Justin Paul](#)
Subject: RE: community consultation
Date: Thursday, January 26, 2017 11:27:33 AM
Attachments: [image007.png](#)
[image009.png](#)

Thanks for the message.

I am very sorry but we would not be able to facilitate this. Safeguarding is such a big issue in schools (especcailly primary schools) that it would not be acceptable to have people coming in like this.

I do apologise that we are not able to support this consultation process in this way.

Reagrds,

Helen Pritchard.

Helen Pritchard, Headteacher.

St Peter's Church in Wales Primary School, Chapel Lane, Rossett, Wrexham. LL120EE

Telephone 01244 570594 Fax 01244 571813

From: Justin Paul [Justin@j10planning.com]

Sent: 24 January 2017 12:15

To: STPETERS Mailbox

Subject: community consultation

Good afternoon

We are looking at undertaking pre-application consultation for some new housing to the east of the School and in doing this need to offer local residents who don't have access to a computer or the internet with a place they can visit and view documents online.

I wonder whether you would be able to offer this facility and if so during what hours ?

For your information (and not for wider circulation at this stage) I attach an early draft plan that illustrates the scheme; it includes some additional parking to serve as an enhanced pick-up and drop-off facility which will no doubt be of interest to Governors, Parents and Staff alike.

I look forward to hearing from you.

Yours faithfully

Justin Paul

Justin Paul BA BTP MRTPI

MANAGING PARTNER

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Mae'r neges e-bost hon, ac unrhyw ffeil sydd ynghlwm wrthi, yn gyfrinachol ac fe'i bwriedir ar gyfer yr unigolyn neu'r sefydliad y cyfeiriwyd hi ato. Os nad chi yw'r

From: [Ian](#)
To: [Matthew Phillips](#)
Cc: [Justin Paul](#)
Subject: RE: Rossett _ Masterplan and Unit Size Parameters
Date: Friday, January 27, 2017 12:36:01 PM

Matthew

Thanks for this - will define and issue to you for review.

Many thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 27 January 2017 12:35
To: Ian
Cc: Justin Paul
Subject: RE: Rossett _ Masterplan and Unit Size Parameters

Ian,

The plan looks ok, however the building parameters needs to include heights as well - stating up to 2.5 storeys is not sufficient. There has to be a maximum and minimum expressed in metres.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Ian [mailto:ian@parkinsoninc.co.uk]
Sent: 23 January 2017 14:09
To: Matthew Phillips
Cc: Justin Paul
Subject: Rossett _ Masterplan and Unit Size Parameters

Matthew

I trust all is well.

Thank you for your time at our meeting of 14th December.

I've attached the progressed Masterplan which shows:

- 'rounded' streetscape layouts - taking out some of the angular arrangements
- an inset showing the dimensions (with degrees of deviation) for the housing units sizes

Please can you let us have your thoughts on the unit dimension parameters to make sure we've covered the points/ask from the meeting.

The dimensions relate to the house unit sizes, not the plot - is this correct?

Many thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

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APPENDIX B

Green Barrier PPW

policy extract



Llywodraeth Cymru
Welsh Government



Planning Policy Wales



Edition 9
November 2016

uses in accessible locations can increase social inclusion, reduce the need to travel and make towns safer for people both day and night. Mixed use can incorporate all or a selection of office, industrial, leisure, retail, community and residential uses if sensitively designed (4.11.7 and 4.11.8). Mixed use can increase the feasibility of delivering local renewable and low carbon energy solutions such as district heating schemes (see Section 12.8). Development plans should identify the range of facilities and activities that communities wish to be provided and maintained in urban locations. Plans should encourage the clustering of complementary enterprises in industrial and commercial areas so as to reduce traffic generation.

4.7.7 For most rural areas the opportunities for reducing car use and increasing the use of walking, cycling and public transport are more limited than in urban areas. **In rural areas the majority of new development should be located in those settlements which have relatively good accessibility by non-car modes** when compared to the rural area as a whole. Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision. The approach should be supported by the service delivery plans of local service providers.

4.7.8 **Development in the countryside** should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should respect the character of the surrounding area and should be of appropriate scale and design.

4.8 Managing urban form by means of green belts and green wedges⁹

4.8.1 Around towns and cities there is often the need to protect open land. Local planning authorities need to **consider establishing Green Belts and making local designations, such as green wedges**. Both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. **Land within a Green Belt should be protected for a longer period than the current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process.**

4.8.2 Both Green Belts and green wedges can:

- provide opportunities for access to the open countryside;
- provide opportunities for outdoor sport and outdoor recreation;
- maintain landscape/wildlife interest;
- retain land for agriculture, forestry, and related purposes;
- improve derelict land; and
- provide carbon sinks and help to mitigate the effects of urban heat islands.



However, the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included within a Green Belt or green wedge.

4.8.3 The **purpose of a Green Belt** is to:

- prevent the coalescence of large towns and cities with other settlements;
- manage urban form through controlled expansion of urban areas;
- assist in safeguarding the countryside from encroachment;
- protect the setting of an urban area; and
- assist in urban regeneration by encouraging the recycling of derelict and other urban land.

4.8.4 All local planning authorities in parts of Wales which are subject to significant pressures for development must consider the need for Green Belts. Green Belts will not necessarily need to extend in a continuous band around an urban area.

4.8.5 **The most important attributes of Green Belts are their permanence and their openness.** In respect of permanence, the boundaries of Green Belts should be altered only in exceptional circumstances and land within a Green Belt should be protected for a longer period than the current development plan period. To maintain openness, development within a Green Belt must be strictly controlled. The general policies controlling development in the countryside apply in a Green Belt but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see 4.8.14 to 4.8.18).

4.8.6 Green Belts should be established through development plans. Before designating land around an urban area as a Green Belt, local planning authorities must consider and justify which would be the most appropriate means of protection. When including Green Belt policies in their plans, authorities must demonstrate why normal planning and development management policies would not provide the necessary protection.

4.8.7 Green Belt boundaries should be chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. Where the designation of a Green Belt is likely to affect more than one local authority, consultation will be necessary with all authorities likely to be affected.

4.8.8 Since Green Belts require long term protection, when considering Green Belt designation local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Belt, bearing in mind the longer term need for development land, the effects of development pressures in areas beyond the Green Belt and the need to minimise demand for travel. This may require land to be safeguarded, and boundaries of a proposed Green Belt must be carefully defined to achieve this.

4.8.9 Settlements and other developed sites within a Green Belt should only be included as part of the Green Belt if no new building, or infilling only, is proposed. Policies should list and define the boundaries of settlements where infilling would be permitted. Settlements and other sites where limited expansion is proposed should be excluded from the Green Belt and policies for those settlements should be included in the development plan.



4.8.10 **Local designations such as green wedges** may be justified where land is required to serve the same purpose to a Green Belt (see 4.8.3), but these designations do not convey the permanence of a Green Belt.

4.8.11 Like Green Belts, green wedges should be established through development plans. Local planning authorities should only maintain green wedges where they can demonstrate that normal planning and development management policies cannot provide the necessary protection. They should state in their development plans the areas that require extra protection and why.

4.8.12 In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. Green wedge policies should be reviewed as part of the development plan review process. The general policies controlling development in the countryside apply in green wedges, but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see 4.8.14 to 4.8.18).

4.8.13 As with Green Belts, when considering green wedges local planning authorities will need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed green wedge.

Inappropriate development

4.8.14 When **considering applications for planning permission in Green Belts or green wedges**, a **presumption against inappropriate development** will apply. Local planning authorities should attach substantial weight to any harmful impact which a development would have on a Green Belt or green wedge.

4.8.15 Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Belt or green wedge. Green Belt and green wedge policies in development plans should ensure that any applications for inappropriate development would not be in accord with the plan. These very exceptional cases would therefore be treated as departures from the plan.

4.8.16 The construction of new buildings in a Green Belt or in a locally designated green wedge is inappropriate development unless it is for the following purposes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the Green Belt or green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings;
- limited infilling (in those settlements and other development sites which have been identified for limited infilling in the development plan) and affordable housing for local needs under development plan policies; or
- small scale diversification within farm complexes where this is run as part of the farm business.



4.8.17 The **re-use of buildings in a Green Belt or green wedge** is not inappropriate development provided that:

- the original building is substantial, permanent and capable of conversion without major reconstruction;
- the new use will not have a greater impact on the openness of the Green Belt or green wedge and the purposes of including land within it. Strict control will need to be exercised over the extension, alteration or any associated use of land for re-used buildings; and
- the building is in keeping with its surroundings.

4.8.18 Other forms of development would be inappropriate development unless they maintain the openness of the Green Belt or green wedge and do not conflict with the purposes of including land within it.

4.9 Preference for the re-use of land

4.9.1 Previously developed (or brownfield) land (see Figure 4.4) should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. The Welsh Government recognises that not all previously developed land is suitable for development. This may be, for example, because of its location, the presence of protected species or valuable habitats or industrial heritage, or because it is highly contaminated. For sites like these it may be appropriate to secure remediation for nature conservation, amenity value or to reduce risks to human health.

4.9.2 Many previously developed sites in built-up areas may be considered suitable for development because their re-use will promote sustainability objectives. This includes sites:

- in and around existing settlements where there is vacant or under-used land, commercial property or housing;
- in suburban areas close to public transport nodes which might support more intensive use for housing or mixed use;
- which secure land for urban extensions, and;
- which facilitate the regeneration of existing communities.

4.9.3 If the Welsh Government's objectives for the more sustainable use of land and buildings and the re-use of previously developed sites are to be achieved, local authorities and other stakeholders will need to be more proactive. Wherever possible, local authorities should work with landowners to ensure that suitable sites are brought forward for development and to secure a coherent approach to renewal. In some instances the local authority may need to purchase land in order to facilitate redevelopment. Wherever possible this should be done by negotiated agreement, but it may involve the use of **compulsory purchase powers**.



5. Environment and Conservation

Background

5.1 The local environment is one of the County Borough's greatest resources, being an essential component in residents' quality of life and in the successful development of local industrial and tourism initiatives. Environmental quality is under threat from many directions, including intensive farming methods, the destruction of natural habitats, the use of countryside for development, and the redevelopment of historic areas in settlements. The County Borough contains several derelict and underused or neglected sites and hazardous industrial uses. The Council is committed to action to rectify the damage done in the past, to prevent further deterioration, and to conserve and enhance those landscape and townscape elements which form an important part of the local heritage and its residents' quality of life. Necessary changes should respect and complement the character of the environment.

Green Barriers

Policy EC1 Within Green Barriers, development will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

5.2 There are several instances where existing settlements come into close proximity and there is a need to maintain a belt of countryside free from development. The purposes of a Green Barrier include:

- i) to prevent the coalescence of urban areas and villages with other settlements;
- ii) to assist in safeguarding the countryside from encroachment;
- iii) to protect the setting of urban areas and villages;
- iv) to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

In Wrexham, green barriers which possess the same characteristics and purposes of formal green belts, except in their long-term permanency, have coped with a wide variety of development pressures and successfully served their purposes. The designation of a green belt is therefore considered unnecessary. Mineral extraction and landfilling of wastes do not conflict with the purposes of the Green Barrier provided that the development does not detract from the open character of the area and includes high standards of restoration. Predominantly urban uses involving substantial built development or night-time lighting are not considered suitable uses in a green barrier.

APPENDIX C

Developer Interest and Deliverability

From: Justin Paul
To: ["Matthew Phillips"](#)
Cc: [Roger Bellis](#)
Subject: Wrexham LDP : Housing Trajectory - Policy H1 : site 16 ROSSETT
Date: 08 March 2019 10:05:00
Attachments: [image001.png](#)
[image003.png](#)

Matthew

You are aware that Outline planning was refused (for 132 units) by Members and my client is now in the process of lodging a S73 planning appeal. Putting that aside, my client is not looking to simply rely upon this route alone and will continue to actively promote the site through the emerging LDP examination programme and hope that it can be confirmed as an allocation by the Plan Inspector.

Please note that subject to any planning appeal being determined by around Summer 2019 the applicant would then formally market the site and select a preferred development partner(s) who could come forward with a Reserved Matters application.

You will be aware that the applicant provided marketing evidence as part of his submission that identified some 15+ housebuilder parties who are interested in the site. Despite the refusal of planning this interest has not abated; but until the planning position has been clarified my client is not prepared to enter into formal legally binding terms with a development partner.

The site can be split into two development parcels given that it is divided by the Holt Road, thereby lending itself to two standalone construction sites which would enable even swifter construction times and quicker delivery.

We have assumed that with a commencement date of Summer 2020 this would allow the site(s) to be completed by / during 2022.

I have completed the table below. Noting that this assumes no further slippage in the LDP being adopted (assumed to be Spring 2020) and no additional slippage relating to any future determination of Reserved Matters, and that the two sites are brought forward in tandem.

Site Deliverability - Remaining Years of Plan		
Year	Annual completions	Total site completions
2019	0	0
2020 (3 months site preparation)	0	0
2021	42	42
2021	45	87
2022	45	132
2023	0	132
2024	0	132
2025	0	132
2026	0	132
2027	0	132
2028	0	132
Total 3.5 years to complete site		

It confirms that even if some additional slippage occurred the site can easily be delivered within the plan period.

Regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 20 February 2019 13:00

To: Justin Paul <Justin@j10planning.com>

Subject: Wrexham Local Development Plan Proposed Housing Allocations - Policy H1

Justin,

Sorry to send you another email – but this one is in respect of Rossett (Policy H1, site 16).

As you are no doubt aware, Wrexham County Borough Council has submitted its Local Development Plan (LDP) to the Welsh Government for Examination. It is expected that the Examination will commence in April or May of this year.

LDP Policy H1 includes a site put forward for development by you/your clients. The LDP Examination Inspector will expect sites put forward for allocation in the LDP to be deliverable over the plan period. In light of that I am seeking up to date information as to when and how sites will be delivered (i.e. the timing and phasing of sites) as well as information about interest from developers.

The information requested will enable the Council to update the housing trajectory set out in Background Paper 08: Housing Supply and Delivery. It will also confirm that the policy H1 sites are deliverable, will contribute towards meeting the Council's housing requirements as identified in LDP policy SP1 and therefore should be allocated for development. I would therefore be helpful if you could:

- a. Complete the table below to indicate the likely numbers of completions in each of the remaining years of the LDP period; and
- b. Provide details of any developer interest in the site.

Site Deliverability - Remaining Years of Plan	
Year	Completions

2018-2019	
2019-2020	
2020-2021	
2021-2022	
2022-2023	
2023-2024	
2024-2025	
2025-2026	
2026-2027	
2027-2028	

I should be grateful if you could respond by Friday 8th of March 2019

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

Our Ref: JMF/CLD/112330

2nd February 2017

J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

FAO Justin Paul

Dear Sir,

Please accept this letter as confirmation of our expression of interest for the land adj. Lane Farm, Off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS.

Please forward all information to myself.

Yours sincerely



Jeff Fleet
Sales Director

Date: 09/08/2017

Our Ref: Holt Road, Rossett.



Justin Paul
J10 planning
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Bellway Homes Limited
North West Division
2 Alderman Road
Liverpool
L24 9LR

Telephone 0151 486 2900
Fax 0151 336 9393
www.bellway.co.uk

Dear Justin,

Re: Holt Road, Rossett.

Further to our earlier conversation, Bellway Homes NW would like to put forward our expression of interest in relation to the above named site.

We are currently looking at a number of development opportunities in Wrexham and Flintshire and we would be interested in making an offer at the appropriate time, for the unencumbered freehold interest of Holt Road, Rossett.

Please feel free to give me a call if you require further information.

I look forward to hearing from you

Yours sincerely,
Bellway Homes Ltd (NW Division)

Katy Roper
Senior Land Manager



COUNTRYSIDE

Places People Love

DC/MG
16 June 2017

Justin Paul
10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

**LAND ADJACENT TO LANE FARM ROSSETT ROAD / HOLT ROAD,
ROSSETT, WREXHAM, LL12 ODS**

Following on from our conversation on the above site at Rossett, I was encouraged to learn that the current landowner, along with your assistance, is currently pursuing an outline consent for approximately 130 residential units on the site. With this in mind, I would like to confirm that on receipt of the outline consent, we would be keen to pursue an interest in the development opportunity.

I would be keen to have the opportunity to meet with both yourself and the landowner to discuss the benefits of working alongside Countryside Properties and how we might put together a proposal that would be of interest to both you and your client.

I trust that the above is satisfactory and look forward to hearing from you in due course.

Yours sincerely

David Clifton
Senior Land Manager
Countryside Properties UK Limited

Our Ref:
Your Ref:

25th January 2017

Mr Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ



EDWARDS HOMES LIMITED

Edwards House
Connahs Quay, Deeside
Flintshire CH5 4DS

Telephone: 01244 818228

Fax: 01244 816736

Website: www.edwardshomes.co.uk

Email: info@edwardshomes.co.uk

Dear Justin

Ref: Expression of Interest in land adj. Lane Farm, off Holt Road/ Rossett Road, Wrexham LL12 ODS

Thank you for the details and information that you have provided regarding the above development opportunity.

We are extremely interested in this and would like you to register our interest accordingly.

Edwards Homes Limited is long established award winning local building company with a wealth of experience in delivering projects like this and it consistently delivers high standards of quality and excellence to its all of its customers and developments alike.

We have a number of projects in progress currently in the Chester, Saltney and New Brighton areas (near to Mold) along with a strong pipeline of excellent new sites to follow, so this exciting opportunity would be a superb addition to add to our portfolio and would also benefit the local area as well with a quality finished development.

So, in selecting Edwards Homes as your partner in this project it would represent a great decision in offering local buyers the opportunity to own a stunning new home at outstanding value for money prices with a wide range of house types and styles to suit all budget needs, that's the Edwards Homes winning formula!

We look forward to hearing from you with further information on the process once you are ready.

Yours sincerely

A handwritten signature in black ink, appearing to read "Neil Edwards", written over a horizontal line.

Neil Edwards
Managing Director

Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

3rd February 2017

Dear Justin,

RE: Land adj. Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Many thanks for your email of 20th January 2017 which provided the details on the two sites in Rossett, Wrexham.

I am pleased to confirm that we would be interested in the opportunity and would be most grateful if you could please keep us in the loop of the process moving forward.

I would also ask for any further information you may have that is available via a further information pack or data room.

Kind Regards,

A handwritten signature in black ink that reads 'P. Darwin'.

Paul Darwin
Land Manager

Tel: 0151 350 1357

Email: paul.darwin@elan-homes.co.uk

Gower Homes Ltd
8 Temple Row
Wrexham
LL13 8LY

Date: 6th February 2017

Mr. J Paul
J10 Planning Limited
1-8 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

Land adjacent to Lane Farm, Rossett, Wrexham, LL12 0DS – 6.94 Acres and 8.41 Acres

In further response to your recent emails I confirm my interest in either of the above sites.

Gower Homes, as a local housebuilder with a 25-year-old track record of delivering schemes in the locality could, I believe, be helpful to the planning process if an early involvement from a development partner is required.

Lane Farm looks to be an exciting scheme in a great location and I would be delighted to be involved.

I look forward to hearing from you.

Yours Sincerely



Michael Forgrave
Gower Homes Ltd





Macbryde Homes Limited
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies,
St. Asaph, LL17 0LJ

23rd January 2017

Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

Re: Land adj. Lane Farm, off Holt Road/ Rossett Road, Wrexham, LL12 0DS

Further to your email of the 20th January 2017 attaching the sales particulars for the above land, we would like to register Macbryde Homes Ltd's interest in this opportunity and look forward to hearing from you in due course.

Kind regards

Yours sincerely

 Simon Macbryde
Chairman & Managing Director

t: 01745 536677
f: 01745 536688
e: info@macbryde-homes.co.uk
w: macbryde-homes.co.uk

Registered in England No 1932141



BY EMAIL ONLY

Our Ref: ART/JM/GENERALLETTERS2017/LET02

14th February 2017

Mr Justin Paul BA BTP MRTPI
Managing Partner
J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin

RE: HOLT ROAD/ROSSETT ROAD, ROSSETT

Further our previous email correspondence and as requested, please accept this letter as confirmation of our Company's interest in the above development opportunity.

We look forward to receiving further information in due course.

Yours sincerely


ANDREW R THOMPSON BA (Hons) MRTPI
Senior Land Director

From: [Williams, Bobby](#)
To: [Justin Paul](#)
Subject: Land Adjacent Lane Farm, Rossett, Wrexham, LL12 0DS
Date: Thursday, August 31, 2017 3:02:24 PM

Dear Justin,

Land Adjacent Lane Farm, Rossett, Wrexham, LL12 0DS
Subject to Contract

I do not believe we have met before, though I note we have previously exchanged emails; I hope this email finds you well.

Following research into various development opportunities across North Wales, Merseyside and Cheshire West, I have noted the development opportunity being advertised on the J10 Planning website at Lane Farm, Rossett.

The Company are keen to identify and acquire new development opportunities, continuing the sustainable growth of the North West business, and I consider the development opportunity at Rossett to be of interest.

From the advertisement on the J10 Planning website, I understand you are acting as agent for the Vendors. Additionally, I note expressions of interest were invited earlier this year. However, if the land remains currently available, it is an opportunity the Company would be keen to explore further and I would be pleased if this email could be considered as an expression of interest.

If the content of this email is of interest to you and your Clients, I would be happy to discuss matters further.

Please do not hesitate to contact me at your convenience.

I look forward to hearing from you.

Kind Regards,

Bobby Williams
Land Manager
Persimmon Homes North West
30-34 Crofts Bank Road
Urmston
Manchester
M41 0UH
T: 0161 746 3737
E: Bobby.williams@persimmonhomes.com

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Persimmon Homes Limited is registered in England number 4108747, Charles Church

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: David O'Reilly [<mailto:david.oreilly@storyhomes.co.uk>]

Sent: Thursday, August 31, 2017 4:31 PM

To: Justin Paul <Justin@j10planning.com>

Subject: Fwd: Rossett

Hi Justin

Following in from previous email to you on this, please see Phil's contact details below. He would definitely like to have a look at the site if you could give him a call?

Kind Regards

David

Sent from my iPhone

Begin forwarded message:

From: Phillip Mussell <Phillip.Mussell@prospectgb.com>

Date: August 30, 2017 at 8:47:30 AM GMT+1

To: David O'Reilly <david.oreilly@storyhomes.co.uk>

Subject: Rossett

Hello David,

Hope you're well.

Just wondered if your Rossett contact could give me a call, or are you happy for me to call him?

Regards.

Phil

Phil Mussell
Land Manager

Tel: 0151 448 5720

Mob: 07773 057972

Prospect (GB) Ltd
Unit 5
Meridian Business Village
Hansby Drive
Liverpool
L24 9LG

www.propsectgb.com



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Registered in England: Story Homes Ltd no. 2275441,
Registered office: Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL.



Where quality and value meet innovation

New Vision House
New Vision Business Park
Glascoed Road
St Asaph
Denbighshire
LL17 0LP

Tel: 01745 583556
e-mail: enquiries@purecommercial.co.uk
www.pureresidentialandcommercial.co.uk

Mr Justin Paul
J10 Planning
1-3 Upper Eastgate Row
Chester
CH1 1LQ

Date 1st November 2018

Reference: Land adjacent Lane Farm, off Holt Road / Rossett Road, Rossett, Wrexham LL12 0DS

Dear Justin

Further to our recent meeting at our offices to talk about various development opportunities between us we would like to formally register our expression of interest in the above parcel of land that you are representing and looking to bring to market.

If you could let us know once you are in a position to move things onto the next level then we can begin to look at preparing a proposal be it for the whole or part of the site if it is decided to split the sale.

We believe that give our track record of delivering a high quality product to the market will be a perfect fit with delivering a high quality development to the resident of the community of Rossett and enhancing the values further.

Look forward to hearing from you and working together in due course

Yours Sincerely

Stuart Askey
Strategic Land Acquisition

Registered Office:
Pure Residential and Commercial Limited
New Vision House
New Vision Business Park
Glascoed Road
St Asaph
Denbighshire
LL17 0LP

Mobile 07788 145047



Redrow Homes NW
Redrow House
6450 Cinnabar Court
Daresbury Business Park
Warrington WA4 4GE

Tel: 01928 785800
Fax: 01928 785801
DX: 708570 ST DAVID'S PARK
Email: nw@redrow.co.uk
Website: www.redrow.co.uk

Our Ref:MTO/JP.1

Date: 25th January 2017

Mr J. Paul
J10 Planning Limited
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin,

Expression of Interest: Land adj. Lane Farm, off Holt Road/Rossett Road, Rossett

I am pleased to confirm that Redrow Homes North West would be interested in putting forward a proposal for the abovementioned site.

Redrow have previously had success in developing in the Wrexham area, and feel our product would be well suited to a housing development in Rossett. We understand that you will be working up an Outline application alongside negotiations, and we are happy to feed into this planning process if you see fit.

We would be interested in putting forward a conditional offer in due course for the sites on either side of Rossett Road, on a subject to reserved matters planning approval basis.

Thank you for contacting Redrow about this development opportunity, and I look forward to hearing from you in due course.

Yours sincerely,



Mathew Tudor-Owen
Land Manager
Redrow Homes North West

Seddon Homes Limited
Birchwood One Business Park
Dewhurst Road
Birchwood
Warrington
Cheshire
WA3 7GB

Tel: 01925 839500

Fax: 01925 839501

email: admin@seddonhomes.co.uk

website: www.seddonhomes.co.uk

Our ref: MJO/DJM

25 January 2017

J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
Chester
CH1 1LQ

Dear Justin,

RE: Opportunity: Lane Farm, off Holt Road/Rossett Road, Rossett, Wrexham, LL12 0DS

Thank you for the introduction. Please take this email as Seddon Homes expression of interest in this land.

Once you have formulated which way you want to go with this please just call.

Kind Regards

A handwritten signature in blue ink, appearing to be 'MJ' followed by a stylized flourish.

Michael Johnson
Land & Strategic Planning Manager

ROS/GJ01

12th September 2017

Mr Justin Paul
J10 Planning Ltd
1-3 Upper Eastgate Row
Chester
CH1 1LQ

Dear Justin

RE: Land at Holt Road / Rossett Rd, Rossett.

Following our recent email correspondences, I write to formally advise you of our interest in the site at the above address which you are marketing.

Seddon Homes are a design led house builder, the residential development arm of the Seddon Solutions group with a £200m annual turnover and one of the most respected and trusted home builders based in the North West and still owned and managed by the Seddon family. We have been promoting land and building homes for four generations and currently have new developments currently stretch from Lancashire to Staffordshire and Merseyside to Yorkshire and offer a diverse collection of styles.

I would value the opportunity in meeting with you to discuss the prospects for the above site and others that might present similar opportunities which you are working on. I look forward to hearing from you in order that we can arrange a mutually convenient time to discuss this matter further.

Yours sincerely



Gareth Jarvis

Land Buyer

Phone: 01925 839 550

Mobile: 07970 107852

Email: Gareth.Jarvis@seddonhomes.co.uk

24 January 2017

Mr Justin Paul, BA BTP MRTPI
Managing Partner
J10 Planning Ltd
1-3 Upper Eastgate Row
Eastgate Row North
CHESTER
CH1 1LQ

Dear Justin

**LAND ADJ LANE FARM ROSSETT, WREXHAM LL12 ODS
EXPRESSION OF INTEREST**

Many thanks for your recent correspondence with regards to the above site.

We would like to take this opportunity to register our interest and look forward to hearing back from you in due course.

Yours sincerely



Steve Griffin
Managing Director
SG ESTATES LTD

From: [Andrew Sheldon](#)
To: [Justin Paul](#)
Subject: Land at Rossett
Date: Tuesday, August 8, 2017 12:17:05 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Justin,

Further to our conversation last week I would like to register our interest in the land you are seeking permission for housing at Rossett.

We are a private housebuilder based in Shropshire with a current annual turnover of over £30,000,000.

We pride ourselves on a high quality product ,constructing a range of house sizes and styles and will design bespoke housing when required having developed many exclusive schemes in sensitive locations.

Should either the whole site ,or just one of the parcels be available we would be very interested in acquiring them for development.

Alternatively ,if your client wished to consider entering into a contract subject to receipt of planning at this point where we would retain yourselves for the planning work and we pay the associated application fees ,we would be very happy to discuss that .

Many thanks ,please don't hesitate to call if you wish to discuss our proposal.

Regards,

Andy Sheldon

Land Manager



Visit our stand at
Shrewsbury Flower Show
Friday 11th & Saturday 12th August 2017

Shropshire Homes Limited

The Old Workhouse, Cross Houses, Shrewsbury, SY5 6JH

Tel: 01743 761789 ~ Fax: 01743 761773

www.shropshire-homes.com

Follow us:

From: [Mark Jowitt](#)
To: [Justin Paul](#)
Subject: ROSSETT ROAD, TREVALYN - 132 HOUSES
Date: Tuesday, August 14, 2018 2:29:38 PM
Attachments: [image001.png](#)
[image002.png](#)
[image008.png](#)
[image009.png](#)
[image011.png](#)
[image012.png](#)

Dear Sir,

Please could you email me a pack regarding the above development. Has there been much interest in the site and where does the scheme currently stand.

Regards



[MARK JOWITT](#)
Development Manager

SWG HOMES
(PART OF THE SWG GROUP)
CANALSIDE, MAESYDRE,
WELSHPOOL, POWYS
SY21 7AH

T: 01938 554476
E: mark.jowitt@swg.co.uk
W: www.swg.co.uk



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 Please consider the environment before printing this email



Mr Roger Edward Bellis
Bellis Brothers Limited
Wrexham Road Farm
Wrexham Road
Holt
Wrexham
LL13 9YU

Taylor Wimpey UK Limited
Strategic Land
The Beacons
Warrington Road
Birchwood, Warrington
Cheshire WA3 6XU

T: 01925 849500
F: 01925 849501

www.taylorwimpey.co.uk

Dear Mr Bellis,

18th August 2016

Re: Land near Rossett Road, Rossett, Wrexham

We are currently exploring strategic land opportunities in the Wrexham area and would very much like to discuss the potential for long term residential development on your land near Rossett Road in Rossett. We are seeking sites that perhaps have a Countryside designation or where planning constraints have limited the ability of the site to sustain residential development.

Wrexham Council are currently preparing their new Local Plan which will identify suitable locations for new residential development. The Local Plan will be subject to a number of public consultations and examinations between now and its anticipated adoption date of 2018. We believe that your land could hold long-term residential development potential if promoted in the right way and would like to discuss ways in which we can help you achieve an element of residential planning permission for your land.

In order to realise the full potential of this land, we will need to actively promote the site through both the current and the next Local Plan. This will require significant technical and planning capability as well as a proactive approach to development. Our dedicated Strategic Land division concentrates on the long-term promotion of sensitive sites through the planning system and has an excellent record of securing well planned, meaningful residential allocations.

Taylor Wimpey is one of the largest residential developers in the UK and was formed when George Wimpey and Taylor Woodrow merged in 2007. The Taylor Wimpey business prides itself on being financially robust, socially responsible and locally engaged. We are self-funding, financially independent and ideally positioned to actively assist with the current housing shortage. We are a forward thinking business with a strong financial covenant, ethical drive and focus on customers.

We pride ourselves on our reputation and ability to build relationships with planning authorities, helping us to successfully promote strategic housing sites through to development. Having a major housebuilder attached to a potential development demonstrates the deliverability of the site. We actively work with the Council to provide confidence that the development can and will deliver the critical housing volume needed to meet their defined housing needs.

Taylor Wimpey UK Limited
Registered Number:
1392762 England and Wales.
Registered Office:
Gate House, Turnpike Road
High Wycombe, Buckinghamshire
HP12 3NR

I have enclosed our brochure along with some further information. I would appreciate an introductory meeting with you and the other members of the Bellis Brothers Ltd board to discuss the current holding and how we could work together to gain a positive outcome for the site. My details can be found below.

I look forward to hearing from you.

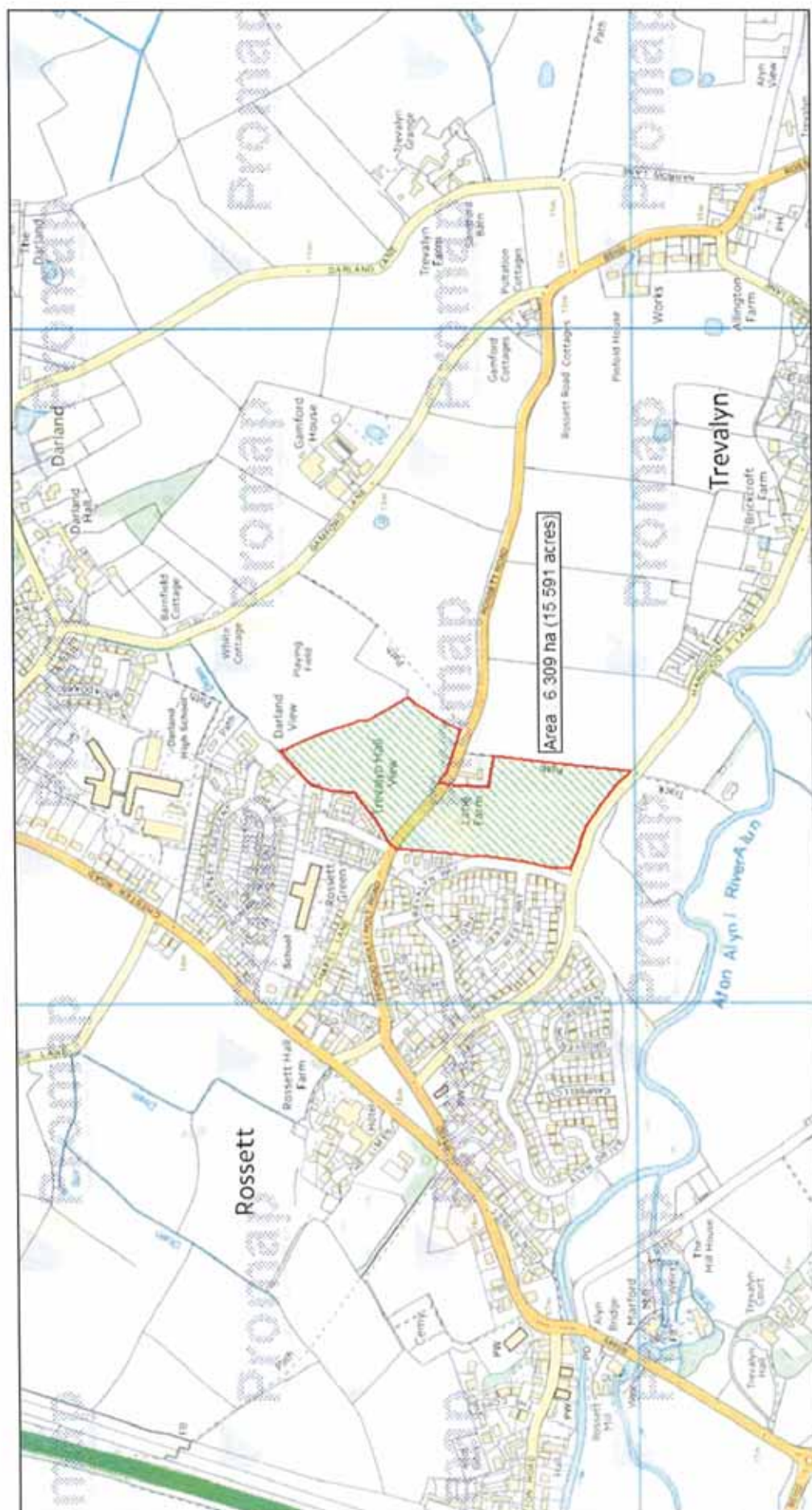
Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Cooper', written in a cursive style.

Philip Cooper
Strategic Land and Planning

Email: philip.cooper@taylorwimpey.com

Tel: 07771842063





Ms. J. Bellis
Bellis Brothers Limited
Wrexham Road Farm,
Holt,
Wrexham,
LL13 9YU

25th April 2018

Dear Ms. Bellis

Taylor Wimpey North West
Ground Floor
Washington House
Birchwood Park Avenue
Birchwood
Warrington
WA3 6GR

T: 01925 849500

taylorwimpey.co.uk

Re: Land North and South of Rossett Road

We have recently undertaken an extensive survey of the Wrexham Deposit Plan in an attempt to identify future potential residential development opportunities. During this survey, we noted with interest land in your ownership and held under titles CYM476768 and CYM536981 which could, subject to obtaining necessary approvals, be suitable for this purpose in the future.

We recognise that your site has been identified as a potential housing allocation and we are therefore keen to formally place on record our interest in this opportunity. I am sure that you will have received several expressions of interest so I am keen to demonstrate our track record of successful delivery of projects of this nature. The North West regional business will be responsible for taking this site forward and have extensive experience of delivering similar projects, currently operating from 15 sales outlets across the region to deliver around 600 dwellings per annum.

The scale of Taylor Wimpey means that we can draw on the expertise of our personnel in land acquisition, the planning system, home and community design, urban regeneration and the development of supporting infrastructure; and enables us to quickly resolve any problems we may encounter. It would be our intention to bring all these resources and expertise to this project, a requirement for realising the development potential of the land.

In the North West, our immediate land team is supported by a Strategic Land operation who currently have a large active portfolio of Brownfield and Greenfield sites varying from 5 – 200 acres and in various stages of the planning system. In recent times, Strategic Land has experienced considerable success in working closely with Council's, Councillors, and local communities in bringing freehold, option and joint venture sites through the planning system to deliver valuable and viable developments for our business to build out on the ground.

I hope to hear from you once you have had the opportunity to consider this letter, I believe it would be beneficial to meet and thoroughly discuss this opportunity in planning terms and any potential deal between us. However, if you require any further clarification or information in the meantime, please do not hesitate to contact me.

Yours sincerely,

Jordan Marsh
Land Buyer, Taylor Wimpey North West
t: 01925 849 542 | m: 07469 419 567
e: jordan.marsh@taylorwimpey.com

Taylor Wimpey UK Limited
Registered Number:
1392762 England and Wales.
Registered Office:
Gate House, Turnpike Road
High Wycombe, Buckinghamshire
HP12 3NR

APPENDIX D

Green Wedge

Review study extract



Wrexham Local Development Plan 2013 - 2028

EBNB01

housing

open space

employment

community

transport

education



Wrexham Strategic Green Wedge Review (October 2017)

Wrexham Strategic Green Wedge Review – (October 2017)

1. Introduction

- 1.1 The Council is in the process of preparing a new Local Development Plan (LDP, 2013 - 2028). As part of the evidence base to support preparation of the Deposit Plan it has been necessary to undertake a green wedge review.
- 1.2 The current adopted Unitary Development Plan (UDP) (1996 – 2011) uses the term Green Barrier to define areas of land between settlements where it is desirable to maintain the openness of the area, and to ensure that settlements do not coalesce, amongst other things as defined in national Planning Policy Wales (see section 3 below). Indeed the function of the Green Barrier is essentially the same as the Green Wedge as defined in National Planning Policy Wales (Edition 9, January 2016, para 4.8.3), it is only the terminology which differs. In order to maintain consistency with National Planning Policy and for the avoidance of doubt, the term Green Wedge shall be used for the remainder of this paper, and in the deposit LDP.
- 1.3 This review was undertaken in 2 stages, stage 1 to assess the requirement for Green Wedge designation directly surrounding the settlement limit of Wrexham Town in the context of the iterative process of selecting Key Strategic Sites (KSS) for development, and the western villages (area to the west of Wrexham town, which comprises a number of villages in close proximity); and stage 2 to review the remainder of the Green Wedge (GW) designation in the County Borough in preparation for the deposit LDP, and make recommendation regarding the need for any new designations. This document combines both stages and forms part of the evidence supporting the Deposit LDP.
- 1.4 The rest of this paper goes on to explain why a GW review is necessary, the key aims and objectives of the study; the function of the GW in the context of National Planning Policy, the methodology employed to undertake the review and the findings and conclusions of the review.

2. Why is a Green Wedge Review necessary?

- 2.1 The Preferred Strategy is proposing to make provision for 8525 new homes in order to deliver a requirement of 7750 homes over the plan period 2013-2028 together with a maximum of 45 hectares of employment land.
- 2.2 In relation to the existing UDP green wedge designation (or green barrier as it is referred to in the UDP), it has been rolled forward from past development plans without any formal review. As per national policy, and unlike Green Belt

designations which are considered to have an element of permanence, green wedge require review, and the most appropriate time to review the designations are during the development plan preparation process.

- 2.3 During the initial hearing session into LDP1 the Planning Inspector¹ questioned whether the proposed green wedge designation were based on a formal assessment in line with national policy, which further highlights the need to undertake this review. It is conceded that the green wedges proposed in LDP1 was carried forward from the UDP, without any formal review. In light of these comments it is apparent that any green wedge designation in deposit LDP2 will require full justification in line with national policy, irrespective of other development pressure, and the carrying forward of the UDP designations without a formal assessment is not an option.

Key Aims and Objectives

- 2.4 In light of the context referred to in the introduction, a review of the existing Green Wedge designations is necessary. The aims and the objectives of the overall review will be to:
- Review the green wedge designations in the UDP using a standard methodology;
 - Make recommendations regarding the designation of green wedge to be fed into the deposit LDP, and justify where changes are deemed necessary including, if appropriate, the removal of the green wedge designation; and
 - Make recommendations to fill the policy vacuum if it is deemed appropriate to remove green wedge designations in certain locations
 - Understand if it necessary to designate any Green Belts or new green wedge in the County Borough?

¹ Wrexham County Borough Council Local Development Plan, Examination, Inspector's Preliminary Findings Paragraph 7.1.

3. National/ Local Policy Context

- 3.1 The following section outlines the policy context which guides development plans in relation to the designation of green wedges. Planning Policy Wales (PPW) (Edition 9, November 2016 – Chapter 4) sets out guidance on the designation of green wedge in development plans.
- 3.2 It states that both Green Belts and green wedges must be soundly based on a formal assessment of their contribution to urban form and the location of new development and can take on a variety of spatial forms. The essential difference between them is the issue of permanence. Land within a Green Belt should be protected for a longer period than the current development plan period, whereas green wedge policies should be reviewed as part of the development plan review process (PPW 4.8.1).
- 3.3 Green wedges can perform certain roles such as providing access to the countryside, including opportunities for outdoor sport and recreation, maintain landscape and wildlife interests, retain land for agriculture and forestry, improve derelict land, and provide carbon sinks. However the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included in green wedge designations (PPW 4.8.3). The objectives set out above are still worthy of consideration, and whilst it will not be appropriate to use green wedge designations to achieve them, it will be important to consider what policy approaches (either through local or national policy) could serve to protect those objectives.
- 3.4 The actual **purpose of Green Wedge** as set out in PPW (para 4.8.3) is to:
- prevent the coalescence of large towns and cities with other settlements;
 - manage urban form through controlled expansion of urban areas;
 - assist in safeguarding the countryside from encroachment;
 - protect the setting of an urban area; and
 - assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.5 The most important attributes of green wedge is their openness (PPW 4.8.5). To maintain openness, development within a green wedge must be strictly controlled. The general policies controlling development in the countryside apply in a green wedge but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation (see bullet points above). When including Green Belt and green wedge policies in their plans, authorities must demonstrate why normal planning and development management policies would not provide the necessary protection (PPW 4.8.6). Therefore part of the conclusion for each

area will include reference to alternative policy approach which may render a green wedge designation unnecessary.

- 3.6 Green wedges should only be maintained where normal planning and development management policies cannot provide the necessary protection. This assessment, and subsequently the LDP, will need to state where the areas are that require extra protection and why. In defining green wedges it is important to include only land that is strictly necessary to fulfil the purposes of the policy. Factors such as openness, topography and the nature of urban edges should be taken into account. Clearly identifiable physical features should be used to establish defensible boundaries. When considering green wedges there is a **need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Wedge** (PPW 4.8.13). Therefore the need for green wedge designations will need to be balanced against the need to provide land allocations for development in the LDP.
- 3.7 The purpose of green wedge as set out in Planning Policy Wales is the same as the purpose set out in the Wrexham UDP. However a formal assessment of the green wedge designation is still necessary in order to understand whether the existing designation actually perform the purpose as set out in both local and national policy.

4. Methodology for the Green Wedge assessment

In relation to the assessment of existing areas of green wedge there is no nationally prescribed methodology, it was therefore necessary to devise one for the study. The approach taken was to use the purpose of green wedge as set out in national policy as the basis for the assessment (see section 3.4 above). The Home Builders Federation (HBF) and Natural Resources Wales (NRW) were consulted on the methodology in order to gain any initial comments on the approach taken. HBF suggested minor amendments which have been incorporated into the study, and NRW had no objection to the methodology.

Further comments were received following consultation on the Preferred Strategy. The following issues were identified:

- 1 comment was received questioning the boundaries used to define the green wedge adjacent the Key Strategic Site 2 (promoters of the site).
Response: The boundary of the green wedge on the eastern boundary of KSS2 was set along the edge of the original candidate site submitted. An amended alternative site was submitted by the site agents².
- Comments in general objecting to the development of some areas of green wedge.
Response: Comments regarding the development of green field sites are noted. The green wedge designation required review as part of the LDP process irrespective of the need to release some green field sites for development as part of the housing allocations in the deposit LDP. The strategic green wedge review has sought to retain green wedge designations where appropriate, whilst recognising the need to provide a sufficient range of development land suitably located in relation to existing urban edges.
- Comments were received questioning why not all of the green barriers had been reviewed prior to the consultation on the Preferred Strategy.
Response: Justification for the two stage approach was outlined in paragraph 4.1 of the Stage 1 Green Wedge Review. Ultimately all interested parties will have an opportunity to comment on the overall assessment of the green wedge, and proposed designation as part of the deposit LDP consultation.
- 1 comment was received questioning the assessment of candidate sites grouped together.
Response: In certain areas it was considered appropriate to group candidate sites together. In this example there are a number of

² Alternative Sites Register (Nov 2016) <http://wrexhamldp.wrexham.gov.uk>

candidate sites in the area between Mold Road and the train line in the area between Wrexham and Gwersyllt. The area has common characteristics and can be read as a whole, and therefore its overall function as an area of green wedge was assessed on that basis.

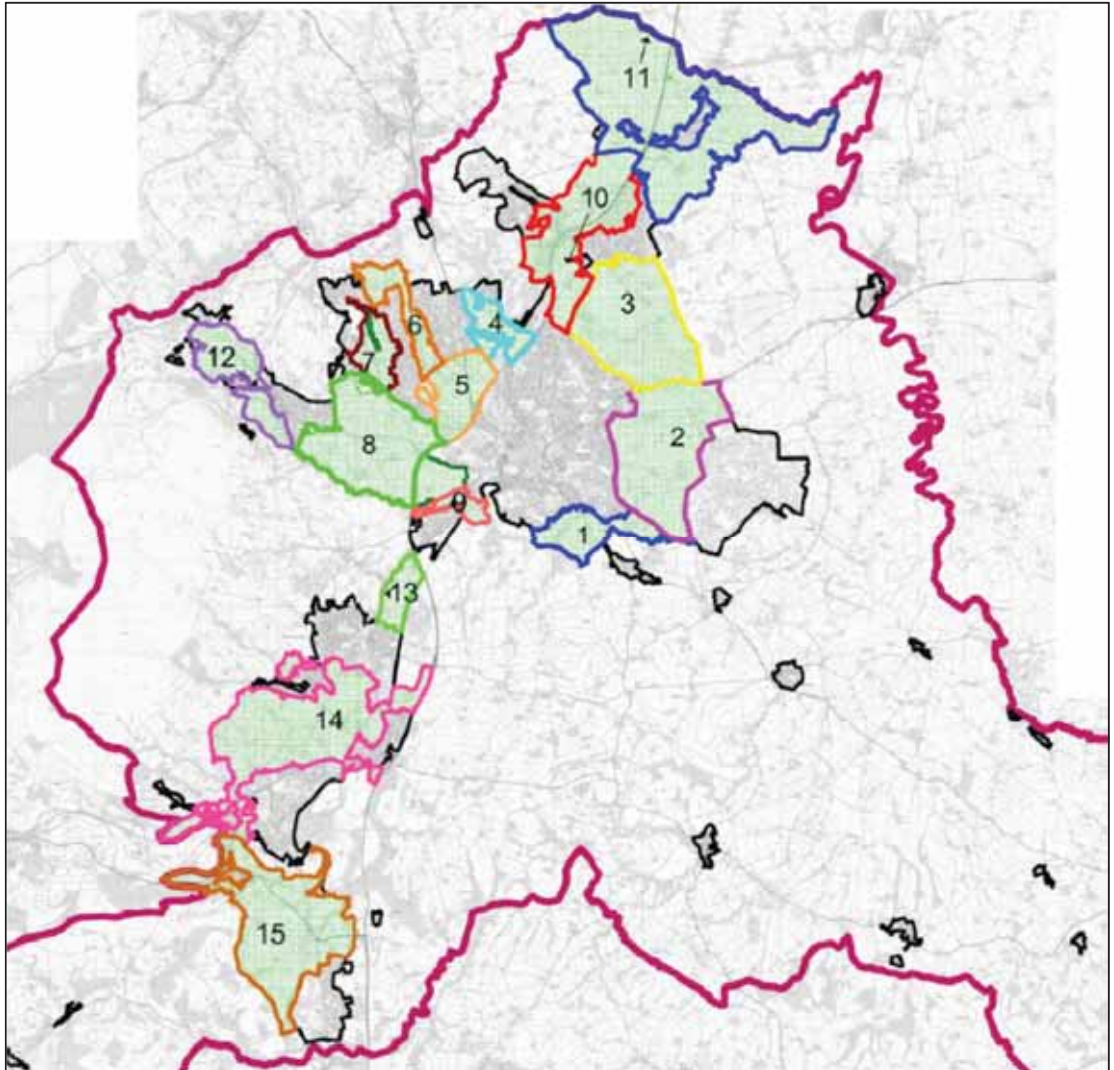
- Importantly, no fundamental objections to the overall methodology used to assess the UDP green wedge were received.

4.1 As stated in the introduction, the study was split into two stages. Stage 1 considered the areas surrounding Wrexham Town and the western villages (area to the west of Wrexham town, which comprises a number of villages in close proximity), and the second stage reviewed the remaining areas.

- this is the area where there is the most development pressure (as demonstrated by the number of candidate sites in the area);
- this area is most densely populated with settlements in close proximity to one another, which are at greater risk of coalescence should development occur;
- the presence of a number of potential Key Strategic and large sites in the area which are currently allocated as green wedge required review to assess their contribution towards the purpose of the green wedge designation;
- to allow consultation on the methodology undertaken for stage 1 to form part of the Preferred Strategy consultation, allowing officers to assess the robustness of the approach prior to rolling out the methodology for the rest of the County Borough and amending stage 1 if necessary; and;
- due to the timescales associated with the delivery agreement it was considered appropriate to concentrate on the stage 1 area initially.

4.2 To make the assessment process manageable, land in the green wedge was split into logical parcels of land, where possible, run along clear boundaries such as roads. The work is predominantly desk based, utilising secondary source material and information gathered on site visits.

Map 1: Review Area (Existing UDP Green Barrier)



The assessment is split into the following sub areas:

- Area1: Wrexham south
- Area 2: Wrexham east
- Area 3: Wrexham north east
- Area 4: Land between Bradley, Rhosrobin and east of Gwersyllt
- Area 5: Land South of Gwersyllt
- Area 6: Moss Valley
- Area 7: Land between Broughton, Brymbo and Southsea
- Area 8: Land east of Coedpoeth and south of Broughton and Southsea
- Area 9: Land South of Ruthin Road
- Area 10: Land between Gresford, Llay and Wrexham

- Area 11: Land between Gresford, Rossett, and Pulford
- Area 12: Land between Coedpoeth, Minera and Bwlchgwyn
- Area 13: Land between Rhostyllen and Johnstown
- Area 14: Land Between Penrycae, Ruabon, Rhos and Cefnmawr
- Area 15: Land between Chirk, Pentre, and Froncysyllte

4.3 The intention of the site visits was to allow collection of more detailed information based on identified indicators which link to the purpose of green wedge as set out above (para 3.4). The indicators, and justification for using them, are outlined in the matrix in table 1 below.

4.4 Each sub-area is assessed against the extent to which the different purposes of green wedge designations are fulfilled (using the indicators outlined). A conclusion for each area make recommendations as to whether the designation should be retained, amended or deleted. Where candidate sites are present in an area these have been assessed for their contribution to the functioning of the green wedge. Only those candidate sites, which were considered to have potential merit for inclusion in the deposit LDP, were assessed (see candidate site register for additional information on the approach taken to the assessment of candidate sites).

Table 1: Green Wedge Indicators		
Planning Policy Wales Purpose	Characteristics of the area that contribute to the purpose of the Green Wedge	Purpose of the information
Prevent the coalescence of large towns and cities with other settlements	Barriers What are the current barriers that make up the edges of the green wedge? Barriers can be man-made or natural and include rivers, roads, trees, hedgerows. Topography can also act as a barrier.	Development Barriers – Roads, rivers and railway lines of a certain size can represent physical barriers between settlements reducing, or sometime precluding, the possibility of development and/or coalescence.
	Physical Connection of Settlements Would development of the area / site lead to the physical connection of 2 or more settlements? Most relevant to areas that contain candidate sites (individually or cumulatively). However even in areas which do not contain candidate sites, this still gives an indication regarding the role of the area in the avoidance of coalescence between settlements.	If development would lead to the merging of 2 settlements then the purpose of preventing coalescence would not be met and the green wedge serves a purpose which remains relevant for inclusion in the LDP.
	Existing Development What development currently exists in the area of green wedge, including road linkages and other urban elements? Does the area have certain urban characteristics? What is the nature of the urban edge?	Road linkages – Roadsides are potentially suitable locations for development and, where there are direct road linkages between the closest edges of the settlements, development along them would make the boundaries more vulnerable. Direct road linkages also reduce the travelling distance between settlements which psychologically reduces the distance between them. The presence of road linkages in existing green wedges increases the effect outlined above. Urban elements within the area - Existing development of an urban nature (i.e. residential) between settlements automatically reduces the distance between them and places more pressure on the boundaries.

Manage urban form through controlled expansion of urban areas	Topography Does the topography of the area serve a purpose in the avoidance of coalescence between settlements?	Topography can impact the openness of an area, and can also act as a defensible barrier.
	Openness How open is the area? This may be influenced by topography, built development, trees and hedgerows.	If the area of green wedge has a sense of openness it serves an important role in maintaining a gap between settlements, and avoiding the coalescence of settlements.
	Candidate Sites Are there candidate sites present in the area of green wedge?	Candidate site submissions reflect an aspiration to develop. Where these are located between settlements they increase the vulnerability of the boundaries. Consideration should be given to the contribution the area covered by the candidate sites submission makes to the green wedge both alone and in combination (cumulative impact) with other sites.
	Ribbon development Ribbon development is building along the routes of communications radiating from a settlement, primarily along roads. Does the area of green wedge contain ribbon development?	If ribbon development is present there is potential for unrestricted sprawl.
	Isolated development (Candidate Site Specific) This is development specific and relates to the assessment of candidate sites in the green wedge.	If yes, result would be isolated development, with a high potential for urban sprawl.
	Well connected Two or more boundaries with the built up area.	If a site/area is well connected i.e. has several boundaries with the adjacent urban area, lower potential for urban sprawl. If only one boundary with existing urban area, development would 'jut out' or not be as well related and has more potential to result in urban sprawl
	Round off the settlement pattern (Candidate Site specific)	If development would 'round off' the settlement pattern there is low potential for unrestricted sprawl.

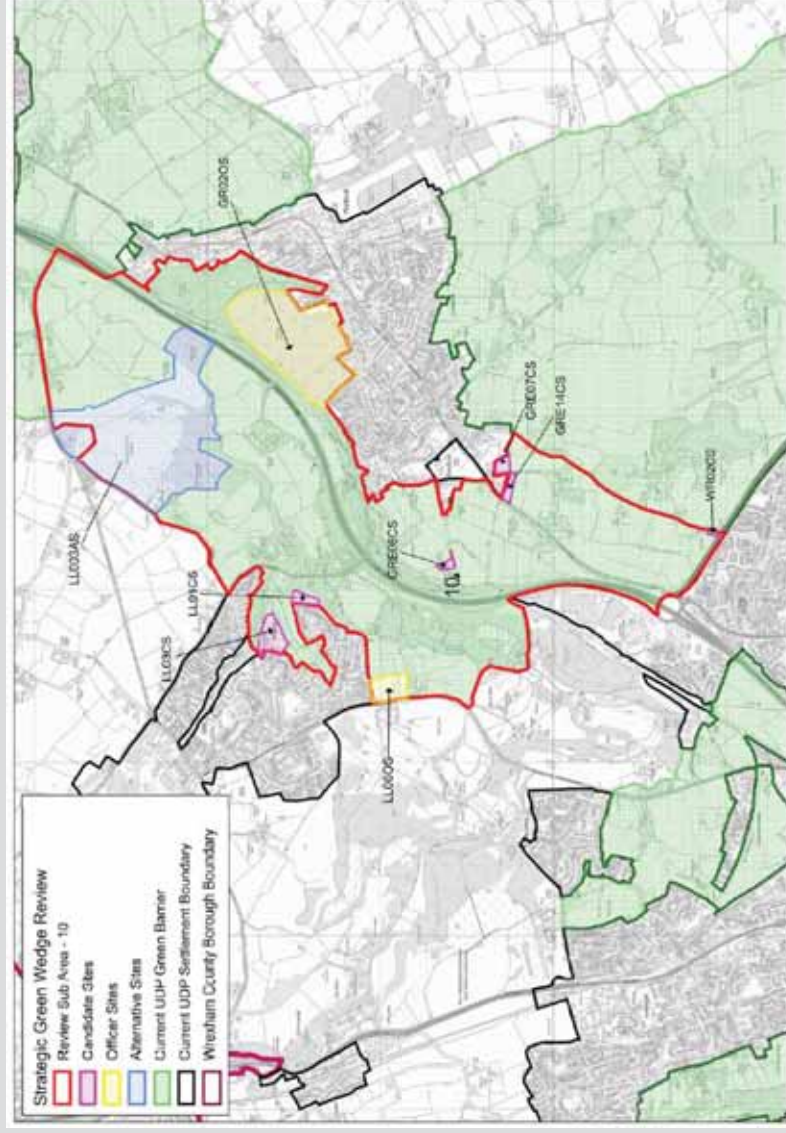
	Provide a good existing barrier Which if lost would result in urban sprawl.	If yes, higher potential for urban sprawl.
Assist in safeguarding the countryside from encroachment.	Defensible Boundary Is there a strong, defensible boundary between the existing urban area and the site – wall, river, main road etc (as opposed to garden boundaries)?	If there is an existing defensible boundary between the existing urban area and the green wedge/ candidate site, it performs a role in safeguarding the countryside from encroachment
	Other countryside characteristics This relates to the character of the area covered by the green wedge, including nature conservation areas, public rights of way, woodland, and the grade of agricultural land.	If the area includes these characteristics then the Green wedge assists in safeguarding the countryside from encroachment. .
	Existing Buildings (Candidate Site Specific) Does the site contain buildings?	If the site/area contains buildings that are not in agricultural / forestry use, development (on that part of the site) would be classed as brownfield rather than Greenfield developing, so the site would not perform a role in safeguarding the countryside from encroachment. Notwithstanding this, development could still impact the openness of the area.
Protect the setting of an urban area.	Proximity to Area of Built Heritage/ Perform a specific role in the setting of an urban area Adjacent to a conservation area, listed building, historic park or garden or other features of historic significance. Does the area provide a landscape setting for an adjacent urban area?	Where a site is adjacent to such a feature, development may still be able to preserve the setting and special character if done sensitively through appropriate design. It may also play a role in relation to the overall setting of an urban area.
Assist in urban regeneration by encouraging the recycling of derelict and other urban	Settlement Limits This is controlled by settlement limits and the principles of Planning Policy Wales in relation to the preference for the reuse of land. It is recognised that there is not enough previously developed land in the County Borough to accommodate the development required for the	N/A

land.	LDP period. The other considerations in the assessment will help inform which areas of green wedge should be retained.	
N/A	Other Designations Other Designations in the area e.g. AONB, WHS, etc.	In cases where other planning and development management policies provide the necessary protection, it may be unnecessary to also allocate the area as green wedge.

- 4.5 Each area will be assessed against the extent to which the different purposes of green wedge designations are fulfilled (using the indicators outlined). The conclusion for each area makes a recommendation whether the designation should be retained, amended or deleted.
- 4.6 The matrix above includes candidate site specific questions. As candidate sites generally make up smaller parts of a larger area of green wedge, they will be assessed separately; however they will form part of the overall conclusion for each sub-area. The assessment will need to consider the role that the area being promoted as a candidate site plays in the overall function of the green wedge. Candidate sites can be assessed individually or in combination where there is a concentration of sites in an area.
- 4.7 The review does not make a judgement about the relative importance of the various purposes of green wedge, and aims to consider them all in the round.
- 4.8 The conclusion outlines which of the functions, based on the purposes set out in national policy, the area as a whole performs, and if the overall principle of the designation in the area is necessary.

Area 10: land between Gresford, Llay and Wrexham

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Description	The area sits between the settlements of Llay and Gresford, and surrounds a corridor of land that contains the A483 and the Wrexham to Shrewsbury railway line. The area contains the River Alun, and the section of Green Wedge between Llay and Gresford contains the wooded Alun river valley, beyond this towards the north east the land becomes flatter and more open. The area also contains a large sand and gravel quarry.	
Planning Policy Wales Purpose	Green Wedge characteristics of the area	
Prevent the coalescence settlements	Barriers The south eastern boundary of the Green Wedge comprises part of the B5445 and the existing settlement edge of Gresford. The western boundary comprises of the B5425 and Lon Pont y Capel. The boundary to the north west includes the existing settlement edge of Llay and Gegin Lane and the B5102. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. It is noted that along parts of the existing settlement edges (south east edge of Llay around Gresford Road) the topography of the river valley could act as a barrier to development; however there is still extensive sections of the existing settlement edge that may be prone to erosion as is often the case in urban-rural fringe areas. It is noted that erosion of domestic edges would only contribute to coalescence of separate built up areas that are already in close proximity to each other.	Physical Connection of Settlements The area does sit between three settlements (Wrexham town, Llay and Gresford). The distance, at its narrowest, between Llay and Gresford is approximately 0.7 km (0.4 miles), and the distance, at its narrowest, between Wrexham town and Gresford is approximately 0.63 km (0.39 miles). Existing Development Road Linkages: A dual carriageway and a railway line runs through the area (north south) and it is also criss-crossed by a number of smaller roads.

	Urban Elements within the Area: The area is strongly influenced by the transport corridor formed by the dual carriageway and railway line, and the presence on its edges of Llay and Gresford. Within the Green Wedge there is a sand and gravel quarry and a water treatment works. Topography The topography of the area is characterised by the Alun river valley and the gently undulating lowland plateau. The area of river valley between Llay and Gresford in particular is characterised by steeper topography and more tree cover. Openness The undulating areas comprising agricultural fields and field boundaries (for example areas to the west of the B5373 at Gresford and areas adjacent the River Alun which run parallel to the A483) have an open aspect (see photos 1 and 2), affording wider views and an overall sense of openness. The river valley, which includes steeper topography and more tree cover, is less open (see photo3).  Looking west of the B5373 (Clappers Lane) at Gresford.
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	Looking south west from junction of B5102 and A483 (Alun river valley) . View from Gresford Road at bridge over the A483. Candidate Sites
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	The area contains 5 candidate sites. Two sites (LL003AS and GRE006AS) were submitted as alternative sites. Neither was considered as having sufficient merit for further consideration. Of the original candidate sites only one (LL06OS) was considered as having merit following the candidate site assessment. It would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would not undermine the function of Green Wedge at a wider scale. The site has not been put forward as a draft allocation (either as an A or B site) at this stage.
Conclusion The designation in this area contains characteristics that serve the purpose of avoiding coalescence, including the presence of favourable topography and the existing green wedge being designated along defensible boundaries. The area of green wedge sits between Wrexham town, Gresford and Llay. Elsewhere there is sporadic residential and agricultural development. In certain parts of the designation the issue of coalescence is more relevant. In particular the area which sits between Wrexham town and Gresford. This area has an open aspect, and there is development along the B5445 (including the Premier Inn complex and the Wrexham FC training ground). Whilst there is no direct inter-visibility between the edges of Wrexham and Gresford the flat topography, open aspect affording wider views, direct road link and development along part of the road do create a limited sense of separation between the settlements. In the area between Llay and Gresford the presence of the A483 and Shrewsbury-Chester railway line acts as a barrier, and the steeper topography act as a potential barrier to development. However, there is still potential for the gap, where the two settlements come into closest proximity, to come under pressure from development.	Ribbon development None present.
Manage urban form through controlled expansion of urban areas	Provide a good existing barrier As described above the area of green wedge has a mixture of boundary types. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. There are also some areas along the river valley where the topography acts as a barrier.
Conclusion The area is partially set along defensible boundaries including roads and partially along existing settlement boundaries. The large area of existing settlement boundary bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Gresford and Wrexham town along a main route (B5445).	

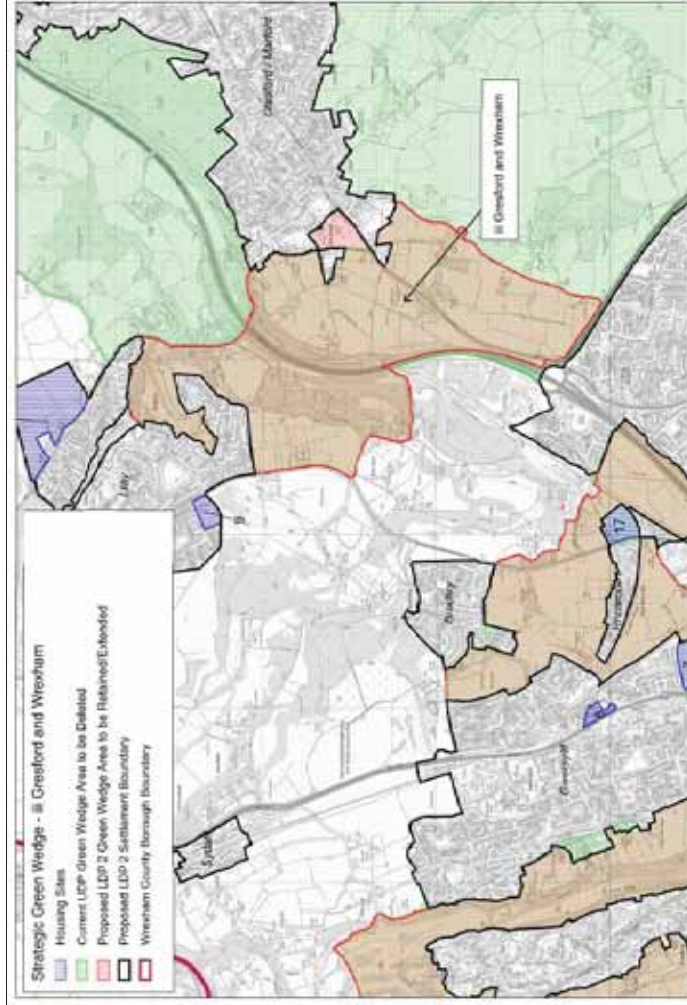
Assist in safeguarding the countryside from encroachment	Defensible Boundary The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. There are also some areas along the river valley where the topography acts as a barrier. These boundaries assist in protecting the open countryside from encroachment. Other countryside characteristics The area contains the Marford Quarry SSSI, TPO woodland, and local wildlife sites.
Conclusion	The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could be achieved via an open countryside policy designation.
Protect the setting of an urban area	Proximity to Area of Built Heritage The Gresford and Marford designated Conservation areas sit partly within and about the Green Wedge.
Conclusion	The green wedge sits adjacent locally designated conservation areas, and therefore serves to protect the setting of those designations. However, separate built environment legislation makes provision for the protection of the setting of conservation areas. This could be further strengthened by an open countryside policy.
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries	- This is controlled by settlement boundaries and the principles of PPW in relation to the preference for the reuse of land.
N/A	Other Designations / Relevant Planning History Part of the area is covered by a Special Landscape Area (apart from the area to the east adjacent Cefn Road). The area contains the Marford Quarry SSSI, TPO woodland, and local wildlife sites. No relevant planning history.
Overall Conclusion	All the settlements that border the green wedge are in close proximity to each other (Wrexham, Gresford and Llay). The function of preventing coalescence is more relevant in the area sitting along the B5445 between Wrexham and Gresford. Whilst there is not direct inter-visibility between the edges of Wrexham and Gresford the flat topography, open aspect, direct road link and development (including the Premier Inn complex and the Wrexham FC training ground) along part of the road do create a limited sense of separation between the settlements.

The settlements of Llay and Gresford sit in relatively close proximity to each other. The A483 dual carriageway and railway line combined potentially acts as a barrier to coalescence, however it is considered appropriate to maintain an area of green wedge where the two settlements come into closest proximity.

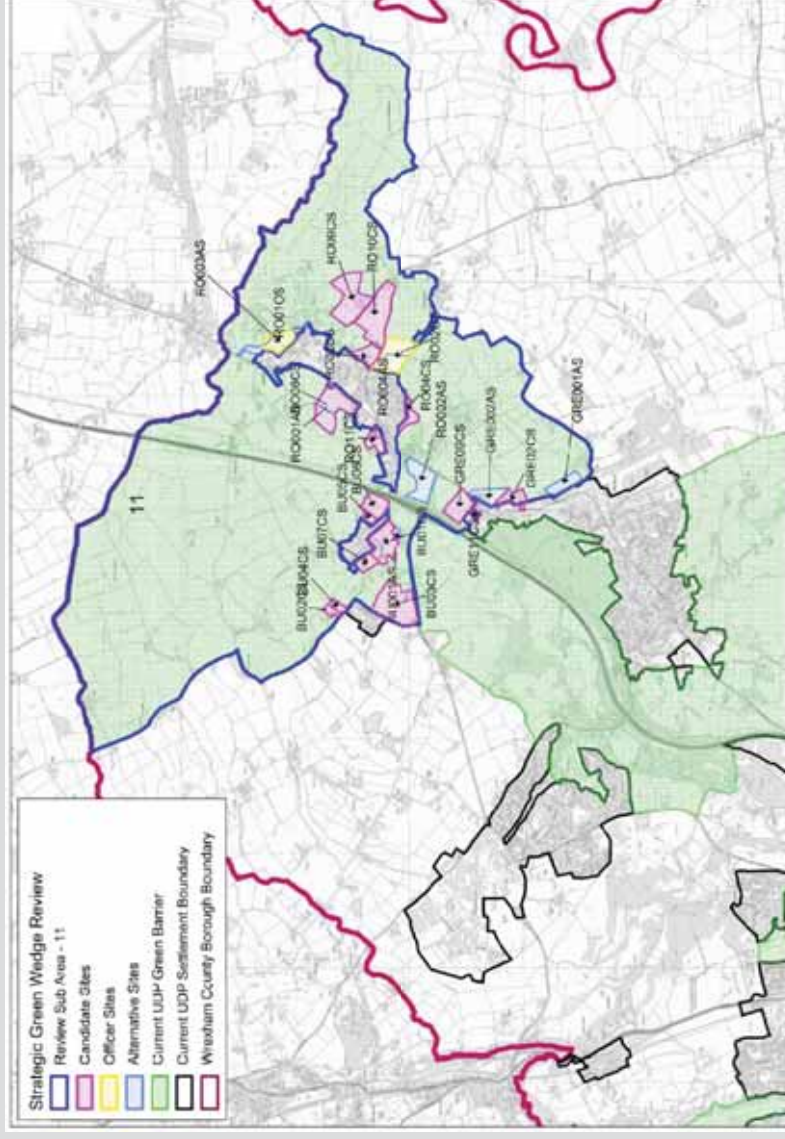
It is considered that there is justification for the retention of the green wedge designation along the B5445 between Gresford and Wrexham, where the impact of development upon the openness of the area would be more pronounced. The area sitting along the B5445 between Gresford and Wrexham should be retained for the purpose of retaining a gap and preventing coalescence between those settlements and maintaining the openness of the area. The A483 and Old Wrexham Road are used as the edges of the designated green wedge as they form definitive boundaries on the ground, and correspond to the areas between Wrexham and Gresford that sit in closest proximity, and which are connected by a direct road link (B5445). It is considered appropriate to maintain an area of green wedge between Llay and Gresford where the two settlements come into closest proximity for the purpose of retaining a gap and preventing coalescence between those settlements and maintaining the openness of the area (see Map 9: Proposed green wedge between Gresford, Wrexham and Llay).

In relation to the wider area to the east of Gresford road the lack of development pressure, and the fact that development in this location would be controlled by the presence of a settlement boundary along with national and local policies presuming against inappropriate development in the open countryside, there appears to be little justification to retain a green wedge in this area.

It is recommended that the area of land sitting to the east of Gresford Road (B5373) be removed from the designation. Whilst the area would no longer be designated as green wedge it would still be afforded a high level of protection from development as a result of its location outside the settlement limit (see Map 9: Proposed green wedge between Gresford, Wrexham and Llay).



Area 11: Land between Gresford, Rossett, and Pulford



Description

The area of Green Wedge surrounds the settlements of Rossett and Burton, and extends to the national border with England in the north and the existing settlement edge of Gresford to the south. The area is characterised as flat rural lowland, with scattered farmsteads, villages, and sporadic development beyond the village boundaries.

Planning Policy Wales Purpose	Green Wedge characteristics of the area
Prevent the coalescence of settlements	Barriers The north eastern boundary sits on the national border with England and a shorter stretch along the boundary with Flintshire County Council (and follows the course of Pulford Brook and Stringer's Brook). The western boundary is set along a number of country lanes. The southern boundary is set along Straight Mile (B5102) and the existing settlement edge of Gresford/ Marford. The eastern boundary comprises a mix of country lanes, field boundaries, and drainage ditches. The roads, which form part of the boundary, are considered to represent clear defensible boundaries. There are, however, sections where the boundary of the area is formed by domestic curtilages that are considered less defensible. In parts it is set along field boundaries and water courses, which are also considered defensible boundaries. It is noted that erosion of domestic edges would only contribute to coalescence of separate built up areas that are already in close proximity to each other.
	Physical Connection of Settlements The area does sit between four settlements (Gresford, Rossett, Burton, and Pulford on the English side of the border). The distance, at its narrowest, between Gresford and Rossett is approximately 0.7 km (0.4 miles). The gap, at its narrowest, between Rossett and Burton is approximately 0.16km (0.1 miles), and the gap at its narrowest, between Rossett and Pulford is approximately 0.3 km (0.17 miles).
	Existing Development Road Linkages: A dual carriageway and a railway line runs through the area (north south) and is also criss-crossed by a number of smaller roads. Urban Elements within the Area: The area is strongly influenced by the transport corridor formed by the dual carriageway and railway line, and the presence on its edges of Llay and Gresford.
	Topography The topography of the area is characterised by flat rural lowland.
	Openness The rural lowland agricultural fields and field boundaries have an open aspect affording wider views and an overall sense of openness (see photo 4).

	 Looking from settlement edge of Marford towards Rossett along Chester Road (B5445) to the north. Candidate Sites The area contains 21 sites. Five of the sites (RO02CS, RO08CS, RO11CS, RO01OS, RO02OS) were considered as having merit following the candidate site assessment process. RO02OS and RO02CS are located to the west of Rossett. Development of the sites would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would also reduce the gap between Rossett and Trevalyn. RO08CS is an isolated site between Rossett and Trevalyn. RO01OS is located to the east of Rossett. Development of these sites would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would not lead to a reduction in the gap between Rossett and any other settlements. RO02OS is located to the north of Rossett. Development of the site would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. It would lead to a reduction in the gap between Rossett and Pulford. Seven alternative sites were submitted in the area. BU001AS, GRE002AS, GRE001AS, and RO002AS were not considered as having merit for further consideration. Site RO001AS would have a localised impact on existing defensible barriers, and lead to encroachment into the countryside. The impact of site RO003AS was considered previously as it is largely aligns with site RO02OS. The impact of site RO004AS was considered previously as it is generally aligns with sites RO02CS and RO02OS. Of all the sites referenced above site, RO004AS has been put forward as a draft allocation (A list).
Conclusion Within the designation certain areas of the green wedge appear to perform the function of avoiding coalescence. In particular the areas which sit between the settlements. The area between Marford and Rossett has an open aspect, and there is inter-visibility between the edges of the settlements. Similarly there is inter-visibility between the settlement edge of Rossett and Pulford, and the	

presence of ribbon development on the western side of the road results in gap of approximately 90m between the built edge and the border with England. The direct road link also creates a limited sense of separation between the settlements. The narrow gap between Rossett and Burton is punctuated by the A483, however there is a subway under the road allowing direct access between the edges of the settlements. The designation does serve to maintain a sense of openness between the settlements edges sitting in close proximity to each other. There is inter-visibility between the eastern edge of Rossett and the area of Trevalyn which comprises ribbon development along Harwood Lane, and therefore the designation serves to serve a similar purpose to the areas identified above.	
Manage urban form through controlled expansion of urban areas	Ribbon development There are examples of ribbon development along Harwood's Lane (the area of Trevalyn), and along Chester Road to the north of the settlement edge of Rossett.
	Provide a good existing barrier The roads that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, these are considered less defensible. There are also some areas of boundary along water courses and field boundaries. These tend to be considered defensible boundaries.
Conclusion The area is partially set along defensible boundaries including roads and partially along settlement boundaries. The large area of settlement edge (Gresford, Rossett and Burton) bordering the area of green wedge can result in the erosion of these boundaries as is often the case in urban-rural fringe areas. The designation does, therefore, perform a role in managing the urban form in this location. Furthermore it creates a definite break in the built form between Rossett, Gresford, and Pulford along a main route (B5445), and between Rossett and Burton along the section of road linking with the underpass underneath the A483. Retention of the area between Rossett and Pulford would also tie into the North Cheshire Green Belt as shown in the key diagram of the Cheshire West and Chester Local Plan (Part One). It may also play a role in the management of ribbon development in the Trevalyn area.	Defensible Boundary The roads that form part of the boundary are considered to represent clear defensible boundaries. There are sections where the boundary of the area is formed by domestic curtilages, these are considered less defensible. There are also some areas of boundary along water courses and field boundaries. These tend to be considered defensible boundaries.
	Other countryside characteristics The area contains local wildlife designations, and group and individual TPOs.

Conclusion The designation does assist in safeguarding the countryside from encroachment. The key characteristic that achieves this purpose is the defensible boundary along which the designation is set. However this could also be achieved via an open countryside policy designation.	
Protect the setting of an urban area	Proximity to Area of Built Heritage Part of the Rossett Conservation Area is located within the Green Wedge. The Trevalyn CADW Registered Park and garden is located within the existing designation.
Conclusion The green wedge sits adjacent to a locally designated conservation area and a CADW registered Park and Garden, and therefore serves to protect the setting of that designation. However separate built environment legislation makes provision for the protection of the setting of conservation areas and registered parks and gardens. This could be further strengthened by the introduction of an open countryside policy designation.	
Assist in urban regeneration by encouraging the recycling of derelict and other urban land Settlement Boundaries - This is controlled by settlement boundary and the principles of PPW in relation to the preference for the reuse of land.	
N/A	Other Designations / Relevant Planning History The majority of the area is covered by a Special Landscape Area. The SLAs are being reviewed as part of the LDP process. The area contains TPO woodland, and local wildlife sites. Relevant planning history: P/2016/0712 O/A to erect 47 dwellings on land off Darland Lane And Gamford Lane (refused) (02/02/2017). P/2014/0292 Erection 15 dwellings Rosemary Nurseries, Burton Hall Road, Burton (granted) (19/12/2014). P/2015/0699 Outline Planning Permission For The Erection Of 19 Dwellings North Of Burton Road, Burton (refused) (07/12/2015).
Overall Conclusion The area of green wedge surrounds the settlements of Rossett and Burton, and extends to the national border with England in the north and the existing settlement edge of Gresford to the south. The area is characterised as flat rural lowland, with scattered farmsteads, villages, and sporadic development beyond the village boundaries. There is direct inter-visibility between the edges of Marford and Rossett, and Lavister and Pulford, and the topography, open aspect, and direct road link create a limited sense of separation between the settlements. Overall it is considered that there is justification for the retention of the green wedge designation along the B5445 between Gresford, Rossett and Pulford, where the	

risk of coalescence and the impact upon the openness of the area are more pronounced. Retention of the area between Rossett and Pulford would also tie into the North Cheshire Green Belt as shown in the key diagram of the Cheshire West and Chester Local Plan (Part One).

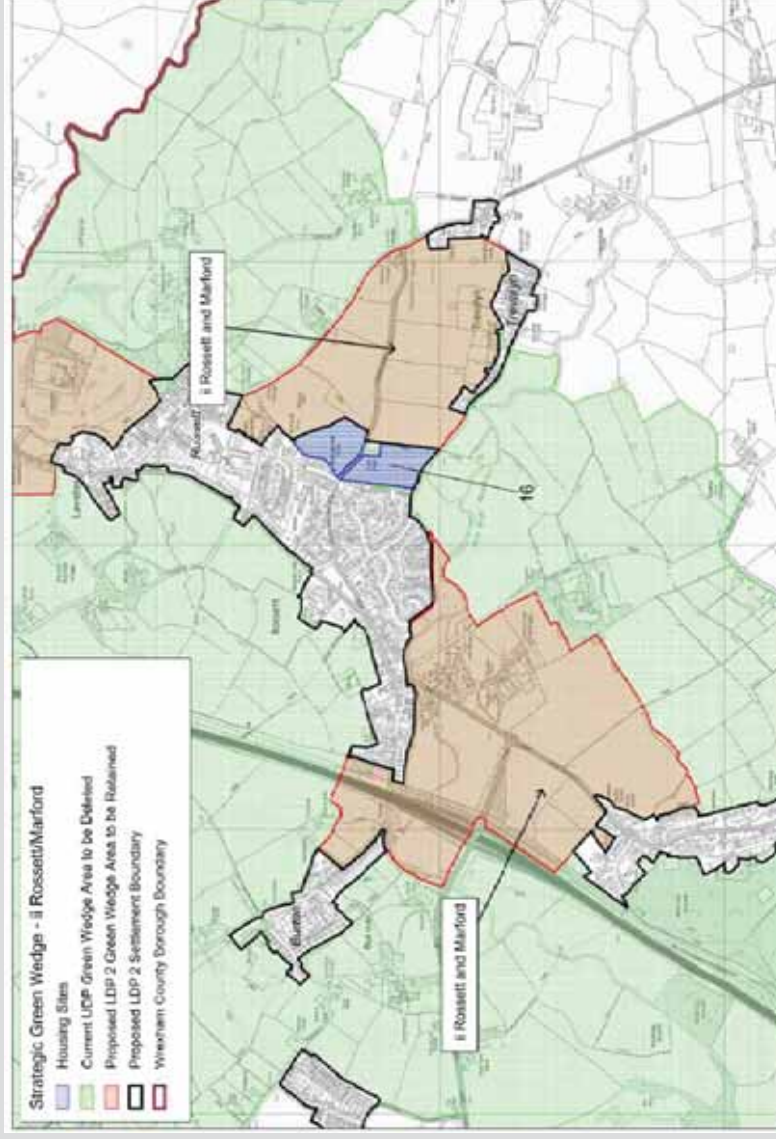
The narrow gap between Rossett and Burton does serve to maintain a sense of openness between the settlements edges sitting in close proximity to each other. The designation is set along defensible boundaries, serving to manage the urban form in these locations. Development beyond the road would lead to a discordant urban/rural fringe lacking a clear boundary. The green wedge in this location also serves to avoid encroachment into the countryside in an area of development pressure (2 candidate sites have been submitted in this area). An area between the eastern edge of Rossett and Trevalyn (where there is inter-visibility between the edge of Rossett and ribbon development along Harwood Lane) serves the function of avoiding coalescence between two areas of residential development.

Conclusion: In order to take these factors into account, it is recommended that the overall principle of retaining the green wedge in the area is appropriate; however amendments to the designation to accommodate the allocation of site H1(16) Land north and south of Rossett Road, Rossett. The area sitting along the B5445 between Gresford, Rossett, and Pulford, and the areas between Rossett and Burton and Rossett and Trevalyn, should be retained for the green wedge purpose of preventing coalescence between those settlements and assisting in safeguarding the countryside from encroachment (see Map 9: Proposed green wedge between Gresford, Rossett and Pulford).

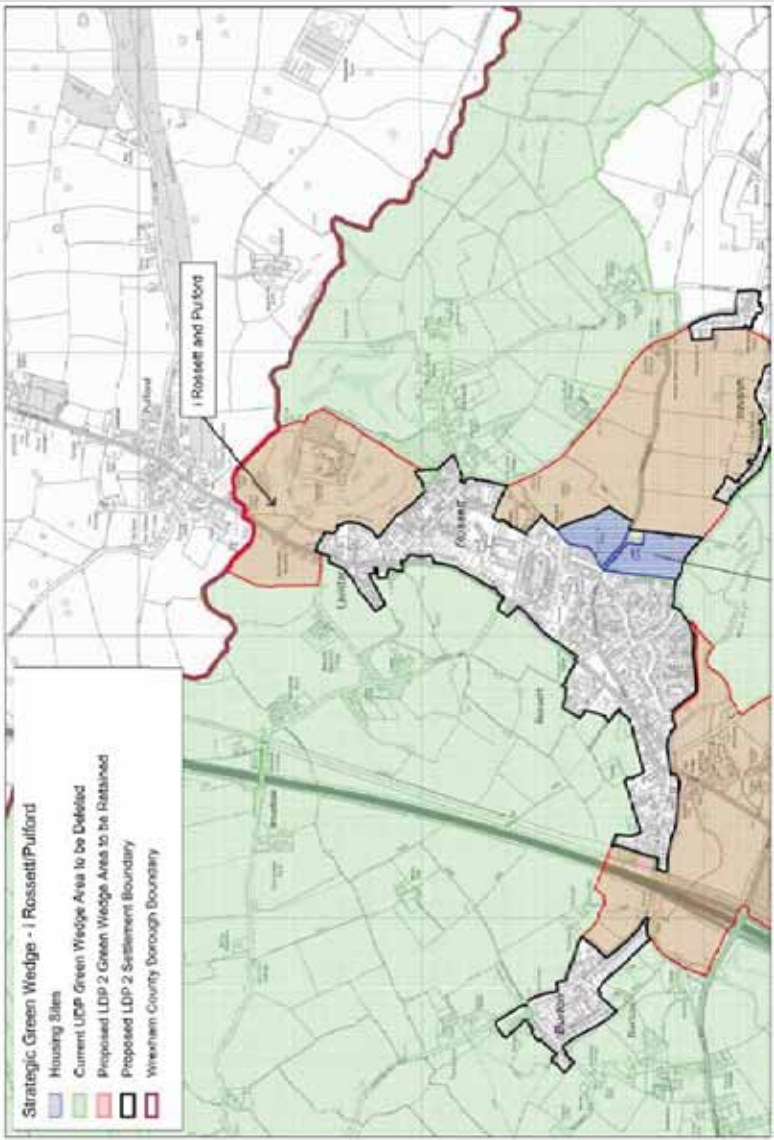
The areas of greenwedge that covers open countryside, and which do not sit between settlements in close proximity, do not serve the same purpose as identified above.

Conclusion: It is therefore recommended that these areas be removed from the designation. Development in these locations would be controlled by the presence of an existing settlement boundary along with local policies presuming against inappropriate development in the open countryside. The area no longer designated as green wedge would still be afforded a high level of protection from development considered inappropriate in the open countryside (see Map 9: Proposed green wedge between Gresford, Rossett and Pulford).

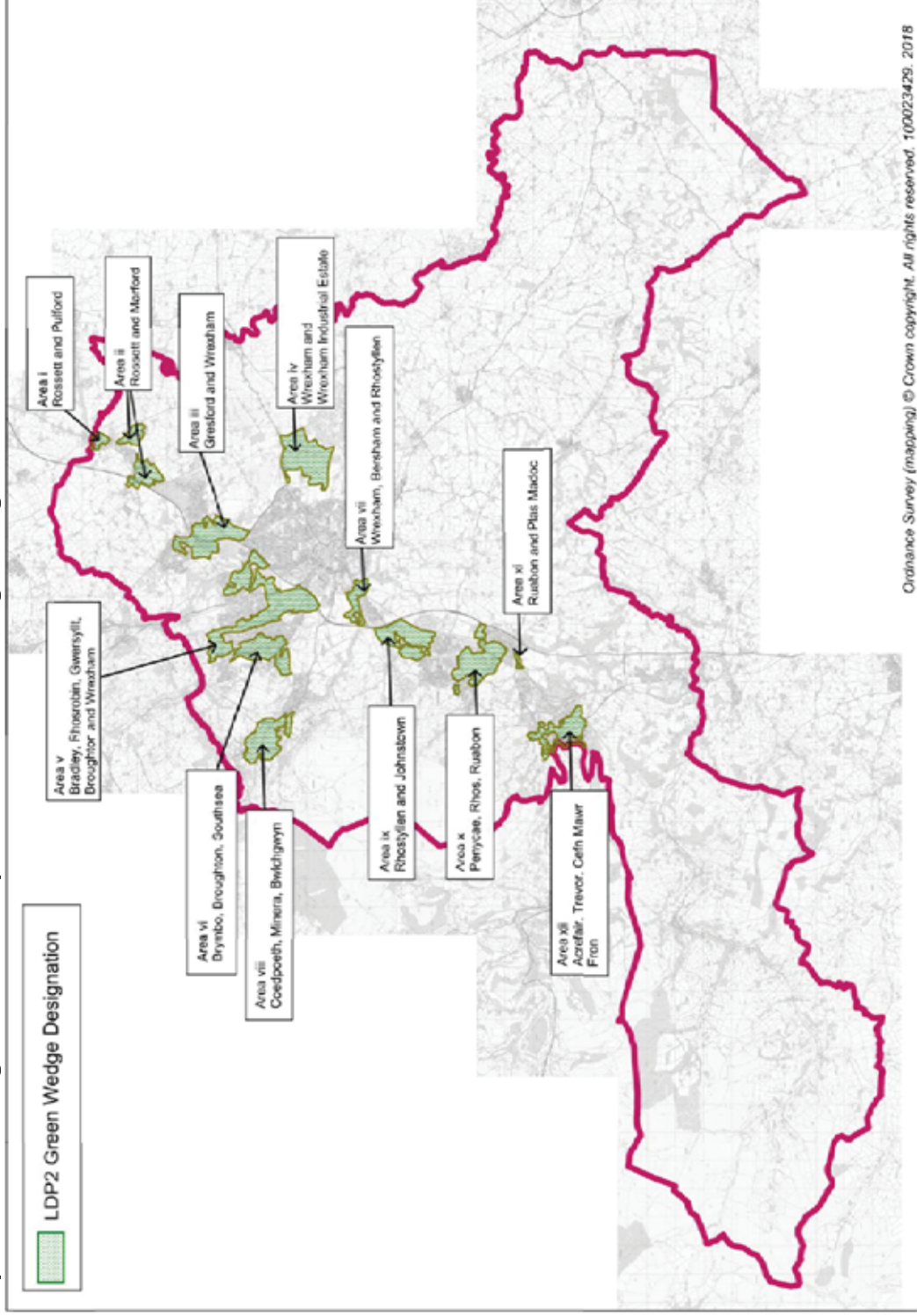
Map 10: Proposed green wedge between Gresford and Rossett



Map 11: Proposed green wedge between Rossett and Pulford



Map 17: Green Wedge Review – Proposed LDP Green Wedge Designation



APPENDIX E

P/2018/0560

pre-determination

material

J10 PLANNING LTD
MR JUSTIN PAUL
1-3
UPPER EASTGATE ROW
EASTGATE ROW NORTH
CHESTER
CH1 1LQ

Your Ref/Eich Cyf	P/2018/0560
Our Ref/Ein Cyf	31 July 2018
Date/Dyddiad	Matthew Phillips
Ask for/Gofynner am	01978 298780
Direct Dial/Rhif Union	matthew.phillips@wrexham.gov.uk
E-mail/E-bost	

Dear Sir,

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF TWO PARCELS OF LAND (NORTHERN PARCEL FOR UP TO 61 NO. DWELLINGS, SOUTHERN PARCEL FOR UP TO 71 NO. DWELLINGS), EXTENSION TO COMMUNITY PARKING FACILITY (IN ASSOCIATION WITH NORTHERN PARCEL) WITH ASSOCIATED MEANS OF ACCESS AND ALL OTHER MATTERS RESERVED WITH INDICATIVE PROVISION MADE FOR PEDESTRIAN CROSSING, PEDESTRAIN LINKAGES, PUBLIC OPEN SPACE AND AFFORDABLE HOUSING LAND TO THE NORTH AND SOUTH OF LANE FARM ROSSETT ROAD TREVALYN ROSSETT

The above development falls within the scope of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. I have therefore completed and Environmental Impact Assessment Screening Opinion.

Having considered the details submitted as well as advice contained within Welsh Office Circular 11/99 I can confirm that the development will not need to be subject to an Environmental Impact Assessment. A copy of the screening opinion is enclosed with this letter.

Yours faithfully



Head of Environment and Planning

STAGE 1 – INITIAL EIA SCREENING ASSESSMENT

1		Case Details	
A	Appeal case reference		
B	LPA case reference P/2018/0560		
C	LPA Wrexham County Borough Council		
D	Appellant/Applicant Mr Roger Bellis		
E	Site address Lane Farm, The Green, Rossett Road, Rossett		
F	Brief description of development Outline planning application, all matters reserved except access. Up to 61 dwellings on northern parcel and 71 on southern parcel.		
G	Site area of development/works/new floorspace (as appropriate), i.e. m2 or hectares (Ha) 6.21ha		
H	Approval of reserved matters or conditions? If yes, state which one No		
I	If Yes, enter the description of development subject of the related planning permission		
2	EIA Screening Details		
2A	Schedule 1		
	Is the project Schedule 1 development as described in Schedule 1 of the EIA Regulations?		No
	If Yes, under which description of development i.e. Nos. 1 -21? Go to Section 8 and tick Recommended Action 8A/B 'EIA Required'. If No, consider whether project is 'Schedule 2' development below in part 2(B).		
2B	Schedule 2		
(i)	Is the project listed as a description of development under Column 1 of Schedule 2 of the EIA Regulations?		Yes
	If Yes, note under which description of development in Column 1 of Schedule 2 i.e. paragraphs 1-12. If No, go to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development. Complete sections 3-5.		

(ii)	Does the project change or extend development described in paragraphs 1 to 12 of Column 1 of schedule 2, where the change or extension may have significant adverse effects on the environment? <i>If Yes, provide reasons for your answer below. Proceed to point (iii).</i>	No
	Choose an item.	
(iii)	Is the project located wholly or partly within a 'Sensitive Area' as defined by Regulation 2 of the EIA Regulations? <i>If Yes, state which area and proceed to Section 3, no need to consider thresholds/criteria. If No, proceed to point (iv) below.</i>	No
(iv)	Are the applicable thresholds/criteria in Column 2 exceeded / met? <i>If Yes, note which applicable threshold/criteria and proceed to Section 3. If No, proceed to Section 8 and tick Recommended Action 8L 'EIA Not Required' as the project does not fall within the EIA Regulations i.e. it is not Schedule 2 development and is not EIA development. Complete sections 3-5.</i>	Yes
	10 (b) (iii) the overall area of the development exceeds 5 hectares.	
3	LPA	
	All applications including reserved matters / conditions	
(i)	Has the LPA issued a Screening Opinion (SO)?	No
(ii)	Have the Welsh Ministers issued a Screening Direction (SD)?	Choose an item.
(iii)	If Yes to either, is a copy of the SO/SD on the file? Note which one.	Choose an item.
(iv)	If Yes, is the SO/SD positive i.e. EIA is required?	Choose an item.
4	Reserved Matters / Conditions Applications Only	
(i)	Was the original planning permission subject to EIA screening?	Choose an item.
(ii)	Was a SO/SD issued for the original planning permission?	Choose an item.
(iii)	If Yes, is a copy of the SO/SD for the original planning permission on file?	Choose an item.
5	Environmental Statement (ES)	
	Has the applicant/appellant supplied an ES for the current or previous (if reserved matters or conditions) application?	No
Is a detailed screening assessment (Sections 6) required?		

If Yes has been answered in response to either 2B(iii) or 2B(iv), send to relevant team to undertake detailed screening assessment.

If No has been answered for both questions, or the questions are not applicable, proceed to Section 7.

7		
Assessment		Options
Project does not fall within the EIA Regulations as either: (a) it is listed within the descriptions of development Column 1 of Schedule 2 of the EIA Regulations but does not meet relevant threshold criterion; or (b) it does not fall within the categories of development in Column 1 of Schedule 2 of the EIA Regulations.		EIA Not Required - Issue direction stating either: (A) project listed within descriptions of development in Column 1 of Schedule 2 of the EIA Regs but does not meet relevant threshold/criterion; or (B) project does not fall within the categories of development in Column 1 of Schedule 2 of the EIA Regulations.
		✓

Sign-off	
Signature	David Williams, Planning Control Manager
Date	27/07/2018

STAGE 2 – DETAILED EIA SCREENING ASSESSMENT

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects likely to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
CRITERION 1. CHARACTERISTICS OF DEVELOPMENT		
Question 1(a) Size and design of the Development		
Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc.)?	Yes. The land will change from agricultural to residential use. The character of the land will be permanently altered from a greenfield site to a built-up area. The change at site level will be comprehensive, however the urbanising effect is limited to land on the urban fringe of the existing village (Rossett). The urbanising effect is not of a scale that will impact upon the wider locality and is therefore not considered to be significant in EIA terms Circular 11/99 (Annex A, paragraph A19 suggests a significant urbanising effect to be 1000 or more new dwellings).	Unlikely significant.
Question 1(b) Cumulation with Existing and/or Approved Development		
Are there any other factors which should be considered such as: • consequential development which could lead to environmental	No. There are no other substantial developments proposed in the village or on the edge of the village	N/a

5	Detailed Screening Questions		For 'Yes/Unknown', are effects <u>likely</u> to be <u>significant</u> ?
Questions to be considered		Yes/No/Unknown – provide description	State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
effects? - the potential for cumulative impacts with other existing or planned activities in the locality? - any plans for future land uses on or around the location which could be affected by the project? - transfrontier impacts?		at this time or on the near future. The application site is shown as a site for allocation in the Desposit Local Development Plan. There are no other allocations proposed in the village.	
Question 1(c) Use of Natural Resources, in particular land, soil, water and biodiversity Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?		Yes. Water and energy will be used during the construction phase as well as once the proposed dwellings are occupied. However the scale of resource use is unlikely to be of more than local significance. Best practice employed by the developments of the site can minimise energy and water use. The dwellings will need to constructed in compliance with Building Regulations which will ensure they are energy and water efficient as possible, thus helping to minimise the use of these resources.	Unlikely significant.
Question 1(d) Production of Waste Will the Project produce solid wastes during construction or operation or decommissioning?		Yes. The development will be generated during construction. The	Unlikely significant.

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ?	
		State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.	
		dwelling will also produce domestic waste once occupied. It is reasonable to conclude that the developers will employ best practice techniques to minimise the generation of waste during construction. The dwellings will be subject to WCBC kerbside recycling collection. It is considered that the amount of waste produced both during construction and occupation is unlikely to be of more than local significance.	
Question 1(e) Pollution and Nuisances			
Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?		No. It is considered unlikely that substances or materials that could be harmful to human health, the environment or raise concerns about the risk to human health are likely to be used, storage or handled at the site.	N/a.
Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?		Yes. It can reasonably expected that there will be noise and vibration from plant and machinery when	Unlikely significant.

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.	
		construction works are taking place. However best practice can minimise such impacts. In any case, these impacts are unlikely to be of more than local significance – i.e. at the site and in the immediate vicinity.	
Will the Project release pollutants or any hazardous, toxic or noxious substances to air , or lead to risks of contamination of land or water (including surface waters, groundwater, coastal waters or the sea)?		Yes. The development has the potential to generate dust and for polluted run-off water during construction. However provided best practice techniques are employed, the risk of pollution is considered to be low.	Unlikely significant.
Question 1(f) Risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge			
Will there be any risk of major accidents and/or disasters during construction or operation of the development?		Yes. There is a risk of accidents taking place during construction. However compliance with Health and Safety legislation will ensure that the risks of accidents is minimal.	Unlikely significant.
Question 1(g) Risks to Human Health (for example due to water contamination or air pollution)			
Will there be any risk to human health during the construction and/or operation of the development		Yes. There is a risk to human health from dust arising from construction works and from accidents on site. However as noted above, using best	Unlikely significant.

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	practice techniques and compliance with Health and Safety legislation means these risk are low.	
CRITERION 2. LOCATION OF DEVELOPMENT		
Question 2(a) Existing and Approved Land Use		
Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	No. The 2001 Census indicates the population of Rossett (Community Council area) to be 3,321. Average household size is 2.37 persons. A development of 132 dwellings has the potential to increase the population of the village by 313 people or just under 10%. Whilst this is a not insignificant increase in population (equalling the 1991-2011 population increase), it is considered unlikely to significant change the demographic profile of the village. The effects of the development will be localised due to its scale and relationship with the existing village.	Unlikely significant.
Are there any routes or facilities on or around the location, which are used by the public for access to recreation or other facilities, which could be affected by the project?	No. The site is not crossed by a public right of way. Footpath Allington no. 21 runs parallel to the	Unlikely significant.

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ?	State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	eastern boundary of the southern parcel of land. Footpath Allington no. 20 exits onto the B5102 Rossett Road adjacent to the south-eastern boundary of the northern parcel of land. Neither will be obstructed or require diversion as a result of the development. There are no recreation facilities on the site or in the immediate vicinity of the site that will be directly affected by the development.		
Are there any transport routes which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes. The development will generate traffic and it is reasonable to conclude that the majority of this will travel westwards and therefore B5445 Chester Road/B5102 Holt Road junction and the link route between the two roads at the north-eastern end of The Green. However the Transport Assessment accompanying the application indicates that the junctions are currently operating with reserved capacity and are likely to continue to do so post-development.	Unlikely significant.	

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ?	State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
	In any case, the traffic impacts associated with the development will not be of more than local significance.		
Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. The development will result in the loss of 6.21 of greenfield land, thus having an urbanising effect on the edge of the village. However the effects will be limited to the local area and will not be significant in the wider context. A significant proportion of the site is Best and Most Versatile Agricultural Land. Validation of Agricultural Land Classification Report will be sought from Welsh Government, however even if the whole site were considered BMV land, the amount of BMV land lost to development is not considered to be significant in the context of the countryside surrounding the village or in a County Borough wide context.	Unlikely significant.	
Are there any areas on or around the location occupied by land uses	Yes. There are residential properties	Unlikely significant.	

5	Detailed Screening Questions	
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.
which could be affected by the project, particularly sensitive land uses e.g. hospitals, schools, places of worship, community facilities?	adjacent to the site. The impact of the development will be limited to those properties who will suffer a loss of existing outlook. However the visual impact of a residential development close to existing properties is unlikely to result in effects that would be significant and EIA context.	
Question 2(b) Relative Abundance, Availability Quality and Regenerative Capacity of Natural Resources in the Area and its Underground		
Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No.	N/a
Question 2(c) Absorption Capacity of the Natural Environment		
Are there any other areas on or around the location which are important or sensitive for reasons of their ecology, or are used by protected, important or sensitive species of fauna or flora, which could be affected by the project?	No. There are no statutorily protected sites adjoining or in the immediate vicinity of the site. The application is accompanied by an ecology report. This concludes that it is highly unlikely that Great Crested Newts are present at the site. No signs of breeding bats were identified although two trees were identified as having suitable bat roosting features. Bat activity within	Unlikely significant.

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.	
	the site was recorded. The indicative plan suggests the removal of one of the trees referred to in the ecology report. The impact this would have on bat habitat is localised and on balance is not considered to be significant in EIA terms. It is also expected that sensitive design of the development and incorporation of mitigation can be secured to off-set these impacts.		
Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No. The site lies outside of the flood plain of the River Alyn and River Dee.	n/a	
Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No. The site is not located within a landscape that is subject to national designation. The site is located within a Special Landscape Area in the Wrexham UDP, however this is a local designation. Whilst the development will represent the intrusion of an urban form of development in the SLA, the impacts are localised to the site and its immediate surroundings and are not significant in the context	Unlikely significant.	

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ? State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.	
Is the project in a location where it is likely to be highly visible to many people?	of the wider SLA. No. The site is not prominently located and is not highly visible in the wider landscape. It will be visible to the occupiers of properties close to/adjoining the site as well as to those using the roads and footpaths in the immediate vicinity only.	Unlikely significant.	
Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes. The site adjoins existing residential development in Rossett. Whilst the proposals will have an urbanising effect and change the character of a green field site, its scale is such that the urbanising effects are localised and not considered significant in EIA terms.	Unlikely significant.	
Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes. The site lies 300m from the boundary of the Rossett Conservation Area and 2 listed buildings lie approximately 380m away: Rossett Hall and Darland Hall, both Grade II listed. Given the degree of separation and the nature of the development, it will not have a significant effect on features identified above.	Unlikely significant.	

5	Detailed Screening Questions		
Questions to be considered	Yes/No/Unknown – provide description	For ‘Yes/Unknown’, are effects <u>likely</u> to be <u>significant</u> ?	
		State any features of the development or measures to be used to avoid or prevent what might otherwise have been significant adverse effects.	
Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No.	n/a	
Is the project location susceptible to subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions, which could cause the project to present environmental problems?	Yes. The site lies outside of a zone C1 or C2 flood plain. Part of the site lies within a zone B. Parts of the site are also susceptible to surface water flooding. If not adequately addressed, parts of the development may be at risk of surface water flooding and could also increase the risk of off-site surface water flooding. However the impacts will be limited to the site and the immediate vicinity and are not considered significant in EIA terms. Furthermore it can reasonably be expected that through good design and the inclusion of adequate measures for attenuating surface water drainage, this matter can be mitigated.	Unlikely significant.	
Has there already been a failure to meet environmental quality standards that is relevant to the project?	No.	Unlikely significant.	

Statement of reasons

The development will result in the loss of a greenfield site, BMV land, give rise to traffic impacts and has the potential to have some impact upon bat species. However these impacts are localised and are not of a scale that are likely to be significant. EIA is therefore not required in this instance.

6		Outcome of assessment	
(ii)	If a SO/SD has been provided do you agree with it?		Choose an item.
(iii)	Is EIA required?		No
		Outcome	Action
Schedule 2 development – threshold exceeded/ criterion met or Sensitive Area but not likely to have significant effects on the environment			Issue direction stating EIA Not Required
Name and Job Title of Assessor		Matthew Phillips, Planning Control Lead Officer	
Date of Assessment		27/07/2018	

From: [Mark Walters](#)
To: [Justin Paul](#); [Matthew Phillips](#)
Subject: RE: Rossett P/2018/0560
Date: Monday, November 12, 2018 9:17:07 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Dear Justin and Matthew

Thank you for forwarding the evaluation report.

It is clear from the results that many of the geophysical anomalies are false readings derived from natural strata rather than archaeological features. The two small gullies that were identified are most likely associated with field boundaries or drainage and are of low archaeological significance. There is no indication of any permanent settlement here at any period in time.

We would therefore have no further archaeological recommendations in this case and no objection to the proposed development.

Kind regards

Mark Walters

Mark Walters
Development Control Archaeologist / Swyddog Rheoli Datblygiad

Ffôn / Tel: 01938 553670/552035 Mobile: 07736 163148

E-bost / E-mail: mark.walters@cpat.org.uk

Ymddiriedolaeth Archaeolegol Clwyd-Powys, 41 Stryd Lydan, Y Trallwng, SY21 7RR Swyddfa Gofrestredig fel yr uchod. Rhif Cwmni 1212455, Rhif Elusen 508301, Sefydliad Cofrestredig IfA, Rhif 6.

Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, SY21 7RR Registered Office as above. Company No 1212455, Charity No 508301. Chartered Institute for Archaeologists Registered Organisation No 6.

Please note that I do not work Fridays

[Privacy Notice](#)

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 09 November 2018 13:47

To: Matthew Phillips <matthew.phillips@wrexham.gov.uk>

Cc: Mark Walters <mark.walters@cpat.org.uk>

Subject: Rossett :)/2018/0560

Afternoon Matthew

Sooner than anticipated ... but here is the archaeology evaluation report following trenching and sample examination for your attention; I copy in Mark to assist.

Kind regards

Justin

Justin Paul BA BTP MRTPI

MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Richard Cooke <richard.cooke@aeonarchaeology.co.uk>

Sent: Friday, November 9, 2018 10:40 AM

To: Justin Paul <justin@j10planning.com>

Subject: RE: A0176.1 Lane Farm, Rossett

Hi Justin,

Please find attached the evaluation report for Lane Farm, Rossett.

Many thanks,



Richard Cooke BA MA MCIfA

Aeon Archaeology

25 Mold Road,

Broughton,

Chester

CH4 0PQ

Mobile: 07866 925393

Telephone: 01244 531585

www.aeonarchaeology.co.uk

Cerys Jones

From: Matthew Phillips
Sent: 07 August 2018 09:41
To: planning_admin
Subject: FW: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Welsh Government response to the above.

From: James.Cooke@gov.wales [mailto:James.Cooke@gov.wales]
Sent: 06 August 2018 15:01
To: Matthew Phillips
Subject: RE: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Matthew

Thank you for sight of this response and an opportunity to provide further information.

In summary, the Department's advice still stands.

J10Planning's response misrepresent the issues between the two surveys; age of survey and soil pit assessment are not valid or correct reasons to refuse the WG survey.

Kind regards

James

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 06 August 2018 14:05
To: Cooke, James (ESNR - ERA - Land, Nature & Forestry) <James.Cooke@gov.wales>
Subject: FW: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

James,

Please see below. Not sure if you want to respond? I plan to proceed in accordance with your advice unless I hear from you otherwise and I would of course be considering the site in light of PPW and our own UDP policy EC2 in respect of BMV land.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Justin Paul [<mailto:Justin@j10planning.com>]
Sent: 06 August 2018 11:42
To: Matthew Phillips
Subject: RE: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Morning Matthew

Thanks for your email below and the WG ALC consultation response, which is based upon a 25-year old (1993) study.

I have discussed this with LRA who undertook the assessment for the applicant and they stand by their findings of 2015.

The main reason for the difference is that the previous 1993 survey didn't have any regard to the gravel layers in parts of the site as an issue for plant rooting and indeed, it should be noted this study did not involve any digging of pits unlike the LRA assessment.

As you say, there is no dispute as to the fact the site includes BMV land, and both surveys indicate BMV and lower quality land in roughly equal proportions; the differences being shown by the mapping in both studies which the table below summarises.

	Northern Parcel	Southern Parcel
LRA 2015	Largely 3a with small amount of 3b	Mostly 3b to east and 3a to western area of site
WG 1993	Split between 2 to the east and 3b to the west	Largely 2 with 3a

We would suggest that the more recent LRA study is arguably more relevant and applicable (given its more recent date and the "dig" methodology involved) and as such we would caution against relying upon the earlier 1993 study.

From a strategic point of view, it is always going to be more desirable to develop lesser/lower grades of agricultural land over higher grades of land and our Planning Statement summarises our position that we consider our surveys more relevant than earlier older studies and that the land largely involves 3b land.

Notwithstanding this, all new housing permissions/allocations involving edge of settlement expansion will involve the loss of some agricultural land; but putting this issue into context agricultural land is just one issue amongst a host of perhaps more important material planning considerations when reaching a judgement on sustainable development and we would argue that this site performs better on all fronts and justifiably the applicants agricultural report and the other supporting documentation submitted suggests that the site is the best option to develop in meeting the known overriding housing need ... something that will have evidently not been lost on your LDP Planning Policy colleagues when they determined the best locations for growth having themselves undertaken their strategic environmental assessment and sustainability appraisal.

I trust that this is helpful.

Kind regards
Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER
J10 Planning Ltd
1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ
01244 349400 // 07971 446630 // justin@j10planning.com
Company Reg. No. 6000409 VAT Reg. No. 815630835



From: "Matthew Phillips" <Matthew.Phillips@wrexham.gov.uk>
To: "Justin Paul" <justin@j10planning.com>
Subject: FW: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

Justin,

For your information, please see attached and below. It is up to you whether you want to respond to this or not, although my intention is accept the WG's ALC grades. In terms of how the application is considered, we would be applying policy EC2 and relevant PPW advice when considering the application in any case – the key consideration for the LPA being whether there is an overriding need for the development.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: James.Cooke@gov.wales [<mailto:James.Cooke@gov.wales>] **On Behalf Of** LQAS@gov.wales
Sent: 02 August 2018 12:55
To: Matthew Phillips
Subject: LAND OFF HOLT ROAD, ROSSETT - (Site H16) - Application P/2018/0560

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The original attachments were not modified.

Dear Matthew,

Thank you for consulting the Department. This response is made in accordance with TAN6 Annex B6 and relates to technical information only; not the merits or otherwise of the proposal.

Agricultural Land Classification Information:

There are 2 detailed ALC surveys covering the proposal area.

1. Report 1067/1 Land Research Associates (LRA), dated 2nd March 2015, titled LAND OFF HOLT ROAD, ROSSETT, identifying a mosaic of Subgrades 3a & 3b.
2. ALC 023-1993 Welsh Office Agricultural Department (now Welsh Government), dated May 1993, titled (WREXHAM MAELOR LP) LANE FARM, ROSSETT (attached), identifying Grade 2 and Subgrades 3a & 3b.

Both surveys identify the majority of the area as BMV but differ in the distribution of ALC grades.

Advice:

Your Authority should accept the Welsh Government ALC survey, reference 023-1993, as the definitive representation of agricultural land quality. I have attached the full survey for your information. It can also be found on the "Lle" portal [ALC Predictive Map](#) survey layer.

Further Information:

If you require further detail on the assessment of the LRA survey, please feel free to contact me.

Further Consultation:

Should site plans or further proposals indicate the potential for development, phased or otherwise, beyond the current proposal boundary into adjacent agricultural land, the Department should be consulted under either TAN6 Annex B2, B5 or B6 arrangements.

Yours sincerely,

James

R.J. Cooke

Materion Gwledig | Rural Affairs
Llywodraeth Cymru | Welsh Government
Llandrindod
Spa Road East
Powys
LD1 5HA

Agricultural Land Classification: [ALC Predictive Map](#)



Llywodraeth Cymru | www.llyw.cymru | Welsh Government | www.gov.wales

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Dyla'r datganiadau neu'r sylwadau uchod gael eu trin fel rhai personol ac nid o reidrwydd fel datganiadau neu sylwadau gan
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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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30/07/2018

Annwyl/Dear Matthew Phillips,

**TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990**

**PROPOSAL: OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF TWO PARCELS OF LAND (NORTHERN PARCEL FOR UP TO 61 NO. DWELLINGS, SOUTHERN PARCEL FOR UP TO 71 NO. DWELLINGS), EXTENSION TO COMMUNITY PARKING FACILITY (IN ASSOCIATION WITH NORTHERN PARCEL) WITH ASSOCIATED MEANS OF ACCESS AND ALL OTHER MATTERS RESERVED WITH INDICATIVE PROVISION MADE FOR PEDESTRIAN CROSSING, PEDESTRAIN LINKAGES, PUBLIC OPEN SPACE AND AFFORDABLE HOUSING
LOCATION: Land to the North and South of Lane Farm, Rossett Road, Trevalyn, Rossett (major) P/2018/0560 V2**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which was received on 20/07/2018.

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Protected Species

Protected species and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

The application is supported by an ecological report (Reference: Roe, R. (2016). Holt Road, Rossett: Ecological Assessment. Kingdom Ecology. Unpublished).

It is NRW's view that the ecological submission is satisfactory for the purposes of informing the planning decision making process.

NRW consider the proposal is

- not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and
- not likely to adversely affect any local populations of British 'fully' protected species

NRW, therefore, have no objection to the proposals and welcome the implementation of submitted recommendations.

The applicant should be advised that should protected species be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice

Flood Risk

We would advise that the majority of the site is within zone A and partially within zone B as per the Development Advice maps accompanying TAN15: Development and Flood Risk.

The application is supported by a Flood Consequence Assessment (Waterco Consultants. June 2018 2nd Issue) which addresses fluvial flooding by stating that the adjacent (off-site) extreme flood zone boundary is 600mm below adjacent site levels. Although the flood zones are based on a nationalised modelling technique and are not site specific, we appreciate that the Extreme Flood Outline (0.1% or 1 in 1000) used flow values much greater than the 1% plus climate change allowance design event required to be flood free. We would however strongly advise that your colleagues acting as the Lead Local Flood Authority should be consulted regarding the surface water flood risks associated with the proposal. We do not provide advice on surface water flood risk or any localised flood risk issues (along with surface water drainage arrangements).

Environmental Management

The development is proposed approximately 180 metres north of the River Alyn, which is a WFD waterbody. Its reference no. = GB111067052173. It is currently classified as 'moderate' and is failing to reach its target of 'good ecological status'. Whilst the river is a reasonable distance away from the development site, it is worth considering the 'main river' as part overall operations

The site borders a designated site - Nitrate Vulnerable Zone (NVZ). It is not expected that the development will have any significant impact on this feature.

With regards to foul drainage we note that connection is to be made to the mains sewer. Should these plans be changed then we would wish to be re-consulted.

Please do not hesitate to contact us if you require further information or clarification of any of the above.

Our comments above only relate specifically to matters that are included on our checklist "Natural Resources Wales and Planning Consultations" (March 2015) which is published on our website:

(<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance.

Advice for the Developer:

Groundwater

The proposal site is within a source protection zone (SPZ).

- Discharge of clean roof water to ground (G12)

The discharge of clean roof water to ground is acceptable both within and outside SPZ1, provided that all roof water down-pipes are sealed against pollutants entering the system from surface run-off, effluent disposal or other forms of discharge. The method of discharge must

not create new pathways for pollutants to groundwater or mobilise contaminants already in the ground. No permit is required, if the above criteria can be met.

- Sustainable Urban Drainage Systems (G13)

The Government's expectation is that sustainable drainage systems (SuDS) will be provided in new developments wherever this is appropriate. NRW supports this expectation.

Where infiltration SuDS are to be used for surface run-off from roads, car parking and public or amenity areas, they should:

- be suitably designed
- meet Government's non-statutory technical standards for sustainable drainage systems – these standards should be used in conjunction with Planning Policy for Wales
- use a SuDS management treatment train – that is, use drainage components in series to achieve a robust surface water management system that does not pose an unacceptable risk of pollution to groundwater

Where infiltration SuDS are proposed for anything other than clean roof drainage (see G12) in a SPZ1, a hydrogeological risk assessment should be undertaken, to ensure that the system does not pose an unacceptable risk to the source of supply.

This position statement G13 needs to be read in conjunction with position statement G10.

Waste

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 33 and 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Suitable pollution prevention measures will need to be in place during construction to minimise any risk of pollution, in particular giving the close proximity of watercourses.

In particular, we refer you to the Pollution Prevention Guidelines

PPG1: Understanding Your Environmental Responsibilities – Good Environmental Practices

PPG6: Working at construction and demolition sites

GPP13: Vehicle washing and cleaning

The Guidance are available at the following link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The applicant should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Siôn M Williams

Siôn M. Williams

Ymgynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales

Cerys Jones

From: Matthew Phillips
Sent: 01 August 2018 08:38
To: planning_admin
Subject: FW: P/2018/0560 - Land to the North and south of Lane Farm, Rossett Road, Trevalyn, Rossett (major) P/2018/0560 - NRW Response NRW:01112310

Please add as NRW response

From: North Planning [mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk]
Sent: 01 August 2018 08:25
To: Matthew Phillips
Subject: RE: P/2018/0560 - Land to the North and south of Lane Farm, Rossett Road, Trevalyn, Rossett (major) P/2018/0560 - NRW Response NRW:01112310

Matthew,

Yes, NRW have no concerns on flooding grounds on the basis of the site being mainly Zone A and partially Zone B and the information submitted.

The surface water element would be for your LLFA to advise.

Kind regards,

Sion

----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk
Received: Wed Aug 01 2018 08:06:31 GMT+0100 (GMT Summer Time)
To: North planning; North Planning Mailbox Queue
Subject: P/2018/0560 - Land to the North and south of Lane Farm, Rossett Road, Trevalyn, Rossett (major) P/2018/0560 - NRW Response NRW:01112310

Sion,

Just to clarify – mainly because flooding is an issue that a number of local objectors have raised to the site both as part of this application as well as its proposed allocation for housing in the Deposit Local Development Plan, there are no NRW concerns on flooding grounds on the basis of the site being mainly Zone A and partially Zone B and the information submitted?

I have already spoken with Neil Taunt about surface water and he has no objections subject to a drainage condition being imposed.

Regards

Matthew

From: North Planning [mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk]
Sent: 01 August 2018 07:53
To: Matthew Phillips
Subject: RE: P/2018/0560 - Land to the North and south of Lane Farm, Rossett Road, Trevalyn, Rossett (major) P/2018/0560 - NRW Response NRW:01112310

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Click [here](#) if the original attachments are required (justification needed).

Good morning Matthew,

Thank for bringing that to my attention. Apologies for the confusion, please find letter with the updated Flood Risk section.

Kind regards,

Sion

----- Original Message -----

From: Matthew.Phillips@wrexham.gov.uk

Received: Tue Jul 31 2018 15:41:45 GMT+0100 (GMT Summer Time)

To: North planning; North Planning Mailbox Queue

Subject: P/2018/0560 - Land to the North and south of Lane Farm, Rossett Road, Trevalyn, Rossett (major)
P/2018/0560 - NRW Response NRW:01112310

Sion,

I note your comments about flood risk but my reading of the DAM is that part of the north parcel of the site is located within zone B – extract below:



Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: North Planning [mailto:NorthPlanning@cyfoethnaturiolcymru.gov.uk]

Sent: 30 July 2018 15:03

To: Matthew Phillips

Subject: P/2018/0560 - Land to the North and south of Lane Farm, Rossett Road, Trevalyn, Rossett (major)
P/2018/0560 - NRW Response NRW:01112310

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Annwyl Matthew Phillips,

Amgaeaf ein hymateb i'r cais uchod, ac os oes gennych unrhyw ymholiadau, mae croeso i chi gysylltu â mi.

Cofion Cynnes

Dear Matthew Phillips,

Please find attached our response to the above application, if you have any queries please do not hesitate to contact me.

Kind Regards

Sion Williams

**Tîm Cynllunio Datblygu / Development Planning Team
Cyfoeth Naturiol Cymru / Natural Resources Wales**

Ffôn / Tel: 03000 654682

Gwefan / Website: www.cyfoethnaturiolcymru.gov.uk / www.naturalresourceswales.gov.uk

Ein diben yw sicrhau bod adnoddau naturiol Cymru yn cael eu cynnal, eu defnyddio a'u gwella mewn modd cynaliadwy, yn awr ac yn y dyfodol.

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Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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Cerys Jones

From: Matthew Phillips
Sent: 02 January 2019 13:58
To: planning_admin
Subject: FW: P/2018/0560 - Rossett

Please add as NRW response

From: Knowles, Ryan [mailto:Ryan.Knowles@cyfoethnaturiolcymru.gov.uk]
Sent: 02 January 2019 09:52
To: Matthew Phillips
Cc: Davies, Daniel; Huws, Iwan
Subject: RE: P/2018/0560 - Rossett

Good Morning Matthew,
We'd like to confirm that our position remains unchanged. There will be minor changes to the Development Advice Map along Harwoods Lane to reflect historical flood risk information, but the site will remain that of Zone A and is not considered to be an area of high risk from fluvial flooding from the River Alyn.
As previously advised, we would recommend that your colleagues acting as the Lead Local Flood Authority are consulted on this application to ensure that local flooding sources (pluvial) along with the site's surface water drainage arrangements are acceptable.

I hope of assistance.
Regards,
Ryan

Ryan Knowles

Arbenigwr Technegol Datblygiad a Risg Llifogydd / Development and Flood Risk Technical Specialist

Cyfoeth Naturiol Cymru / Natural Resources Wales
Ffordd Gaer, Bwcle, Sir y Fflint, CH7 3AJ / Buckley Office, Chester Road, Buckley, CH7 3AJ.
Ffôn/Tel: 0300 065 3906

Dysgwyr Cymraeg

cyfoethnaturiol.cymru / naturalresources.wales

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Croesewir gohebiaeth yn Gymraeg a byddwn yn ymateb yn Gymraeg, heb i hynny arwain at oedi

Correspondence in Welsh is welcomed, and we will respond in Welsh without it leading to a delay

From: Davies, Daniel
Sent: 21 December 2018 08:10
To: Weston, Richard <Richard.Weston@cyfoethnaturiolcymru.gov.uk>; Huws, Iwan <Iwan.Huws@cyfoethnaturiolcymru.gov.uk>; Knowles, Ryan <Ryan.Knowles@cyfoethnaturiolcymru.gov.uk>
Cc: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Subject: RE: P/2018/0560 - Rossett

Hi,

Matthew Phillips has been in touch in relation to the site off Trevalyn Way in Rossett, which we have previously responded to a local resident regarding.

The most recent response to Mr Filce was as follows (sent 5/12):

Following further advice from Development and Flood Risk colleagues, I can confirm that our position remains unchanged. We are satisfied that as the site is completely within zone A (as per the Development Advice maps accompanying TAN15: Development and Flood Risk) fluvial/river flooding is considered too little or no risk to the development.

I would refer you to our consultation topics (<https://cdn.naturalresources.wales/media/686847/dpas-consultation-topics-august-2018-eng.pdf?mode=pad&rnd=131819256840000000>) which confirms that we provide comment on sites in zone C.

Would we have any further comment to make in relation to the change in flood map (I know Iwan and Ryan agreed previously that the change in flood map resulting in C2 extending to cover part of the road didn't justify a change in our position)? Would we wish to make any comment regarding the ABI info? Apologies, but today is my last day in work until the 7th and Matthew needs a response in advance of the planning committee meeting on the 7th. If possible could someone respond to Matthew in my absence?

Thanks,

Dan

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 20 December 2018 17:32
To: Davies, Daniel <Daniel.Davies@cyfoethnaturiolcymru.gov.uk>
Subject: P/2018/0560 - Rossett
Importance: High

Dan,

The attached map has been sent to us by an objector to the above planning application.

Can I have a comment on any proposed changes to the C2 zone in Rossett, whether it would result in any part of the application site being included and if any of the advice previously given would change?

The objector has also forwarded correspondence received from the Association of British Insurers – a copy of the body of the correspondence is also attached with personal information removed. Not sure whether you also want to comment on that as well – although from my perspective, NRW are the statutory consultee not the Association of British Insurers, therefore it is your advice we rely on when determining planning application, not whether the occupiers in the vicinity of the site are able to insure their properties or not.

Apologies for the short notice, but I am taking the application to committee on the 7th of January so if possible I would need a response before then!

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

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From: [Matthew Phillips](#)
To: [Justin Paul](#)
Subject: FW: P/2018/0560
Date: Thursday, July 26, 2018 8:33:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Justin,

For information, please see below, in particular Neil's advice to applicants.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Neil Taunt
Sent: 26 July 2018 08:24
To: Matthew Phillips
Subject: P/2018/0560

Matthew,

Thanks you for the recent consultation on the above outline application.

The majority of the site is located in DAM Zone A as defined within TAN15, with a portion classified as Zone B within the northern parcel of land.

Our systems hold no recorded incidents of flooding directly impacting the site, and NRW historic flood outlines show the site not affected during the significant flooding from the River Alyn in 2000.

The submitted documentation does indicate that localised areas of the land are susceptible to standing water at times due to the underlying ground conditions, but sufficient information has been suggested to demonstrate that the majority of the site would be suitable for the use of infiltration techniques to manage surface water generated from any new impermeable surfaces on site. The Submitted FCA & Drainage Strategy does indicate that compliance with the forthcoming SuDS Standards for Wales could be achieved on the site and I would be keen to see that this approach is continued into any future development on the site.

As such I have no objection to the proposals, but would request the following condition be included if outline permission is to be granted to ensure a scheme compliant with the SuDS standards for Wales is delivered that will complement the finalised layout of the site:

COMPREHENSIVE DRAINAGE (SuDS)

No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. **In accordance with the submitted Flood Consequence Assessment & Drainage Strategy, any scheme must demonstrate compliance with the latest Sustainable Drainage Systems (SuDS) Standards for Wales.** Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The applicant should also be advised of the following:

The Commencement Order for Schedule 3 of the Flood and Water Management Act 2010 (the Act) was signed 1 May 2018. This will mean that from the **7 January 2019** any new development that satisfy the criteria will require SuDS Approval Body (SAB) approval prior to the commencement of development. It is proposed to make transitional arrangements as follows:

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter – but see also below) or for which a valid application has been received but not determined by 7 January 2019, will not be required to apply for SAB approval.
- SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

If you have any questions on the above please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



01978 729734 / 07808 787632



Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wrecsam, Wrecsam LL13 9PW



Environment & Planning, Wrexham County Borough Council, Abbey Road South, Wrexham Industrial Estate, Wrexham LL13 9PW



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Cerys Jones

From: Matthew Phillips
Sent: 30 November 2018 14:03
To: planning_admin
Subject: FW: P/2018/0560 - Land at Rossett Road Rossett

Flood Officer comments

From: Neil Taunt
Sent: 30 November 2018 09:57
To: Matthew Phillips
Subject: RE: P/2018/0560 - Land at Rossett Road Rossett

Hi Matthew,

The additional information does not change my previous comments.

Many thanks

Neil

From: Matthew Phillips
Sent: 28 November 2018 09:35
To: Neil Taunt
Subject: P/2018/0560 - Land at Rossett Road Rossett

Neil,

Further to your response to the above on 26 July we have received some additional information – the attached addendum drainage note and a revised indicative site layout plan showing the possible location of a pumping station.

I hadn't initially planned to seek any views from you on this because the layout of the site is indicative, this is a matter in respect of foul drainage and in accordance with your comments, full details of the site drainage arrangements would be secured by condition should permission be granted. We would then consult you on the drainage arrangements if/when a developer sought to discharge the condition, as well as Welsh Water in respect of foul drainage.

However to ensure that I can comment on the matter at committee, can you confirm whether the indicative plans and drainage addendum change any of the advice given in your initial consultation response. As noted above, this remains an outline application with all matters other than site access reserved, therefore the attached plan is indicative and doesn't necessarily represent the final form of development should permission be granted.

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: [Justin Paul](#)
To: [Matthew Phillips](#)
Subject: P/2018/0560 : rossett
Date: Thursday, October 4, 2018 8:41:00 AM
Attachments: [181004 Plnc 100_37 Lane Farm off Holt Road+Rossett Road _H_ FINAL Masterplan over Aerial @ A3.pdf](#)
[181004 Plnc 100_37 Lane Farm off Holt Road+Rossett Road _H_ FINAL Masterplan over OS Plan @ A3.pdf](#)
[181004 Plnc 100_37 Lane Farm off Holt Road+Rossett Road _H_ Water Pump Added.pdf](#)
[w10685-181002-Addendum Drainage Note.pdf](#)
[image001.png](#)
[image003.png](#)

Morning Matthew

We are due to meet this morning to discuss highways, however, our highway advisor has called in poorly and so I wonder if we could re-convene sometime next week ? ... call me to discuss if think we can still proceed and ether is benefit in still meeting.

In the meantime, attached are the plans with the correct drawing revision reference as previously requested.

Added to the plan is a pumping station on the northern parcel as we found that the invert level of the mains sewer located in the main road was not low enough for gravity feed, so our engineers have recommended we pump it. Fortunately, there is adequate space on site and this installation will comply with statutory requirements and more importantly the compound is discreetly located and will be imperceptible.

Kind regards

Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Ian Parkinson <ian@parkinsoninc.co.uk>

Sent: Thursday, October 4, 2018 8:27 AM

To: Justin Paul <justin@j10planning.com>

Subject: RE: rossett

Hi Justin

Masterplan updated to show Water Pumping Station and Titled as Rev H.

Attached:

- Masterplan over OS Base
- Rendered Masterplan over OS Base

- Rendered Masterplan over Aerial

Trust this provides all needed at this stage.

Thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

Wrexham County Council
16 Lord Street
WREXHAM
LL11 1LG

Date: 30/07/2018
Our Ref: PLA0035829
Your Ref: P/2018/0560

Dear Sir

Grid Ref: SJ3731757262 337317 357262

Site: Lane Farm the Green, Rossett Road, Trevalyn

Development: Residential development of 2 parcels of land (for up to 61 no dwellings: Northern parcel & up to 71 no dwellings: Southern Parcel) extension to community parking facility & associated means of access

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Having assessed the proposal, we note it is proposed to dispose of foul flows via the public sewerage system and discharge surface water runoff into a soakaway system. Foul flows should be taken to the foul sewer at or beyond manhole SJ37572301 within Holt Road/Rossett Road. In the absence of a detailed drainage plan/ layout, we would kindly request that if you are minded to grant Planning Consent for the above development that the following **Condition and Advisory Notes** are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

SEWERAGE

Condition

No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water INDUSTRY Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Alaw Jones
Development Control Officer
Developer Services



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Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
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Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Cerys Jones

From: Matthew Phillips
Sent: 30 October 2018 16:24
To: planning_admin
Subject: FW: P/2018/0560 : rossett

Welsh Water response

From: Jones Alaw [mailto:Alaw.Jones@dwrcymru.com]
Sent: 30 October 2018 16:23
To: Matthew Phillips
Subject: RE: P/2018/0560 : rossett

Good afternoon Matthew,

Thank you for your e-mail enclosing additional information. As the details are indicative, we would kindly request that if you are minded to grant Planning Consent for the above development that the Condition and Advisory Notes included in our response dated 30/07/2018 (ref PLA0035829) are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Kind regards,
Alaw



Alaw Jones



Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water

Kinmel Park | Bodelwyddan | LL18 5TQ | T: 0800 917 2652 | www.dwrcymru.com

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*We will respond to your email as soon as possible but you should allow up to **10 working days** to receive a response. For most of the services we offer we set out the timescales that we work to on our Developer Services section of our website. Just follow this link <http://www.dwrcymru.com/en/Developer-Services.aspx> and select the service you require where you will find more information and guidance notes which should assist you. If you cannot find the information you are looking for then please call us on 0800 917 2652 as we can normally deal with any questions you have during the call.*

If we've gone the extra mile to provide you with excellent service, let us know. You can nominate an individual or team for a Diolch award through our [website](#).

From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 29 October 2018 13:09
To: Jones Alaw <Alaw.Jones@dwrcymru.com>
Subject: FW: P/2018/0560 : rossett

***** External Mail *****

Alaw,

Please see attached and below in respect of drainage. Can you confirm whether you would need to make any further comments at this stage to those included in your letter of 30 July 2018 (your reference PLA0035829)? Please note that the plans are indicative and a detailed drainage scheme would need to be finalised at or after the reserved matters stage should outline permission be granted.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Justin Paul [<mailto:Justin@j10planning.com>]

Sent: 04 October 2018 08:45

To: Matthew Phillips

Subject: P/2018/0560 : rossett

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Morning Matthew

We are due to meet this morning to discuss highways, however, our highway advisor has called in poorly and so I wonder if we could re-convene sometime next week ? ... call me to discuss if think we can still proceed and ether is benefit in still meeting.

In the meantime, attached are the plans with the correct drawing revision reference as previously requested. Added to the plan is a pumping station on the northern parcel as we found that the invert level of the mains sewer located in the main road was not low enough for gravity feed, so our engineers have recommended we pump it. Fortunately, there is adequate space on site and this installation will comply with statutory requirements and more importantly the compound is discreetly located and will be imperceptible.

Kind regards

Justin

Justin Paul BA BTP MRTPI
MANAGING PARTNER

J10 Planning Ltd

1-3 Upper Eastgate Row, Eastgate Row North, Chester, CH1 1LQ

01244 349400 // 07971 446630 // justin@j10planning.com

Company Reg. No. 6000409 VAT Reg. No. 815630835



From: Ian Parkinson <ian@parkinsoninc.co.uk>

Sent: Thursday, October 4, 2018 8:27 AM

To: Justin Paul <justin@j10planning.com>

Subject: RE: rossett

Hi Justin

Masterplan updated to show Water Pumping Station and Titled as Rev H.

Attached:

- Masterplan over OS Base
- Rendered Masterplan over OS Base
- Rendered Masterplan over Aerial

Trust this provides all needed at this stage.

Thanks

Ian Parkinson
Director

Parkinson Inc
07970 686302

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Cerys Jones

From: Matthew Phillips
Sent: 28 November 2018 15:51
To: planning_admin
Subject: FW: P/2018/0560 - Land at Rossett Road Rossett

Please add as Welsh Water comments

From: Jones Alaw [mailto:Alaw.Jones@dwrcymru.com]
Sent: 28 November 2018 15:40
To: Matthew Phillips
Subject: RE: P/2018/0560 - Land at Rossett Road Rossett

Good afternoon Matthew,

Thank you for your e-mail.

I can confirm that our comments dated 30th July 2018 under reference PLA0038529 are still valid. We would also advise that the drainage proposal will need to be subject to Welsh Minister design and Sewers for Adoption (7th Edition) standards.

Should you have any queries, please do not hesitate to contact me.

Kind regards,
Alaw



Alaw Jones



Development Control Officer | Developer Services | Wholesale Business Services | Services Dwr Cymru Welsh Water

Kinmel Park | Bodelwyddan | LL18 5TQ | T: 0800 917 2652 | www.dwrcymru.com

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From: Matthew Phillips [mailto:Matthew.Phillips@wrexham.gov.uk]
Sent: 28 November 2018 08:56
To: Jones Alaw <Alaw.Jones@dwrcymru.com>
Subject: P/2018/0560 - Land at Rossett Road Rossett

***** External Mail *****

Alaw,

Further to your response to the above (your reference PLA0035829) on 30 July, we have received some additional information – the attached addendum drainage note and a revised indicative site layout plan showing the possible location of a pumping station.

I hadn't initially planned to seek any views from you on this because the layout of the site is indicative and in accordance with your comments, full details of the site drainage arrangements would be secured by condition should permission be granted. We would then consult you on the drainage arrangements if/when a developer sought to discharge the condition.

However to ensure that I can comment on the matter at committee, can you confirm whether the indicative plans and drainage addendum change any of the advice given in your letter of 30 July. As noted above, this remains an outline application with all matters other than site access reserved, therefore the attached plan is indicative and doesn't necessarily represent the final form of development should permission be granted.

Regards

Matthew Phillips

Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrexham
Telephone/Ffôn: 01978 298780

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Clare Whiting

From: Matthew Phillips
Sent: 30 August 2018 10:58
To: planning_admin
Subject: FW: Contribution to schools

Education response to P/2018/0560

From: Denise Garland
Sent: 17 August 2018 12:56
To: Matthew Phillips
Cc: Paula Parry
Subject: RE: Contribution to schools

There will be a contribution requirement for secondary provision as Rossett Darland is full. The nearest faith school is Rosset St Peters which has space but education have previously required a contribution for the C.P. School at Marford which is full.

Paula will need to confirm

Thanks

From: Matthew Phillips
Sent: 17 August 2018 09:10
To: Denise Garland; Paula Parry
Subject: FW: Contribution to schools

Both,

Sorry to chase on this, just wondering when I can expect a response?

Regards

Matthew

From: Matthew Phillips
Sent: 13 July 2018 09:33
To: Denise Garland; Paula Parry
Subject: Contribution to schools

EMAIL ENQUIRY TO EDUCATION FOR SCHOOLS CONTRIBUTIONS

A response is requested to this enquiry, under the terms of Local Planning Guidance Note 27. The application documents are available on the website (popular links, planning applications). Please respond to case officer with a copy to planning_admin@wrexham.gov.uk

Case Number: **P/2018/0560**

Case Officer: MP

Development: Outline Planning Application For Residential Development Of Two Parcels Of Land (Northern Parcel For Up To 61 No. Dwellings, Southern Parcel For Up To 71 No. Dwellings), Extension To Community Parking Facility (In Association With Northern Parcel) Wi

Site Address:

Land To The North And South Of
Lane Farm
Rossett Road
Trevalyn
LL12 0DS

Ward:

Rossett

Case officer to complete [blue](#) areas:

[Grid reference:](#) E 337297 N357134

Type of Dwellings

Outline application for 132 dwellings

Property Planning Response

Enquiry Reference

Decision:

Date:

Reason for Decision:

SCHOOL DETAILS

Primary name:

Capacity:

Number on roll:

Secondary name:

Capacity:

Number on roll:

Calculation of the amount of contribution due

Primary

No of dwellings 2 – 3 bedrooms:	x	1960	= £
---------------------------------	---	------	-----

No of dwellings 4+ bedrooms:	x	2352	= £
------------------------------	---	------	-----

Total Primary Contribution		£
-----------------------------------	--	----------

Secondary

No of dwellings 2 – 3 bedrooms:	x	2000	= £
No of dwellings 4+ bedrooms:	x	2400	= £
Total Secondary Contribution			£
TOTAL CONTRIBUTION DUE			£

Please use the Enquiry Reference number for any future correspondence in relation to this matter.

The information provided above is based on the most current information held by this department.

Where the type of dwelling is unknown it has been assumed that they will be 4+ bedroom type dwellings. This will allow an indication of the contribution required and can be recalculated when more detailed information becomes available.

The decision made is assessed in relation to other planning applications already consulted on, or developments under construction that have an incremental affect on the number of pupils anticipated.

Susan Davies

From: Matthew Phillips
Sent: 25 September 2018 08:48
To: planning_admin
Subject: FW: Contribution to schools

Education response P/2018/0560

From: Paula Parry
Sent: 24 September 2018 17:17
To: Matthew Phillips; Denise Garland
Subject: RE: Contribution to schools

Hi Matthew

Just to confirm we would require a contribution for Primary.

With thanks

From: Matthew Phillips
Sent: 30 August 2018 11:01
To: Denise Garland
Cc: Paula Parry
Subject: RE: Contribution to schools

Denise,

Just to follow up on your email – can you (or Paula) confirm whether you would be asking for primary contributions? If so, and just to anticipate questions I will get from the applicant's agent, does Rossett contribute significantly to the demand for school places at the CP school in Marford?

Regards

Matthew Phillips
Planning Control Lead/Arweinydd Rheoli Cynllunio
Environment and Planning/Amgylchedd a Chynllunio
Wrexham County Borough Council/Cyngor Bwrdeistref Sirol Wrecsam
Telephone/Ffôn: 01978 298780

From: Denise Garland
Sent: 17 August 2018 12:56
To: Matthew Phillips
Cc: Paula Parry
Subject: RE: Contribution to schools

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Paula will need to confirm

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Subject: FW: Contribution to schools

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Regards

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From: Matthew Phillips
Sent: 13 July 2018 09:33
To: Denise Garland; Paula Parry
Subject: Contribution to schools

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Trevalyn
LL12 0DS

Ward:

Rossett

Case officer to complete [blue](#) areas:

[Grid reference:](#) E 337297 N357134

Type of Dwellings

Property Planning Response

Enquiry Reference

Decision:

Date:

Reason for Decision:

SCHOOL DETAILS

Primary name:

Capacity:

Number on roll:

Secondary name:

Capacity:

Number on roll:

Calculation of the amount of contribution due

Primary

No of dwellings 2 – 3 bedrooms:	x	1960	= £
---------------------------------	---	------	-----

No of dwellings 4+ bedrooms:	x	2352	= £
------------------------------	---	------	-----

Total Primary Contribution		£
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Secondary

No of dwellings 2 – 3 bedrooms:	x	2000	= £
---------------------------------	---	------	-----

No of dwellings 4+ bedrooms:	x	2400	= £
------------------------------	---	------	-----

Total Secondary Contribution		£
-------------------------------------	--	----------

TOTAL CONTRIBUTION DUE		£
-------------------------------	--	----------

Please use the Enquiry Reference number for any future correspondence in relation to this matter.

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The decision made is assessed in relation to other planning applications already consulted on, or developments under construction that have an incremental affect on the number of pupils anticipated.

Cerys Jones

From: Matthew Phillips
Sent: 03 January 2019 13:57
To: planning_admin
Subject: FW: P/2018/0560 - Rossett Contribution to schools

Please add as Education response

From: Nicholas Enright
Sent: 03 January 2019 11:08
To: Matthew Phillips
Cc: Wendy Clifton; Paula Parry
Subject: P/2018/0560 - Rossett Contribution to schools

Good Morning Matthew,

As per our conversation, please see the below table. If you have and questions please feel free to contact me.

Number on Roll	Capacity	Admission Number	Surplus Places	Pupils from Rossett Ward	% Demand From Rossett Ward
204	210	30	6	28	13.73%

* does not include pupils in Nursery

** Data as of 03/01/2019

Thanks
Nick

Nicholas Enright
MIS Senior Statistician
Gwasanaeth Plant a Phobl Ifanc/Children & Young People Service
nicholas.enright@wrexham.gov.uk



01978 295462
Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR
Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

Nodwch, ni fydd negeseuon e-bost heb pwnc, yn anffodus, yn cael ei gyflwyno i'r cyfeiriad e-bost
Please note, emails without a subject will not, unfortunately, be delivered to this email address/



Betsi Cadwaladr University Health Board

Corporate Offices
Block 5, Carlton Court
St Asaph Business Park
St Asaph, Denbighshire LL17 0JG

Ein cyf / Our ref: SB/CJ
Eich cyf / Your ref: P/2018/0560
☎: 01978 725960
E-bost / Email:
Chris.jones7@wales.nhs.uk
Dyddiad / Date: 23/08/2018

**Health Board feedback on application to build on land north and south of
Rossett Road**

Dear Matthew,

Thanks you for your email and we apologise for the delay in responding. We very much welcome the opportunity to comment on this application.

Alyn Family Doctors (AFD) has been a GP partnership and training practice for well over 30 years. The practice is based in the villages of Rossett, Llay and Gresford, to the north of Wrexham in North Wales. There are 10 partners (7.5 whole time equivalent), serving a population of approximately 13,000 patients from three surgeries.

The practice, like many other practices in the UK, has been experiencing difficulties in ensuring the stability of their service, largely due to staffing shortages and difficulties in recruitment. Branch surgeries at Rossett and Llay could potentially be affected by these difficulties,. Additional pressure on the Rossett branch will be further compounded by a larger population attributable to the proposed housing growth in this area.

AFD are keen to develop their premises with plans in early stages for a health centre in Llay to incorporate services for the three areas

The surgery in Rossett is a 19th century semi-detached cottage, owned by the practice. The other two surgeries are based in community health centres built in the mid 1970s. The health centres are owned by Betsi Cadwaladr University Health Board , which also commissions the practice to provide General Medical Services.

The practice list size is increasing and the current accommodation is inadequate for the needs of a modern General Practice of 13,000 patients. The partnership has initiated and supported redevelopments at all three surgeries during the past 20 years and there is no further capacity to expand.

In summary, AFD is under pressure, especially in relation to their current physical infrastructure and staffing levels. Any additional patient demand will increase existing pressures, including housing developments contained within the Wrexham LDP. Whilst the health board may not have any specific objection to this development in principle we would wish to discuss capital contribution opportunities with planners and developers to ensure adequate health service infrastructure is in place in the future. This is consistent with our comments and input to the overall LDP consultation processes.

Should you require any further information please do not hesitate to contact me

Yours sincerely

Chris Jones

Health Planning Manager

on behalf of Sally Baxter Interim Director of Strategy

APPENDIX F

Wels Government responses

Annex to Welsh Government Letter of 1st April 2016 in response to Wrexham County Borough Council Preferred Strategy Consultation

Overall Summary

The Welsh Government supports Wrexham's approach to developing its Preferred Strategy (PS). The topic and background papers and other key supporting evidence are well presented and explain the development of the PS. The growth and spatial options are well explained and clear links are made to the supporting evidence base.

We recognise the significant amount of work undertaken by the Planning Policy team in developing the PS. The presentation of individual documents, the clear links to the evidence base and the accessibility of documents on the website are excellent. Many of our comments relate to issues that should be considered in the preparation of the Deposit LDP and are intended to support Wrexham moving forward.

The **key issue** for Wrexham will be demonstrating the **delivery of sites** and the infrastructure that supports them. Demonstrating the ability of **strategic sites** to come forward is particularly important. It is also important to evidence how the Wrexham LDP has been shaped by **regional issues** and how it will contribute to wider regional objectives. Further explanation is required on the amount of **employment land** to be provided and how this is spread across the County Borough.

Vision, Objectives & Spatial Strategy

The **vision** sets out that Wrexham will grow, attract investment, has a role as a gateway location for Wales and will provide for housing needs. These are welcome components of the vision and should help shape the Deposit LDP. The vision does not take the opportunity to say how the County Borough will change nor is it distinctive to the Borough. The 12 strategic **objectives** provide better focus for the LDP setting out the economic, social and environmental objectives. The references to Wrexham town in the SO1 and SO3 relate the objectives to an actual place. This helps explain how an issue will be addressed by policies and allocations related to an area. The remaining objectives would benefit from similar spatial expression, to set out how objectives will be met through a spatial approach.

The **spatial strategy** is clearly articulated and is based on an assessment of growth options and the spatial options to accommodate this growth. These options have been informed by and assessed against the LDP vision and objectives.

The penultimate paragraph of 5.6 of the PS says that there may be some settlements in the Council's PS which may be 'unsuitable for development and.....do not offer any opportunities for growth due to significant planning constraints'. If it is evidenced at this stage that some settlements cannot accommodate growth, the PS should be clearer on this point.

Housing

Preferred Growth Option

When assessing **growth options and overall housing requirements** it is a matter for the local planning authority to justify the level of their housing provision, having regard to PPW. National policy (PPW 9.9.2) says that the latest local authority level Household Projections should be used alongside the latest Local Housing Market Assessment. Other key issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations and the deliverability of the plan should inform the assessment of options and growth requirements.

The Council has considered sixteen growth options (Background paper No. 1, March 2015), with the PS presenting four 'realistic' strategic growth options. **We support the Council's consideration of both employment-led projections (option A) and population based projections derived from latest 2011 based Household Projections (options B-D).**

We note the Council's reference to the Ministerial Circular Letter (CL-01-14) which provides a clear message from the Minister that it is not appropriate for authorities to plan for and replicate such a period of poor economic performance. Whilst the 2011 based projections are based on a period of economic decline, it is noted that the projections for Wrexham do not replicate this trend and show a slight increase in households since the 2008 based projections. The Council provides detailed comparative analysis on the numerical differences and trends between the 2008 based and 2011 based projections, which is stated to be predominately the result of an increase in migration rates. The plan would benefit from additional contextual commentary relating to the unique economic factors which were experienced in Wrexham and resulted in the maintenance of growth throughout the recessionary period.

The Council should ensure that the preferred growth option (option B) is adequately justified and has **maximised its opportunities** for economic growth over the plan period and can deliver the Council's vision to strengthen the economy and ensure it is resilient and responds to the County's strategic location within North East Wales.

It is important that the Council **balances economic aspiration against deliverability**. We note that the preferred option to deliver 10,650 units results in an average completion rate which exceeds previous build rates in the County Borough. We note that due to the under supply of homes in the first two years of the plan (April 2013 – March 2015), the remaining annual completions are required to increase further in order to deliver the required level of housing. In accordance with paragraph 9.2.3 of PPW, all LDPs should illustrate a **five year supply of housing land** is available from adoption and throughout the plan period.

The housing provision includes a **conversion ratio** of 3.4% to convert households into dwellings based on data provided by the 2001 and 2011 Census (BP1, paragraph 6.14). This enables vacancy rates, churn in the housing market and an element of hidden

households to be accommodated. It would appear that the Council has applied an allowance of 3.9%. The Council should clarify the appropriate figure.

Policy SP7 proposes the plan makes provision for 11,715 homes in order to deliver a requirement of 10,650 homes. **We support the inclusion of the flexibility allowance** and it is a matter for the Council to show that the allowance of 10% flexibility or contingency allowance is sufficient to demonstrate that the plan can respond to economic challenges and unforeseen circumstances associated with delivery. The table of growth options on page 23 would benefit from reference to the housing requirement which the Council is aiming to deliver, rather than overall provision.

The Deposit LDP should provide clarity on the components of **housing supply** and include figures on housing commitments, allocations and windfall allowance. All components must be viable and deliverable in the plan period.

Spatial approach

Table 4 in Topic Paper 1 sets out the number of potential allocations in each tier of the settlement hierarchy. The majority of allocations will be in Wrexham town (3771/56%). There will be a significant number of new houses to be provided in tier 2, 3 and 4 settlements (2972/44%). An Urban Capacity Study was prepared in 2007 and updated in 2013 and 2015. A key conclusion of this study was the lack of capacity within existing settlement limits to accommodate growth. This Study has influenced the Council's decision to pursue a greenfield strategy and identify strategic sites outside current settlement boundaries.

Whilst the majority of new housing would be in Wrexham Town, a significant amount of new housing would be provided in lower tier settlements across the County Borough. The Council has undertaken an assessment of Candidate Sites and (as set out in Background Paper 2) assessed the development potential of settlements across the County Borough. This work has provided the Council with an understanding of the type of sites available and those which can be considered for potential allocation and inclusion in the Deposit LDP.

In assessing individual sites and sites in combination, **the Council will need to demonstrate that sites are genuinely available and deliverable**. The inclusion of sites in the LDP which are constrained and prove undeliverable will potentially have implications for the Council both during the LDP examination and post the adoption of the LDP. It is important that site promoters continue to be involved in the process and understand the importance of demonstrating delivery.

The Deposit LDP will need to explain **how sites will be phased across the plan period** both to ensure a 5 year land supply and manage the delivery of new housing across the County Borough in a manner which best supports the delivery of the LDP strategy. Will new housing be required to be delivered in the tier 1 settlement before being released in tier 2? In tier 2 before tier 3? Or will all allocations be capable of being built from adoption? If this were the case, what would it mean for the LDP strategy if new housing came forward in

significant numbers in lower tier settlements before those allocated in tier 1? Could this hinder the ability of the strategic sites to come forward if housebuilding activity was focussed outside of Wrexham town? It is important that the housebuilding industry inform the consideration of phasing and provide evidence to demonstrate the ability (or otherwise) of housebuilders to meet anticipated/required build rates.

The consideration of the phasing of sites across the County Borough should be informed by the delivery of the **infrastructure** required to bring these sites forward. The provision of infrastructure is a key issue for site delivery and will determine whether sites can be delivered in a way which best supports the spatial strategy. All those involved in infrastructure delivery – including both developers and infrastructure providers – will need to be involved in the development of the Deposit LDP and provide evidence that **demonstrates that infrastructure can be provided to the required timescales.**

The strategy has been informed by the LHMA. This identifies that households in need of **affordable housing** are evident across all parts of the County Borough and there is a shortfall of provision in all areas except Wrexham town. As stated in Topic Paper 1 the LDP is only one of a number of mechanisms for meeting affordable housing need. In providing housing across the County Borough, the spatial strategy will enable the development of new housing (if viable) to contribute to meeting affordable housing needs.

The Wrexham & Flintshire Viability Study was prepared in November 2014 and was prepared to inform affordable housing and CIL policies. This study provides an overview of **viability** across the County Borough and identifies different levels of viability in different areas. It identifies 6 sub-markets and this evidence has informed the spatial strategy. In general terms, viability is stronger in the eastern half of the County Borough. The Deposit LDP should provide commentary on how the level of **affordable housing** need in the County has influenced the scale and location of growth.

It is **essential that the Deposit LDP is based on the most up to date viability evidence.** The assessment of viability should be informed by the policy requirements included in the Deposit LDP. Where infrastructure such as schools, community facilities or transport schemes are required to deliver sites, the viability testing must be informed by these costs as well as the cost of providing affordable housing. The Council will need to assess its viability evidence and ensure they have properly accounted for costs which may not have been known in November 2014. This should include the potential for a CIL charge which is referred to in Policy SP2.

In setting affordable housing targets the Council should reflect the evidence. This at present suggests the need for different targets in different viability areas. The threshold for securing affordable housing suggested in the viability study of 25 units seems high and the Council will need to evidence its position. It is important that all stakeholders, including the development industry and housing associations, are involved in the process of establishing affordable housing targets.

The PS is based upon the **Gypsy and Travellers** Accommodation Needs Assessment (GTANA) produced in 2013. The current study (2013) pre dates the Housing (Wales) Act 2014 (Sections 101 & 102) which requires local authorities to submit a new GTANA to Welsh Government (Inclusion Unit) by February 2016. The Deposit LDP must make provision to meet any identified need over the full plan period to 2028, in line with the results of the GTANA 2016. In addition, the plan should also include criteria based policies as advocated within national policy.

Employment

The Council must set out a clear and transparent evidence base supporting the proposed level of **employment land** over the plan period and its relationship to the vision, objectives and spatial strategy of the plan. At present the explanation of the level of provision appears contradictory.

The Preferred Growth Option B: Migration Led Projection proposes job growth over the plan period of 7,550, comprising of 4,200 jobs in 'growth sectors' and 3,458 jobs in health and education. This is equated to 53 hectares of employment land. Policy SP1 states the Council will make provision for 96-106 ha of employment land, including identifying a key strategic site, based upon the preferred area of search for an extension of 20-30 ha at the Wrexham Industrial Estate, with a target of delivering 7,500 jobs. The Employment Land Review (ELR) (October 2015) states the identified requirement is 2.06ha/ year resulting in an estimated growth level of 7,658 jobs and an employment land requirement of 30.9 hectares, plus an allocation of 20-30 ha at Wrexham Industrial Estate taking the overall requirement to 50.9-60.9 ha.

The employment land supply proposed in Policy SP1 of 76.2 hectares does not accord with the Council's preferred growth option, nor align with the proposed provision of homes. The Council needs to examine and justify the oversupply of employment land and consider what the implications would be on housing supply if land take were to exceed 53 hectares. The employment land provision is in the region of 50 hectares higher than that projected in the ELR (30.9 hectares). **Whilst the Welsh Government does not object to the principle of employment provision that is higher than anticipated demand**, the Council must ensure that it accords with national policy and provide sufficient clarity to support the proposed provision (TAN 23, paragraph 4.5.2).

It appears that the provision of 76.2 ha of employment land is based on an assessment of currently available employment land "excluding land which is already developed, has significant access constraints, is held for the expansion of individual firms, is proposed for alternative uses or land which has identified ecological issues" (ELR, paragraph xvi). The Council must ensure it has assessed the suitability of protecting this employment land and ensure the scale and location is appropriate and **aligns with the Council's vision, objectives and spatial strategy**.

The additional 20-30 hectares of employment land at Wrexham Industrial Estate appears to have been made without any adjustment to the Council's supply figure, resulting in a total

supply of 96.2-106.2 hectares of employment land which equates to an over provision of 65.3- 75.3 hectares. Further clarity should be provided on the impact this allocation may will have upon the rest of the employment land supply and take up rates.

Strategic Sites

The PS includes **three strategic sites**. Policy SP9 outlines the sites and the mix of uses they will deliver. Background Paper 3 provides contextual information for each site such as site constraints, accessibility issues and so forth. Background Paper 5 gives further information on the employment strategic site.

Strategic sites are by definition strategic to the delivery of the LDP. Their role goes to the heart of the plan. They will therefore be subject to detailed examination across the LDP process. **All the aforementioned points raised in this annex in relation to viability, delivery, phasing and infrastructure apply to each strategic site individually.**

The evidence supporting the strategic sites at this stage is limited. The Council will need to demonstrate that the sites can be delivered as set out in the PS. It is important that the evidence includes a thorough assessment of the costs of bringing these sites forward in the manner envisaged by the Council and a detailed framework for their delivery. There is a significant onus on site promoters, land owners and developers to provide evidence that demonstrates how and when sites will come forward; that sites can deliver the required physical and social infrastructure; and that there is a detailed understanding of the viability issues in respect of each site.

The Deposit LDP should ensure that all the strategic sites are highly **accessible by public transport, walking and cycling**. PPW states that local authorities should assess strategic sites to identify opportunities for higher building standards (including zero carbon), ensuring they are evidence based and viable (Paragraph 4.12.5).

The Council should consider specific LDP design policies and/or a design/development brief or masterplan for the strategic sites. These can be used to provide guidance on the way in which the sites should be developed, for example on the layout, density and mix of uses. The Welsh Government has recently produced guidance in Site and Context Analysis Guide which may be of assistance. The Design Commission for Wales can also provide advice on this.

The Wrexham Industrial Estate Strategic Site recognises the particular **environmental sensitivities** at the site and the supporting information acknowledges that a significant amount of land will be required for ecological mitigation as part of the extension. The Deposit LDP should be clear on the mitigation strategies needed as part of this expansion and how this fits with the existing frameworks for protected species at the Industrial Site.

Neighbouring Authorities & Wider Region

The Welsh Government is supportive of the Council having undertaken joint work with Flintshire including the employment land review and viability study. We also welcome the

acknowledgement in the PS of the need for regional collaborative working in relation to minerals, waste monitoring and landscape and heritage designations.

The Council's vision refers to the wider 'gateway location within Wales' and objective SO1 to the 'Wrexham-Deeside-Chester' hub. The PS provides no further details on how wider regional issues and strategies have been considered. **This is a significant omission.** Chapter 2: context and key issues and drivers would benefit from detail on key strategies such as the North Wales Economic Ambition Board and the Mersey Dee Alliance and commentary on the position of neighbouring authorities' LDPs. It is important that the role of Wrexham in the wider region is recognised and the benefits of the delivery of Wrexham's LDP for the region are clearly articulated. The Council should evidence how its strategy has been informed by working with neighbouring authorities to deliver common regional objectives and demonstrate how, for example, the chosen employment strategy does not undermine that of Flintshire and/or the wider region.

Minerals

The Deposit LDP should provide clear evidence on how **mineral supply and safeguarding** has affected the development of the PS and allocations. Where allocations are made in areas of mineral safeguarding, the Council should demonstrate the rationale for making such allocations and that the potential for extraction of mineral resources prior to undertaking other forms of development has been considered in line with national policy requirements (PPW, paragraph 14.2.1).

The Deposit LDP should also:-

- safeguard mineral resources in line with the BGS mineral maps;
- safeguard existing and potential railheads in order to provide a full range of sustainable transport options;
- together with Flintshire, adequately provide for the contribution to aggregate production over the plan period as identified in the North Wales RTS 1st Review (2014);
- be as clear as possible as to areas where coal should not be worked in order to provide certainty to communities;
- include buffer zones around permitted and proposed mineral workings;
- set a clear strategy for dormant mineral sites and provide clarification on serving prohibition orders;
- encourage the prudent use of natural resources and promote the use of recycled and secondary aggregates or waste materials to reduce primary resources extracted; and
- develop a suitable policy framework to ensure the environmental, amenity and health impacts of future applications are appropriately assessed.

Retail

No reference is given in the policies to the retail need identified in the retail assessment reports. The background papers note that the **convenience** need will be distributed amongst the lower order centres but this is not stated in a strategic policy which ideally it should be to indicate the retail strategy of the plan. For **comparison** goods it is understood the strategy is to locate sites for the identified need Wrexham town centre. The strategic policy should be clear on this point.

Waste

TAN 21 (paragraph 3.21) states that LDPs should indicate where suitable and appropriate sites exist for the provision of **all types of waste management** facilities in order to provide some certainty for waste operators interested in fulfilling demand in an area. The Council must identify those employment sites considered suitable for waste management facilities.

Natural Environment

Policy SP5 broadly addresses national landscape and nature conservation policies. Care will need to be taken when drafting the Deposit LDP policies to keep the clear weighted distinction between the tiers of protection. For instance the narrative discusses statutory and non-statutory sites and European and Non-European sites interchangeably. PPW and TAN 5 (e.g. Annex 2) present a clear hierarchy of sites and this should be reflected in the policy framework. The test of 'exceptional overriding circumstances' goes further than national policy for non-European sites. **The Council will need to provide a full evidenced justification** for this test and an outline of how it will be implemented.

Welsh Language

We note that reference is made in Topic Paper 11 (page 6) to Local Planning Guidance Note 31: The Welsh Language and Welsh Communities (February 2011) which requires the submission of a Welsh language and community impact statement. In order to accord with national policy set out in TAN 20: Planning and the Welsh language (October 2013 and the consultation draft January 2016), planning applications should not be subject to Welsh language impact assessments, as this would duplicate the sustainability appraisal (SA) and LDP site selection processes, with some exceptions (consultation draft, January 2016, paragraph 3.3). In line with the requirements of the Planning (Wales) Act 2015, **the Council must ensure that the SA considers the likely effects of the plan on the Welsh language**. The Deposit LDP should include a statement on how the needs and interests of the Welsh language have been taken into account in its preparation and how any policies relating to the Welsh language interact with other plan policies (PPW, paragraph 4.13.2).

Heritage

We welcome the inclusion of policies that look to protect and enhance the County Borough's heritage assets, particularly SP10. We note that the County Borough contains a World Heritage Site in the form of the Pontcysyllte Aqueduct and Canal and World Heritage

Site, which extends into the adjoining authorities of Denbighshire and Shropshire. The Deposit LDP should contain focussed heritage policies that aim to ensure the continued protection and management of its local assets. **Such policies must be locally distinctive**, consistent with the approach for neighbouring authorities where such assets span local authority boundaries and not repeat national planning policy on heritage as set out in Chapter 6 of PPW.

Transport

The emphasis in the PS on accessibility and health and the importance of having an effective strategy for transport is welcome. In relation to active travel, Policy SP4 sets out that new development should encourage sustainable, active travel. Topic Paper 3 states that the active travel work will inform the approach to promoting walking and cycling. **The Council's promotion of active travel is supported.**

Renewable Energy

It is disappointing that the Council is yet to undertake a **Renewable Energy Assessment**, which has restricted the Council's ability to consider the renewable and low carbon energy potential as part of the assessment of new development sites. We note that the Council will carry out this assessment for the Deposit LDP and should be aware that the Welsh Government published an updated Renewable Energy Toolkit for Planners in September 2015. The Council should also be aware of the Ministerial letter (December 2015) which requires LPAs to take a **proactive approach to all forms of renewable and low carbon energy generation** and take the results of the Renewable Energy Assessment and formulate local policies (including allocations or areas of search) for a local-authority scale (5MW – 25MW) renewable energy scheme or other low carbon technology.

In accordance with national policy, the Council should through the Deposit LDP maximise opportunities for district heating and generation schemes by co-locating new proposals and land allocations with existing development and heat supplies and users (PPW, paragraph 12.9.8).

Flooding

The Council should **provide clear evidence of how flooding policy has been considered in the development of the PS and site selection process.** The Deposit LDP must ensure that it accords with national policy contained in TAN 15 Development and Flood Risk, which clearly states that highly vulnerable development and emergency services should not be allocated within zone C2. We would welcome a strong policy approach in the Deposit LDP to support and reinforce national policy.

Design

The PS contains a general design policy (Policy SP 11 Sustainable Design Principles) which seeks to encourage high quality, sustainable design. This policy broadly reflects national planning policy and guidance. Further consideration will need to be given to how

this will be developed into design policies in the Deposit Plan. The Design Commission for Wales can provide further advice on this matter.

Agricultural Land

The Council have provided robust evidence to demonstrate that they have considered BMV loss when considering their growth options and spatial strategy. They recognise that the need to deliver required infrastructure combined with a proven lack of available capacity with brownfield/exiting urban boundaries will inevitably result in the loss of greenfield/BMV land.

The Council have demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy. **It is vital that the Council continues to work with the Land Quality Advisory Service in establishing the BMV status of sites in moving forward with the plan.**

Monitoring

It is vital that the monitoring framework includes **key triggers and action points** so that appropriate actions can be taken to avoid, as far as possible, significant problems. There are a number of good practice examples of monitoring frameworks in adopted LDPs which could benefit the Council in the preparation of their monitoring framework.

Supplementary Planning Guidance

The preparation and timing of SPG, particularly those which support the delivery of specific LDP policies and allocations, should be provided at the Deposit LDP stage and linked to the monitoring framework where applicable.

Adran Adnoddau Naturiol
Department for Natural Resources



Llywodraeth Cymru
Welsh Government

Nicola Corbishley
Service Manager Planning Policy
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

17 May 2018

Dear Nicola,

**Wrexham County Local Development Plan (LDP) Deposit (Regulation 17) Consultation:
Welsh Government Representation**

Thank you for consulting the Welsh Government on the Wrexham Local Development Plan (LDP) Deposit documents. We acknowledge that the preparation of a LDP and the supporting evidence is a significant undertaking and recognise the amount of work your Authority has undertaken to date in moving the plan forward from the Preferred Strategy to the Deposit stage.

The Welsh Government is broadly supportive of the strategy which seeks to locate the majority of development in the most sustainable locations, linked to the role and function of places, whilst also supporting rural areas. The strategy ensures a range and choice of sites in terms of scale and location across the plan area. **The Welsh Government is also generally supportive of the level of homes and jobs proposed** when considered against the range of issues the plan is seeking to address, such as the acute need for affordable housing, increasing levels of economic activity in order to capitalise on and align with opportunities afforded by the North Wales Regional Growth Ambition Board.

Demonstrating delivery of the strategy will be essential. The development planning system in Wales is evidence led and demonstrating how a plan is shaped by the evidence will be a key requirement at the LDP examination. Demonstrating the delivery and viability of all sites in the LDP is critical, in particular those sites that are integral to the strategy and objectives.

Without prejudice to the Minister's powers to intervene later in the process and to the independent examination, the Welsh Government is committed to assisting local planning authorities throughout the LDP process. The Deposit LDP has been considered in accordance with the tests of soundness as set out in PPW / LDP Manual. **Our representations are separated into three categories which are set out by topic area in detail in the attached Annex.**



BUDDSODDWYR | INVESTORS
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Category A: Fundamental issues that are considered to present a significant degree of risk for the Authority, if not addressed prior to submission stage, and may have implications for the plan's strategy:

- None

Category B: Matters where it appears that the deposit plan has not satisfactorily translated national policy down to the local level and there may be tensions within the plan, namely:

- **Affordable Housing (Target and Viability)**

Category C: Whilst not considered to be fundamental to the soundness of the LDP, we consider there to be a lack of certainty or clarity on the following matters:

- **Deliverability & Implementation – General**
- **Housing - Clarification of Affordable Housing Provision, Spatial Distribution & Housing Components**
- **Specialist Housing (Gypsy and Travellers: Criteria Based Policy & HMOs)**
- **Renewable Energy – Policy Clarification**
- **Minerals**

It is for your Authority to ensure that the LDP is 'sound' and it will be for the appointed Inspector to determine how the examination proceeds once the plan is submitted. You should consider how to maximise the potential of your LDP being considered 'sound' through the examination process. I would be happy to meet to discuss matters arising from this formal response to your Deposit LDP and I would encourage you to contact me to arrange a mutually convenient time.

Yours sincerely,

Mark Newey
Head of Plans Branch
Planning Directorate

Annex to Welsh Government Letter (17 May 2018) in response to the Wrexham County Borough Council Deposit LDP 2013-2028

Category A	Objections under soundness tests; <u>fundamental issues</u> that are considered to present a significant degree of risk if not addressed prior to submission.
Category B	Objections under soundness tests; matters where it appears that the Deposit Plan has not satisfactorily translated national policy to the local level or there are tensions within the plan.
Category C	Objections under soundness tests; whilst not considered being fundamental to the soundness of the LDP, there is a lack of certainty or clarity on the matters which can be usefully addressed.

Category C – Deliverability & Implementation – General

The Welsh Government is supportive of the Spatial Strategy. A critical element for the plan will be the phasing, timing and delivery of sites, ensuring that the plan delivers the scale of growth alongside associated infrastructure, in locations to meet the needs across the plan period. Whilst the evidence base adds some clarity in terms of progress, timings, constraints, funding mechanisms and viability (subject to comments on the Affordable Housing Viability Study, AHVS) we have the following comments in respect of Delivery:

- **Delivery & Implementation Information in the plan** - A key matter for the examination will be whether the plan contains sufficient information in relation to the implementation, delivery and monitoring of the plan. Specifically, whether key elements of the master planning principles, delivery proformas and the infrastructure plan, should be in the plan to ensure good design and comprehensive development for housing and employment sites.
- **Statements of Common Ground (SOCG)** - The Infrastructure Plan alludes to the intention of preparing Statements of Common Ground for strategic housing sites. This will be necessary to demonstrate sites will come forward in the identified timescales, accompanied by the necessary infrastructure to deliver them. It is important site promoters continue to be involved in the process and understand the importance of demonstrating delivery. These comments also apply to employment sites and key non-strategic housing sites, where relevant.
- **Flexibility and 5 Year Housing Land Supply** - There are inaccuracies within the Housing Supply and Delivery Paper that require amendment:
 - Table 19: Housing Land Supply is mathematically incorrect as it totals the housing provision, not the requirement. The flexibility allowance is to allow for the non-delivery of sites, it will never be built out in its entirety. The land supply figures for the plan need to be recalculated to ensure a 5 year supply at adoption and throughout the plan period.
 - The 'anticipated completions line' on Chart 2: Trajectory Graph is misleading as it appears to total the provision? It should total the actual required completions over the remaining plan period. At present there is no flexibility above the remaining requirement line. Amendments are required to more accurately reflect the data and ensure it is clear if/where there is flexibility in the trajectory. The level of flexibility is a matter for the Authority to justify, taking into account issues of non delivery.
- **Planning Obligations and the Community Infrastructure Levy** - The Council should be certain that without a CIL charge in place and an inability to 'pool' future S106 agreements (beyond 5 per specific infrastructure item), the delivery of sites and key infrastructure will not be inhibited.

Category B - Policy H2 - Affordable Housing Targets / AHVS (January 2018)

It is essential the viability evidence is up-to-date and takes into account all known costs, including an allowance for appropriate infrastructure. Affordable Housing policies should be based on robust evidence and be applicable to the majority of schemes. This is essential to ensure the policy aligns with the evidence base and maximises provision through the LDP given the high level of need and its stated priority. The Welsh Government considers there are elements of the AHVS that require clarification. There are also questions in respect of how the conclusions of this work have been transposed into the policy targets set out in Policy H2 of the plan.

- The analysis of what is a viable policy target and how the surplus per unit accommodates 'other contributions' is unclear. The analysis has only been completed based on a 20% policy target across the board. It would have been helpful for this table to be expanded to include all realistic policy targets and benchmarked against an analysis on what is a realistic figure for 'other contributions'. Other LPAs have used a range of between £1750 and £10,000 per unit. At present it is uncertain as to whether there is a sufficient surplus to demonstrate that the suggested 'viable targets' in Table 7.3 are viable, particularly where there are negative values?
- The below table identifies the surplus for the targets set out in the plan policy:

Sub Area (30dph)	Land Vale Benchmark	Viable Policy Position (Taken from Table 7.3 of the AHVS)		Surplus per unit for 'other contributions'	Policy Target in H2	Surplus per unit for 'other contributions'
Rural East	£719,801	40%	£1.05	£11000	40%	£11000
North Wrexham & Gresford	£464,996	40%	£0.48	£500	40%	£500
South Wrexham	£368,555	30%	£0.46	£3050	40%	£-1950
Rural West, Chirk	£300,000	30%	£0.36	£2000	30%	£2000
North West Settlements	£174,289	25%	£0.20	£860	30%	£-1140
Cefn Mawr & Rhos	£119,462	0%	£0.03	£-3000	0%	£-3000

- Clarification and justification is required that the 'surplus' values in the above table are sufficient to demonstrate the targets in Policy H2 are viable and can accommodate 'other contributions'.
- Clarification is required on why the targets in Policy H2 do not align with the AHVS evidence base in relation to South Wrexham and North West Settlements. The above table demonstrates that viability in these areas may be challenging at the set level given the negative values.
- It is unclear if the AHVS has tested the impact of 'sprinklers' (£3,100 per dwelling)?
- Policy H2 –should include a reference to viability. For example, "starting point for negotiation, subject to site viability on a site by site basis"

Key Sites Viability Testing - We note the AHVS tests a sample of large sites in the County Borough, including many of the key sites in the plan. The approach is based on the broad viability assumptions in the high level testing but applies a higher developer profit of 20%. The study states that S106 costs have not been taken into consideration in the site specific testing. Similar to the high level approach these sites are left with a 'margin/surplus' for S106 costs per unit. It is not clear from the evidence base what the surplus means in relation to the S106 requirements, or how it is derived. Given the significant infrastructure requirements identified in the plan, the

Authority needs to explain that these sites are viable and can be delivered in the identified timescales. (See delivery). Key strategic site KSS2 as tested does not align with the units tested in the plan?

Category C Components of Housing Supply – Clarification of Spatial Distribution & Housing Components by Settlement Tier

The plan should contain a table that sets out the spatial distribution of the numerical components of housing supply by Settlement Tier. We note this information is contained in multiple places such as Table 1, Table 2, SP4, SP5 and Policy H1 and the plans evidence base. However, this is not drawn together in one place. The plan should include a table similar to the one below which will improve the clarity of the plan and allow for effective monitoring.

	Components of Housing Supply	Settlement Tier 1	Settlement Tier 2	Settlement Tier 3	Settlement Tier 4 etc.
A	Total completions (small and large) 01.04.XX – 31/03.XX				
C	Units with planning permission 01.04.20XX				
D	New Housing Allocations				
E	Large windfall sites (+5/10) 10 years remaining				
F	Small windfall sites (-5/10) 10 years remaining				
G	Total Housing Provision				

Category C - Affordable Housing Authority-Wide Target / Spatial Distribution of Affordable Housing Supply

- The affordable housing authority wide target of 1319 homes is not stated in the plan. This should be included in a policy in the plan, Policy SP1 could refer to *"makes provision for 8525 dwellings, of which 1319 will be affordable"*
- The Housing Supply and Deliverability Paper included an analysis of affordable housing contributions by housing component. A table setting out anticipated affordable housing contributions by tier would be helpful aiding clarity of the plan and effective monitoring.

Category C - Gypsy & Travellers - Level of Need and Provision (Gypsy Traveller Accommodation Assessment (GTAA) / Site Deliverability / Policy H5

Level of Need & Provision - The GTAA states the level of need over the plan period is 28 residential pitches, 15 of which are immediate (by 2020). The Council sets out in the Deposit Plan that due to sites being granted planning permission since the GTAA was published, the residual need for the plan period is 25 pitches, of which 6 pitches are immediate (by 2020). Policy H4 allocates three sites of 8 pitches (24 pitches) to meet the identified need. This is a positive response to the evidence base and is supported. The Authority has confirmed that the remaining one pitch is likely to be met through ongoing discussions regarding private sites. The Authority will need to provide an update to this position for the examination, ensuring the plan makes appropriate provision for the need identified.

Site Suitability & Deliverability – The Council need to ensure that a site to deliver the immediate need can be delivered by 2020. In respect of the remaining allocations, the site issues set out in the Site Selection Paper need to be rectified to deliver the necessary pitches by 2028.

Policy H5 Gypsy and Travellers Criteria Based Policy - Criterion (i) is contrary to national policy. It implies Gypsies and Travellers have restricted freedom of movement to develop sites in other local authorities. This could be deemed as indirect discrimination under the Equality Act 2010 as Gypsies and Travellers are less likely to have a local connection to any particular local authority.

Category C – Policy H9: Houses in Multiple Occupation (HMO)

The policy would be strengthened if criterion (ii) clearly detailed what the LPA considers to be an "over concentration". LPAs need to ensure that the LDP policy, amplified through SPG (if appropriate) provides an effective basis for determining planning applications for HMOs. The authority will need to ensure the policy has the effect intended. To achieve this goal the policy should specify what level is considered "over concentration" and where spatially it would, or would not apply.

Category C Renewable Energy Policy Renewable Energy Assessment / Policy RE2

The REA supporting policy RE2 is broadly in line with national policy and the toolkit methodology. We have the following comments:

- The proposed LSAs for both wind and solar PV allocated by this policy should be specifically listed in the plan together with the contributions from each site.
- Policy RE2 – the authority will need to satisfy itself that the criteria are sufficiently expansive to consider a range of RE technologies.

Category C - Flooding

The LPA should demonstrate that it has complied with national policy and that all allocations can accommodate the scale of growth proposed and are deliverable.

Category C - Minerals

Policy SP17: Minerals Supply and Safeguarding - The Council need to demonstrate how a shortfall of 3.84 million tonnes of crushed rock will be provided. If it is "through an extension to an existing quarry within Flintshire", a 'Statement of Common Ground' and allocation would be beneficial.

Policy MW3: Sustainable Supply of Minerals (Extraction Exclusion Areas) - PPW Edition v10 (consultation, May 2018) only requires the safeguarding of primary coal resources and indication of areas where coal operations would not be acceptable (para 4.163). Whilst it is premature to adopt this policy shift, if it becomes national policy before/during the examination, this should be reflected in the plan.

Category C - Proposals map

PPW states that designations should be included on the proposals map wherever practical. As a general comment, the Proposals Map is overlaid with a significant amount of data / designations many of which are identifiable by similar colours / patterns. We note that the authority does not have a Constraints Map. Many adopted plans in Wales have included those designations that are outside of their control (i.e. NRW, CADW and Welsh Government) on a separate Constraints Map in order to improve both the clarity of the Proposals Map and allow for regular updates as it is not part of the development plan.

Category C – Monitoring

The Councils monitoring framework provides a good starting point and it is clear the authority has looked at other monitoring frameworks which will need to be refined through the examination sessions.

Matthew Phillips

From: Chris Smith
Sent: 02 August 2018 09:20
To: Matthew Phillips
Subject: FW: Wrexham Local Development Plan - Deposit Plan Consultation

From: James.Cooke@gov.wales [mailto:James.Cooke@gov.wales]
Sent: 12 July 2018 12:21
To: Linda Sharp
Cc: Nicola Corbishley; Chris Smith; Candice.Myers001@gov.wales; Lynda.Makepeace@gov.wales; Arwel.Williams@gov.wales
Subject: Wrexham Local Development Plan - Deposit Plan Consultation

Dear Lynda

Thank you for consulting the Department on the Wrexham Deposit Local Development Plan (LDP).

Remit:

The LDP Deposit has been considered within the context of consistency with the Welsh Government policy towards the conservation of Best and Most Versatile (BMV) agricultural land as at Planning Policy Wales (PPW) paragraph 4.10.1.

Assessment

The Authority has provided robust evidence to demonstrate that BMV loss has been considered throughout the spatial strategy and site selection. The Department has worked with your Authority to provide detailed ALC survey data and desk assessments. It is extremely encouraging to see that the Predictive ALC Map has been used to update the SA / SEA, taking into account the most recent and best available information.

The loss of BMV land within the Plan is significant; however, the loss and policy requirements have been recognised and factored into the Spatial Strategy, growth options and competing objectives in the Sustainability Appraisal. The choice for the Wrexham Industrial Estate strategic site reflects the need to avoid BMV loss.

In this regard the Department would consider that the Authority has satisfied PPW 4.10.1 in site allocations.

Conclusion

In conclusion, it is the Departmental view that the Authority has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy and on that basis **no objection** is offered.

Yours sincerely

James

From: Linda Sharp [mailto:Linda.Sharp@wrexham.gov.uk]
Sent: 06 July 2018 10:47
To: Cooke, James (ESNR - ERA - Land, Nature & Forestry) <James.Cooke@gov.wales>
Cc: Nicola Corbishley <Nicola.Corbishley@wrexham.gov.uk>; Chris Smith <Chris.Smith@wrexham.gov.uk>
Subject: Wrexham Local Development Plan - Deposit Plan Consultation

Morning James,

We have recently been in touch with Candice (Plans Division) and just wanted to double check with you that you didn't have any comments to make in the relation the allocations contained in the Wrexham Local Development Plan - Deposit Version. Candice did say that she had notified your team as part of Welsh Governments internal consultation but she did not receive a response from you regarding our plan. The Council is consulting on the Plan until the 16 July.

Please see link to the document below and the consultation information attached.

<https://wrexham-consult.objective.co.uk/portal/>

Kind Regards
Linda

Linda Sharp (MSc MRTPI)
Polisi Cynllunio Arweiniol / Planning Policy Lead



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- Amgylchedd a Chynllunio Cyngor Bwrdeistref Sirol Wreccsam Stryt yr Arglwydd Wreccsam, LL11 1LG
- Environment and Planning Wrexham County Borough Council Lord Street, Wrexham, LL11 1LG
- wreccsam.gov.uk wrexham.gov.uk

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn ? chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

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APPENDIX G

P/2018/0560

Committee Report,

Minutes and Decision

Notice

Public Pack

**Pennaeth Gwasanaethau Cwsmeriaid a Chorfforaethol/
Head of Corporate and Customer Services**
Sioned Wyn Davies LLB (Hons) Birm Solicitor

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Eich Cyf/Your Ref	
Ein Cyf/Our Ref	
Dyddiad/Date	20 December 2018
Gofynner am/Ask for	Ken Bickerton
Rhif Union/Direct Dial	01978 292242
Cyfnewid Testun/Text Relay:	18001
E-bost/E-mail	ken.bickerton@wrexham.gov.uk

Dear Councillor

You are requested to attend a **MEETING** of the **PLANNING COMMITTEE** of **Wrexham County Borough Council** to be held in the **COUNCIL CHAMBER, GUILDHALL** on **MONDAY, 7 JANUARY 2019** at **4.00 pm** for the transaction of the business specified in the Agenda overleaf.

Yours faithfully

Head of Corporate and Customer Services

WEBCASTING NOTICE

This meeting will be filmed for live and subsequent broadcast on the Council's website or may be used for training purposes within the Council. The whole of the meeting will be filmed, except those items which are deemed to be exempt by virtue of Part 4 of Schedule 12A to the Local Government Act 1972 (as amended). The footage will be retained on the Council's website for 6 months.

Generally the public seating areas are not filmed. However, by entering the Chamber you are consenting to being filmed and to the possible use of those images and any sound recordings for webcasting and/or training purposes. Parents or guardians accompanying a minor aged 16 years or younger are also deemed to have given consent to the possible capture of their image.

If you have any queries regarding this, please contact the Committee Manager on 292236.

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

A G E N D A

1 Apologies for Absence

2 Confirmation of Minutes

To sign as a correct record the Minutes of the meeting held on 3 December 2018.
(Pages 3 - 10)

3 Declarations of personal interests, if any

Members are reminded of their responsibility, under Paragraph 11 of the Members' Code of Conduct, to declare the existence and nature of any personal interest in respect of any of the business to be transacted at this meeting.

4 Development Control Applications

To consider the report of the Head of Environment and Planning. (Pages 11 - 136)

5 Any other items which the Chair decides are urgent.

TO: MEMBERS OF THE PLANNING COMMITTEE

Councillor	Bryan Apsley	Councillor	John McCusker
"	I David Bithell, MBE	"	M G Morris (Chair)
"	Michael Dixon	"	Paul Pemberton
"	Frank Hemmings	"	John Phillips
"	Adrienne Jeorrett	"	Ronnie Prince
"	Gwenfair Jones	"	John Pritchard
"	Marc Jones (Vice-Chair)	"	Paul Roberts
"	Paul Jones	"	Graham Rogers
"	David Maddocks	"	Andy Williams
"	Tina Mannering		Vacancy

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

Date – 7th JANUARY 2019

APPLICATION NO:

P/2018 /0560

LOCATION:

LAND TO THE NORTH AND SOUTH
OF LANE FARM ROSSETT ROAD
TREVALYN ROSSETT WREXHAM
LL12 0DS

DATE RECEIVED:

06/07/2018

COMMUNITY:

Rossett

CASE OFFICER:

MP

WARD:

Rossett

DESCRIPTION:

OUTLINE PLANNING APPLICATION
FOR RESIDENTIAL DEVELOPMENT
OF TWO PARCELS OF LAND
(NORTHERN PARCEL FOR UP TO 61
NO. DWELLINGS, SOUTHERN
PARCEL FOR UP TO 71 NO.
DWELLINGS), EXTENSION TO
COMMUNITY PARKING FACILITY (IN
ASSOCIATION WITH NORTHERN
PARCEL) WITH ASSOCIATED
MEANS OF ACCESS AND ALL
OTHER MATTERS RESERVED WITH
INDICATIVE PROVISION MADE FOR
PEDESTRIAN CROSSING,
PEDESTRAIN LINKAGES, PUBLIC
OPEN SPACE AND AFFORDABLE
HOUSING

AGENT NAME:

J10 PLANNING LTD
MR JUSTIN PAUL

APPLICANT(S) NAME:

MR ROGER BELLIS BELLIS BROS
LTD AND TRUSTEES OF THE
BELLIS FAMILY TRUST

THE SITE

Land to the North and South of Lane Farm, Rossett Road,, Trevalyn, Rossett,
Wrexham.

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING

Date – 7th JANUARY 2019



PROPOSAL

As above. Approval for access site sought at outline planning permission stage, all other matters are recovered for subsequent approval.

HISTORY

ROS 17649 Residential development and construction of new vehicular and pedestrian access. Refused 17649

NATIONAL PLANNING POLICY

Planning Policy Wales Edition 10

Technical Advice Note 1: Joint Housing Land Availability Studies

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 12: Design

Technical Advice Note 18: Transport

REPORT OF THE HEAD OF ENVIRONMENT AND PLANNING
Date – 7th JANUARY 2019

DEVELOPMENT PLAN

The site lies outside of the settlement limit and within a Green Barrier and Special Landscape Area. Policies PS1, GDP1, EC1, EC2, EC4, EC5, EC6, EC11, EC12, EC13, H5, H7, CLF5 and T8 apply.

CONSULTATIONS

- Community Council: Rossett Community Council wish to raise the following objections:
1. This development is contrary to National Planning Policy Wales and WCBC on use of grade 2 and 3a agricultural land.
 2. This development is contrary to WCBC planning policies on Green Barrier.
 3. In order to progress this development there would be destruction of significant protected hedgerows.
 4. This development would be subject to serious flood risk.
 5. The level of this development would add significant pressure on local services.
 6. This development would significantly increase traffic to already problematic areas of the village.
 7. This development would result in the destruction of a protected tree.
- Local Member: I have the strongest possible objections to this application and as for the objections in relation to the LDP proposals for these sites to be taken into consideration. It is unacceptable that residents should have to go to the time and expense of submitting objections again.
- Highways: **Access**
- The development site is located on a classified road subject to a 40mph speed limit along this section
 - Any proposed / existing access normally required visibility splays of 2.4 x 120m in both directions.
 - There is potential for the speed limit along this section of road to be reduced to 30mph. Based on such speeds, any proposed access would required to visibility splays of 2.4 x 56m in both directions
 - It would be possible to provide the required visibility splays based on speeds of 30mph for

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both proposed access points subject to modifications to the existing hedgerow.

- Both access points serving the northern and southern sites would need to be a minimum of 5.5m wide with 6m kerb radii.
- I would recommend that a 3m wide shared cycleway / footway is provided along the frontages of both sites. This has been indicated on the submitted layout plan located behind the re-positioned hedgerow.
- Any proposed modifications to the speed limit along this section of Holt Road will need to be agreed with our Traffic Section and will require public consultation.
- A Grampian style condition will be required in respect of lowering the speed limit to 30mph (or 20mph) along this section of Holt Road subject to public consultation. However if the applicant was to install / fund a scheme of street lighting on Rossett Road along the site frontage, then this would mean that the speed limit would automatically be reduced to 30mph without the need for public consultation.

Proposed Modifications to Existing Traffic Regulation Orders

- Our Traffic Section is currently reviewing existing traffic regulation orders in the vicinity of the site ie/ possible no entry at junction of Chester Rd / Holt Rd, possible one way system along The Green off Chester Road.
- The outcome of this review will impact on which routes vehicles accessing the proposed development will take. The revised Transport Assessment has assessed the operation of the main junctions on the local highway network with capacity assessment being undertaken at the following junctions for both the existing and proposed scenario:
 - B5445 Chester Rd/Link to Rossett Road
 - B5445 Chester Road/B5102 Rossett Road
 - Rossett Road/Link to B5445 Chester Road
- Any proposed modifications to the speed limit along this section of Holt Road will need to be agreed with our Traffic Section and will require public consultation. I assume that if the application is to be supported, a Grampian style condition will be required in respect of lowering the speed limit to 30mph (or 20mph) along this

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section of Holt Road subject to public consultation.

Pedestrian and Cycle Access

- The main bus stop serving Wrexham and Chester are located on the B5445 Chester Road. It is highly likely that anyone wishing to access these bus stops on foot from the proposed development sites (north and south) will walk along the B5102 Holt Road or Chapel Lane.
- Both Holt Road and Chapel Lane have limited footway provision leading to Chester Road and some sections have no footway provision which is a concern in highway / pedestrian safety terms. During a site visit a significant number of schoolchildren on their way to Darland School were observed walking from the Rossett Shops along Holt Road in order to cut through the footpath running through St. Peters School. Vehicles including cars and HGVs travelling along this section of Holt Road had to slow down as school children walked along the carriageway due to the lack of adequate footway provision.
- I therefore raise serious concerns regarding the proposed increase in vehicle & pedestrian movements likely to be generated by the development site given the significant lack of suitable pedestrian provision / footways along both Holt Road and Chapel Lane. It would appear difficult for the developer to carry out any footway / pedestrian improvements along this section of Holt Road and Chapel Lane due to limited carriageway and verge widths.
- There is an additional bus service which provides access to Wrexham Town Centre but this currently only operates 3 times per day on a Wednesday, Friday & Saturday.
- I would recommend that the developer provides an additional bus stop / layby, raised kerb and hardstanding along the site frontage along Holt Road to improve / promote this service. This detail has been indicated on the submitted layout plan
- Typically, those wishing to visit Wrexham or Chester by bus are likely to use the service running every 10 -12 minutes along Chester Road.

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- Pedestrian facilities at the Chapel Lane / Holt Road junction and vicinity of the site are generally poor and require improvement particularly given the location of St. Peters Primary School.
- The existing sub-standard crossing facilities at the junction of Chapel Lane / Holt Road would benefit from being removed and replaced with alternative facilities.
- Previous preliminary discussions have included the requirement for a new zebra crossing located immediately east of the Chapel Lane / Rossett Road junction. This should ideally be located in a 20mph zone and provided with a 2.0m footway link to the southern development site. Adequate visibility must be provided to such a feature. The submitted layout plan indicates the provision of a zebra crossing and improvements to the existing footways in this location.
- The WCBC Traffic Section are currently carrying out a public consultation exercise to carry out improvements in the vicinity of the development site. These improvements include the provision of a zebra crossing close to the Rossett Road / Chapel Lane Junction. If the consultation process is successful, proposed improvements are intended to be implemented before April 2019. The applicant has indicated that they would be prepared to fund such a crossing facility should it not form part of the Councils improvement scheme.
- There would appear to be a number of proposed footway / cycleway links serving the southern site off both Trevalyn Way and Harwoods Lane. A minimum 3.0m wide footway / cycleway link should be provided off both Harwoods Lane and Trevalyn Way. These access points in conjunction with a new zebra crossing on Holt Road would significantly improve accessibility to nearby shops, bus stops etc. located on Chester Road. Pedestrians could then utilise existing footways through Moss Green and Trevalyn Way. The submitted Transport Assessment includes a summary of walking routes from both the northerly and southern sites to the Chester Rd / B5102 Holt Rd junction either via Holt Rd,

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Trevalyn Way or Harwoods Lane. The information indicates that there are alternative routes pedestrians can take to reach the retail units located in the village which are not significantly longer in time or distance but offer safer means of access.

- A number of footway / cycleway links have been proposed for the northern site. There is an existing relatively narrow footway link running to the east of nos. 1 – 9 Trevalyn Hall View. It would seem beneficial to improve this pedestrian route both in terms of widening (ie/ in the form of a 3m wide shared footway / cycleway) and lighting to serve children wishing to access Darland School to the north. There would appear to be scope to incorporate these improvements as part of the development site and extend a possible 3m wide footway / cycleway link to the northern end of the site and provide access through the public open space between nos. 3 – 10 & 11 – 18 Darland View. There may also be scope to provide a cycleway / footway link into the school grounds as indicated on the submitted layout plan. I have previously requested that the applicant discusses this option with the Headteacher of Darland School.
- Footways should also be extended up to the public footpaths (PROW nos. 20 & 21 Allington) accessed off Holt Road and the southern end of PROW no. 21 – Allington off Harwoods Lane.
- In terms of any required improvements to the existing public footpaths adjoining the site, I would recommend that you contact our Public Rights of Way Section – Sean Hanratty on Tel: 01978 729761.
- Improvements to existing footways leading from the development site (northerly) towards St Peters Primary School have also been indicated on the submitted layout plan. A continuous 3m wide shared cycleway / footway link is proposed from Darland View to a point south of the proposed additional parking area at the southern end of Trevalyn Hall View.
- The submitted layout plan includes the provision of an improved car park located immediately south of no. 1 Trevalyn Hall View.

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Any proposed footway works or alterations to the existing car park will require consent from WCBC Asset Management / Housing Department. Further clarification on future maintenance of these areas will need to be provided by the applicant. However, the applicant has indicated that this car park could be maintained by a private management company.

Transport Assessment (TA)

- As requested the applicant has recently carried out additional traffic counts on Chester Road between its junctions with Holt Road and The Green. This survey indicated lower flows when compared with the 2015 traffic survey. On this basis it was agreed that the original flows were suitable to use for the assessments.
- Junction assessments (Picardy) based on the existing situation and proposed one way system have been provided. The assessments indicate that the existing junctions will still operate with reserve capacity with or without the proposed changes for a future year of 2028 with the proposed development.

Layout (Reserved Matter)

- Any proposed layout will need to be constructed in accordance with WCBC Adoptable Standards and requirements of Manual for Streets.

Parking and Turning Provision (Reserved Matter)

- Parking provision at the proposed development site will need to comply with LPGN 16 requirements.
- Swept path details of an 11.2m long refuse vehicle will be required showing access / egress of vehicle negotiating site access points, routes through site, turning within cul de sacs and service arrangements for all private shared driveways. Manual for Streets recommends that refuse vehicles should not have to reverse more than 12m along estate roads.

Lighting Provision

- A scheme of street lighting will be required along site frontage, for the proposed internal estates and for any proposed footway / cycleway links I would recommend that the applicant liaises with our Street Lighting

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Section – contact Paul Rogers on Tel: 01978 729673.

Framework Residential Travel Plan

- The Framework Residential Travel Plan proposes to set out the principal strategies that will be put in place to encourage sustainable travel to / from the development.
- Prior to first use of the development, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority.

Construction and Traffic Management Plan (including provision for contractor parking) – CTMP

- If the proposed development is supported, a suitable CTMP will be required. This could be included as a planning condition.

Conclusion

- The transport assessment demonstrates that there is adequate vehicular capacity on the B5102 Holt Road and at its junction with the B5445 Chester Road.
- It is acknowledged that the application offers some improvement to existing footway provision along some of the lightly trafficked or non-trafficked routes between the school and the centre of the village. However there remain serious concerns regarding the proposed increase in vehicle & pedestrian movements likely to be generated by the development site given the significant lack of suitable pedestrian provision / footways along B5102 Holt Road

Public Protection:

Recommend measures to limit impacts during construction.

Senior Flood Officer:

The majority of the site is located in DAM Zone A as defined within TAN15, with a portion classified as Zone B within the northern parcel of land.

Our systems hold no recorded incidents of flooding directly impacting the site, and NRW historic flood outlines show the site not affected during the significant flooding from the River Alyn in 2000.

The submitted documentation does indicate that localised areas of the land are susceptible to standing water at times due to the underlying ground conditions, but sufficient information has been suggested to demonstrate that the majority of the site would be suitable for the use of infiltration

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techniques to manage surface water generated from any new impermeable surfaces on site. The Submitted FCA & Drainage Strategy does indicate that compliance with the forthcoming SuDS Standards for Wales could be achieved on the site and I would be keen to see that this approach is continued into any future development on the site.

As such I have no objection to the proposals, but would request the following condition be included if outline permission is to be granted to ensure a scheme compliant with the SuDS standards for Wales is delivered that will complement the finalised layout of the site

Education:

There will be a contribution requirement for secondary provision as Rossett Darland is full. The nearest faith school is Rosset St Peters which has space but the C.P. School at Marford which is full – primary contribution required.

NRW:

NRW does not object to the proposal. In our opinion, as explained below, the proposal is not likely to adversely affect any of the interests listed.

Protected Species

- Protected species and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.
- The application is supported by an ecological report.
- It is NRW's view that the ecological submission is satisfactory for the purposes of informing the planning decision making process.
- NRW consider the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species; and not likely to adversely affect any local populations of British 'fully' protected species
- NRW, therefore, have no objection to the proposals and welcome the implementation of submitted recommendations.

Flood Risk

- The majority of the site is within zone A and partially within zone B as per the Development Advice maps accompanying TAN15: Development and Flood Risk.
- The application is supported by a Flood Consequence Assessment which addresses

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fluvial flooding by stating that the adjacent (off-site) extreme flood zone boundary is 600mm below adjacent site levels. Although the flood zones are based on a nationalised modelling technique and are not site specific, we appreciate that the Extreme Flood Outline (0.1% or 1 in 1000) used flow values much greater than the 1% plus climate change allowance design event required to be flood free. We would however strongly advise that your colleagues acting as the Lead Local Flood Authority should be consulted regarding the surface water flood risks associated with the proposal.

- NRW have no concerns on flooding grounds on the basis of the site being mainly Zone A and partially Zone B and the information submitted

Environmental Management

- The development is proposed approximately 180 metres north of the River Alyn, which is a WFD waterbody. It is currently classified as 'moderate' and is failing to reach its target of 'good ecological status'. Whilst the river is a reasonable distance away from the development site, it is worth considering the 'main river' as part overall operations;
- The site borders a designated site - Nitrate Vulnerable Zone (NVZ). It is not expected that the development will have any significant impact on this feature.

Welsh Water:

Recommend drainage condition. Confirm this advice still valid following receipt of revised indicative plan showing provision of a pumping station.

WG (Rural Affairs):

Your Authority should accept the Welsh Government ALC survey, reference 023-1993, as the definitive representation of agricultural land quality. I have attached the full survey for your information. It can also be found on the "Lle" portal ALC Predictive Map survey layer.

Health Board:

Alyn Family Doctors (AFD) has been a GP partnership and training practice for well over 30 years. The practice is based in the villages of Rossett, Llay and Gresford, to the north of Wrexham in North Wales. There are 10 partners (7.5 whole time equivalent), serving a population of approximately 13,000 patients from three surgeries.

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The practice, like many other practices in the UK, has been experiencing difficulties in ensuring the stability of their service, largely due to staffing shortages and difficulties in recruitment. Branch surgeries at Rossett and Llay could potentially be affected by these difficulties,. Additional pressure on the Rossett branch will be further compounded by a larger population attributable to the proposed housing growth in this area.

AFD are keen to develop their premises with plans in early stages for a health centre in Llay to incorporate services for the three areas

The surgery in Rossett is a 19th century semi-detached cottage, owned by the practice. The other two surgeries are based in community health centres built in the mid 1970s. The health centres are owned by Betsi Cadwaladr University Health Board , which also commissions the practice to provide General Medical Services.

The practice list size is increasing and the current accommodation is inadequate for the needs of a modern General Practice of 13,000 patients. The partnership has initiated and supported redevelopments at all three surgeries during the past 20 years and there is no further capacity to expand.

In summary, AFD is under pressure, especially in relation to their current physical infrastructure and staffing levels. Any additional patient demand will increase existing pressures, including housing developments contained within the Wrexham LDP. Whilst the health board may not have any specific objection to this development in principle we would wish to discuss capital contribution opportunities with planners and developers to ensure adequate health service infrastructure is in place in the future. This is consistent with our comments and input to the overall LDP consultation processes. It is clear from the results that many of the geophysical anomalies are false readings derived from natural strata rather than archaeological features. The two small gullies that were identified are most likely associated with field boundaries or

CPAT:

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drainage and are of low archaeological significance.

There is no indication of any permanent settlement here at any period in time. We would therefore have no further archaeological recommendations in this case and no objection to the proposed development.

Site notices:

Expired 3.8.2018

Press notice:

Expired 11.8.2018

Galliers Homes:

Galliers objects to the planning application. The primary concern relates to the Green Barrier designation of the site and the fact that granting planning permission and releasing land from the Green Barrier prior to the local plan examination effectively pre-empts and, fundamentally, undermines the local plan process. The key issues and comments in this context can be summarised as follows:

1. In the determination of this application, significant weight should be attributed to the UDP development management policies which remain up to date. The emerging Local Development Plan (LDP) has not yet been through independent Examination so it cannot be afforded significant weight at this stage, as per national planning policy guidance (PPW, para 2.11).
2. The application site is within the Green Barrier designation at Rossett and Lavister, which maintains a degree of separation between Rossett and Trevalyn. Accordingly, the proposed residential development is in direct conflict with Unitary Development Plan (UDP) Policy EC1.
3. In line with PPW guidance, the emerging LDP is supported by a Strategic Green Wedge Review (GWR). The GWR proposes that the Green Barrier designation is maintained between Rossett and Trevalyn.
4. The GWR concludes that development of the application site would have a localised impact on existing defensible barriers and lead to encroachment into the countryside. It would also reduce the gap between Rossett and Trevalyn; thus it would undermine the primary purpose of the Green Barrier in this location.
5. Despite point 4, above, the proposed development seeks to create strong visual

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- connections to the countryside and green edge transition, rather than establish a clear and defensible boundary to the village that would provide a defined break with the Green Barrier.
6. Whilst the application site is a draft allocation in the emerging LDP, it is subject of unresolved objections (see below). The Plan and the Evidence Base have not yet been tested through Examination. Therefore, granting planning permission for the site, at this stage, undermines the local plan process.
 7. It is Galliers position that the land off Chester Road provides a suitable, available and achievable alternative to the southern parcel of the application site.
 8. Ultimately, it is considered that the application should be withdrawn until such a time as the LDP process has settled the approach to green barrier release. Otherwise, the application should be refused on the basis it would lead to encroachment into the countryside and, also, reduce the gap between Rossett and Trevalyn, eroding the purpose of the Green Barrier in this location, contrary to Policy EC1 and PPW.
 9. If the application is to be determined ahead of wider consideration, it is considered poor timing for an application dealing with such controversial issues to be heard immediately after the Christmas period and it is requested that the application go to February Committee so that everybody who has commented on the application has the opportunity to fully digest the recommendations of officers and attend Committee if they so wish.

Other matters of concern relate to the apparent absence of comments from the Council's Landscape Officer and Planning Policy Team which are considered essential, given the Green Barrier and Special Landscape Area designations affecting the site. These comments must be obtained and interested parties should have the opportunity to review and comment on them. The owners/occupiers of 52 nearby properties notified 13.7.2018

Neighbours:

1 Representation in **support** for the following reasons:

- In favour of some new houses as I would hope they would be affordable

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74 representations **objecting** to the application for the following reasons:

- Flood Risk/conflict with TAN15;
- Surface water drainage problems on the site;
- Difficulty for residents in the area to get home insurance;
- Health and wellbeing;
- Encroachment into the Green Barrier;
- Very exceptional circumstances have not been proved;
- Outside of settlement limit;
- Conflict with UDP policies;
- Conflict with LDP policies;
- Conflict with PPW/failure to take account of PPW;
- Increase the size of the village by 11%;
- Impact upon infrastructure - roads, schools, doctors surgery;
- Traffic/highway safety;
- Pedestrian safety;
- So many brownfield sites that could be used;
- Better sites for development in the village;
- Loss of privacy;
- Noise;
- Impact upon the value of property;
- Impact upon the local landscape;
- Impact on the character of the village;
- Gamford Lane appeal sets a valuable precedent. Attention drawn to appeal decisions at Pont Adam Crescent Ruabon and land opposite St Peters Close Rhosrobin;
- Loss of Best and Most Versatile agricultural land – Grade 2 and 3a for the piece of land south of Rossett Road and Grade 2 and 3b for the piece of land north of Rossett Road;
- Planning permission (17649) previously refused;
- Accuracy of the topographical survey – does not show all adjacent dwellings;
- Impact upon wildlife;
- Impact upon hedgerows, trees and ponds;

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- Urban sprawl/encroachment in to open countryside;
- Too big for the area;
- Intrusion into the Special Landscape Area;
- Contrary to Land Map;
- Low water pressure;
- If granted, it would seriously undermine the the integrity of the authority;
- Members must seek independent planning and legal advice;
- WCBC Planning Officers cannot advise the LPA on this matter as they do not appear to be impartial;
- Officer providing guidance and negotiations at pre-application stage is the same officer dealing with the application. His none consideration of major factors of local and national policy renders him incapable of acting impartially;
- Objections to the LDP2 consultation were ignored by WCBC Planners and the Applicants agent;
- Until the LDP is adopted planning decisions must be made under the UDP and PPW;
- Article in Daily Post 17th July leads the rear to conclude this 'is a done deal';
- There is no estoppel in Planning – members not bound by any details Planning Officers have agreed;
- Dangerous precedent if planning permission is granted;
- Any policy documents to support LDP2 are ineffectual until the LDP is adopted;
- Villagers, Members of the Public and Councillor Hugh Jones rejected this in a public meeting;
- No consultation on LDP allocation until LDP2 was issued;
- When Watkin Jones applied to build on flood plain the Council refused the application. The developer appealed and was rejected;
- Both fields function as very good agricultural land/the land is not redundant;

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- If permission is granted, southern field will be cut in half and impact upon the farming of the remaining half;
- Consultation on the application timed to coincide with the closure of consultation period for LDP2;
- Timing of the application in relation to LDP process;
- Premature to make a favourable decision whilst issues are being contested in LDP2;
- Welsh Government has suspected part of TAN1;
- This is speculative development contrary to TAN1;
- Health and Wellbeing;
- Overburden existing village amenities;
- The degree of investment needed in local infrastructure, even if there are contributions under s106;
- Not sustainable;
- Lack of pavements;
- Need for a road safety audit;
- How will good design standards be met;
- Application seeks to provide housing of a type that WCBC does not need;
- Archaeology;
- Appeal decision on Vicarage Lane Gresford cited by agent not comparable to current application;
- Land adjacent at Alyn Drive rejected for allocation in UDP by UDP Inspector;
- Members should be advised of the consequences for them when the inevitable legal challenge is mounted if the application is granted
- Object to pathways and open space being handed over to a developer – we will be expected to pay for their upkeep in rent and Council tax
- Improvements to parking in the area have always been refused due to impacts upon trees;
- Impact upon peace and tranquillity of existing residents.
- No footpath between hedge and Trevalyn Way.

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SPECIAL CONSIDERATIONS

Policy: The site lies outside of the settlement limit for Rossett and is situated within a Green Barrier and Special Landscape Area as defined in the UDP. The site also contains Best and Most Versatile (BMV) agricultural land. The proposals do not accord with any of the circumstances set out in policy H5 that permit small scale residential development on sites outside of settlement limits and therefore conflicts with that policy as well as PS1, EC1, EC2 and EC5.

Notwithstanding the above, section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan in force in the area unless material considerations indicate otherwise. I will consider this in more detail below.

Planning permission for residential development on this site was refused in 1991 on the grounds that it lay outside of the settlement limit, within an area of local landscape value and included BMV agricultural land.

My attention has been drawn to the fact that a proposed UDP site allocation on the edge of Rossett was deleted by the UDP Inspector in his report. However the proposed allocation was on land to south of Alyn Drive. Unlike the application site, the Alyn Drive site lies entirely within the zone C2 flood plain. I am also aware that the same Inspector considered an objection to the UDP requesting a modification to the plan to allocate the land to the east of Trevalyn Hall View, which forms the northern parcel of land subject to this application but, rejected it.

Whilst the previous site history is a material consideration the Council, an appeal Inspector or indeed the LDP Inspector are not bound to follow previous decisions. The previous decisions were made in light of circumstances that applied at the time. The current planning application must be considered in light of current local and national planning policies that apply today as well as other relevant material planning considerations.

Since the planning application was submitted in July 2018 Planning Policy Wales Edition 10 has been published. The application has been assessed in light of the new version of PPW and this will be covered in more detail below.

Housing Land Supply: Planning Policy Wales (paragraph 4.2.15) requires that Planning Authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing.

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies advises that where a local planning authority does not have an adopted Local Development Plan or where an adopted UDP is outside of the plan period,

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they will not be able to produce a JHLAS and therefore will not be able to demonstrate whether they have a 5 year housing land supply or not.

The UDP plan period expired in 2011 meaning Wrexham is now unable to demonstrate whether it has a 5 year housing land supply. The housing land supply in Wrexham is therefore judged to be zero.

In July 2018 the Welsh Government temporarily dis-applied paragraph 6.2 of TAN1 which advised that that considerable weight should be attached to the need to increase housing land supply where local planning authorities were unable to demonstrate a 5 year housing land supply. The weight afforded to this matter therefore is to be determined on a case by case basis.

The housing need identified by the Deposit LDP over the 2013-2018 period is illustrated below:

LDP Housing Components	
LDP Housing Requirement (Policy SP1)	7750
10% Flexibility allowance	775
LDP Housing Provision (Policy SP1)	8525
Completions (2013 – 2017)	977
Committed Housing Supply (April 2017)	1994
Sites Pending Section 106 (April 2017)	33
Windfall Estimate (small and large sites, 195 p/a)	2145
Allocations required (Policy H1)	3376

Table 5.1

To fulfil the above requirement the Deposit LDP includes proposals to allocate 19 sites in total: 2 key strategic sites and 17 non-strategic sites. The non-strategic sites include the application site – indeed the application site is the 4th largest non-strategic site.

The housing completion rate over the past 5 years is set out below:

Year	Completions	LDP requirement
2013-2014	215	517
2014-2015	235	517
2015-2016	199	517
2016-2017	328	517
2017-2018	228	517
Average	241	517

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To meet the LDP housing requirement, an average completion rate of 517 is required per annum over the 2013-2028 period. The table above demonstrates that the delivery of new houses has been consistently and significantly below this, indeed on average completions have on average been less than half the required figure.

LDP Background Paper 08: Housing Supply and Delivery sets out the following trajectory for completions from LDP allocation sites alongside the total rate of completions required over the 2018-2028 in order to meet the LDP requirements.

Year	Completions from LDP Allocations	Total Completions
2018-2019	22	484
2019-2020	145	571
2020-2021	420	781
2021-2022	505	803
2022-2023	453	841
2023-2024	411	820
2024-2025	374	748
2025-2026	347	717
2026-2027	426	761
2027-2028	416	751

If the LDP housing requirements are to be achieved there will need to be a significant increase in the number of completions over the remaining plan period. That can only be achieved if more land is brought forward for development. As can be seen above, the projections rely on housing being delivered on allocated sites over the plan period, however the LDP is unlikely to be adopted before 2019 at the very earliest.

The Council needs to ensure a consistent supply of housing land is brought forward for development between now and LDP adoption, otherwise there is risk that the housing requirements cannot be met. This does mean that suitable sites, potentially including those proposed for allocation in the Deposit LDP will need to be brought forward for development (and therefore granted planning permission) prior to LDP adoption in order for the above trajectory to be achieved in the period up to 2021.

The trajectory set out in BP08 relies on dwellings being completed on the application site from the 2020-2021 period onwards. Taking into account the need for a planning obligation to be completed prior to outline planning permission being granted (see more detail regarding this later in my report) as well as the time needed to obtain approval of reserved matters, discharge of conditions and start preliminary works on site, this is unlikely to be achievable if the Council were to adopt the position of not granting permission on this site until the plan is adopted.

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It is my opinion that the above factors demonstrate that housing land supply is a material consideration that should continue to be afforded significant weight and is one that weighs heavily in favour of the development, subject to assessing proposals in light of relevant UDP and national planning policy.

Weight afforded to policy PS1: The existing settlement limits reflect the housing requirements identified in the UDP that were informed by migration led projections using trends from 1996. The LDP housing requirements are informed by far more up to date information. As will be discussed in more detail below, the majority of the remaining LDP housing requirement will be met on land outside of existing settlement limits. The existing settlement limits are therefore a considerable constraint to meeting these requirements, thus rendering Policy PS1 outdated. It should therefore be afforded only limited weight in the determination of planning applications.

Green Barrier: The UDP designation of Green Barriers is consistent with the Green Wedges referred to in Planning Policy Wales. Planning Policy Wales (paragraph 3.70) advises that inappropriate development should not be permitted within Green Wedges except in very exceptional circumstances where other considerations clearly outweigh the harm it would do to the Green Wedge. Paragraph 3.71 of PPW advises that the construction of new buildings is inappropriate development unless it is for the following purposes:

- justified rural enterprise needs;
- essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings; or
- small scale diversification within farm complexes where this is run as part of the farm business.

None of the above applies to this proposal and it is therefore inappropriate development for a site located within Green Barrier/Wedge.

Green Barriers/Wedges do not have the permanence of a Green Belt (there being no Green Belts in Wrexham) and should be reviewed as part of the development plan process. The existing Green Barrier designations have

been reviewed (Strategic Green Wedge Review October 2017) as part of the process of preparing Wrexham's Local Development Plan. The Deposit LDP proposes that the land subject to this application be allocated for housing and it is therefore **not** proposed to designate it Green Wedge. However the LDP has not yet been subject to formal examination and can therefore only be afforded limited weight at this time.

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Paragraph 9.4.8 of the Development Management Manual advises that certainty regarding the content of the plan will only be achieved when the Inspector delivers their binding report – which will only take place post-Examination in Public. However the Manual advises that in considering what weight to policies in the LDP, the Council will need to consider carefully the underlying evidence and background to the policies. Paragraph 9.4.9 acknowledges that the evidence underpinning an emerging LDP could be used as a material consideration when making planning decisions.

I will consider whether there are any exceptional circumstances that apply in this case and what LDP evidence is considered relevant to the outcome of this application as well as relevant national planning policy below.

Very Exceptional Circumstances: In my opinion the matters discussed below taken together with the acknowledged housing need, an on-going and considerable undersupply of housing together amount to very exceptional circumstances that outweigh objections to the development on the grounds of its current Green Barrier designation.

Location of Development

It is clear that there is a considerable need to bring forward additional land for housing in order to deliver the requirements identified in the Deposit LDP. It is also clear that at present there is a consistent undersupply of new housing being brought forward based on the rate of annual completions over the past 5 years.

PPW paragraph 3.39 advises that when identifying sites planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage. This advice is also repeated in paragraph 4.2.16 specifically in respect of housing sites, with planning

authorities, landowners and housebuilders to work together to identify deliverable housing land in sustainable locations.

Where there is no previously developed land or underutilised sites, Paragraph 3.40 of PPW advises that consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements.

The LDP Background Paper BP02: Settlement Hierarchy and Development Potential considered where the supply of new housing would be delivered over the remaining LDP Plan period. Paragraph 3.2 of BP02 confirms that following the preparation of an Urban Capacity Study and consultation with land owners it became apparent that the housing requirements discussed above cannot be accommodated on previously developed land alone. This is also reflected in the sites on found in the LDP Site Register which are predominately Greenfield sites.

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It is evident from the sites selected for allocation in the Deposit LDP that the County Borough's housing requirements in the period up to 2028 can only be met through substantial Greenfield site release. Of the 19 sites proposed for allocation in the Deposit LDP, 14 comprise of land located outside of existing UDP settlement limits including 10 that are located within UDP Green Barriers

Taken together around 90% of the housing delivered via allocated sites will be located on sites lying outside of the existing UDP settlement limits, with 80% being delivered on land located within the UDP Green Barriers. It is therefore clear that both the UDP settlement limits and Green Barriers present a significant constraint to delivering the required supply of land for housing.

All of the sites located outside of the UDP settlement limits identified for allocation in the Deposit LDP lie on the edge of existing settlements – that is sites which physically adjoin existing built up areas. In light of the fact that insufficient previously developed land is likely to come forward to meet the identified housing requirements, in my opinion the application site accords with the search sequence set out in with paragraphs 3.39, 3.40 and 4.2.16

Sustainability

Planning Policy Wales paragraph 3.35 advises that:

In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.

Paragraph 3.36 goes on to advise:

Local service centres....where a sustainable functional linkage can be demonstrated, should be designated by local authorities as the preferred locations for most new development including housing...

Paragraph 3.56 confirms that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation.

B02 identifies settlements in Wrexham as falling within one of 5 tiers based on an assessment of the availability of employment, local services and accessibility by non-car modes:

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- Tier 1: Primary Settlement
- Tier 2: Key Settlement
- Tier 3: Local Service Centres
- Tier 4: Minor Villages
- Tier 5: Hamlets.

Rossett is identified as one of the Tier 3 Settlements/Local Service Centres, which are described as having relatively good accessibility by non-car modes. This is an acknowledgement of the fact that the village has a wide range of services including a primary and a secondary school, convenience shops and a regular bus service to Wrexham and Chester. Rossett is therefore a sustainable settlement. The application site itself lies within easy walking distance of the centre of the village, the primary and secondary schools and bus stops served by the Wrexham to Chester service and is therefore in a sustainable location. The proposed development is consistent with paragraphs of PPW referred to above in respect of the location of new development.

LDP Site Selection Methodology - Background Paper (BP) 04:

All of the sites proposed for allocation in the Deposit LDP as well as sites discounted have been subject to a detailed assessment in light of the criteria set out in the above document. These included identifying any key constraints that applied to individual sites and an assessment of sites in light of Planning Policy Wales (Stage 1), assessment of the sites in light of the LDP Preferred Spatial Strategy (Stage 2) and finally for sites that not dismissed after the first 2 stages, a Sustainability Assessment (Stage 3).

The sites put forward for allocation at Stage 3 were also subject to the LDP Habitat Regulations Assessment – also a statutory requirement. The HRA assesses the impact of the LDP, upon European Protected Sites. The HRA determined that subject to the provision of suitable measures to control the discharge of waste water, all proposed allocated sites are located a sufficient distance from the River Dee and Bala Lake Special Area of Conservation and the Johnstown Newts Sites SACs that the risk which might undermine the conservation objectives for Otter and Great Crested Newts respectively can be excluded. In other words the sites do not pose an unacceptable threat to the integrity of the SACs and their projected features.

The site has satisfied all three stages of the site selection criteria and has therefore been put forward for allocation in the Deposit LDP. I acknowledge that as a result of the Examination in Public the LDP may be subject to change and this therefore limits the weight that it can be afforded at this stage. However paragraph 7.2.1.4 of the Local Development Plan Manual – Edition 2, 2015 states that the deposit plan ‘*should be considered by the LPA as the version it intends to submit for examination and, later, to adopt*’. The Council has resolved to submit the LDP for Examination and therefore must consider it to be sound. In addition, the responses received from statutory consultees to

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this planning application have not identified any significant constraints to the development of the site. In my opinion this validates the decision to put it forward for LDP allocation and I therefore consider it highly unlikely that the LDP Inspector will recommend that proposed housing allocations list be amended to exclude the site.

Alternatives

It is outside of the scope of this application to consider whether there are better alternative sites for the development in or on the edge of Rossett. However the application site is one of 20 sites assessed during the site selection process and included in the Site Register for Rossett. Excluding one site that has already been developed, all others were discounted on the basis of not satisfying one or more of the criteria set out in BP04.

I have considered the representations submitted on behalf of Galliers Homes and I am satisfied that most of the issues raised by them are dealt with elsewhere in this report however it is worth commenting on a number of issues specifically here.

Galliers are seeking to promote the development of land to the north of Lavister off Chester Road – a site which occupies part of a former golf course. The site is **not** proposed for allocation in the deposit LDP and is proposed to be designated as Green Wedge. The merits of the scheme will be considered should Galliers submit a formal planning application – something they have not yet done. It would be appropriate for me to provide a detailed assessment of their proposals here, however in my opinion their site compares less favourably to the application site in planning terms for the following reasons:

- The site lies partly within the C2 zone. Based on the details publicised as part of their statutory pre-application consultation, the proposed dwellings would be located outside of the C2 zone but the majority of the access road to them would lie entirely within the C2 zone. By comparison **no** part of the land subject to this application lies within the C2 zone – this is covered in more detail below.
- The Welsh Government's Predictive Agricultural Land Classification Map shows the Galliers site to be Grade 1 agricultural land. The Agricultural Land Classification Report produced for Galliers suggests that 68% of the site to be Grade 2, 27% to be Grade 3a and 5% to be non-agricultural land. If the latter is accepted as correct, 95% of the site or just over 5ha is Best and Most Versatile Agricultural Land. This compares to 69% or 4.3ha of BMV land for the application site. The breakdown of the grades of land within the site is provided later in this report.
- The Galliers site lies much further from the centre of the village than the application site. The application site therefore affords far better opportunities for future occupiers to walk or cycle to access local

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services. As such the Galliers site does not perform as well as the application site in respect of the sustainable transport hierarchy set out in Planning Policy Wales.

Affordable Housing

The Local Housing Market Assessment Update (April 2018) identifies a requirement for 41 affordable units within the north east sub-area of the County Borough over the 2017-2022 period. The north-east sub area includes the settlements of Gresford, Marford, Holt as well as Rossett.

A development of 3 affordable houses is currently in an advanced stage of completion at Parsonage Close in Gresford having been granted planning permission in December 2015 (reference P/2015/0144). There are however **no** other sites currently being developed in Gresford, Holt or Rossett that will deliver affordable housing, nor have any other planning applications been submitted or dealt with recently that would deliver affordable housing.

The application site is one of only two identified in the Deposit LDP that will make a significant contribution towards meeting the affordable housing needs for the north-east sub-area – the other being land adjacent to Sycamore House in Holt.

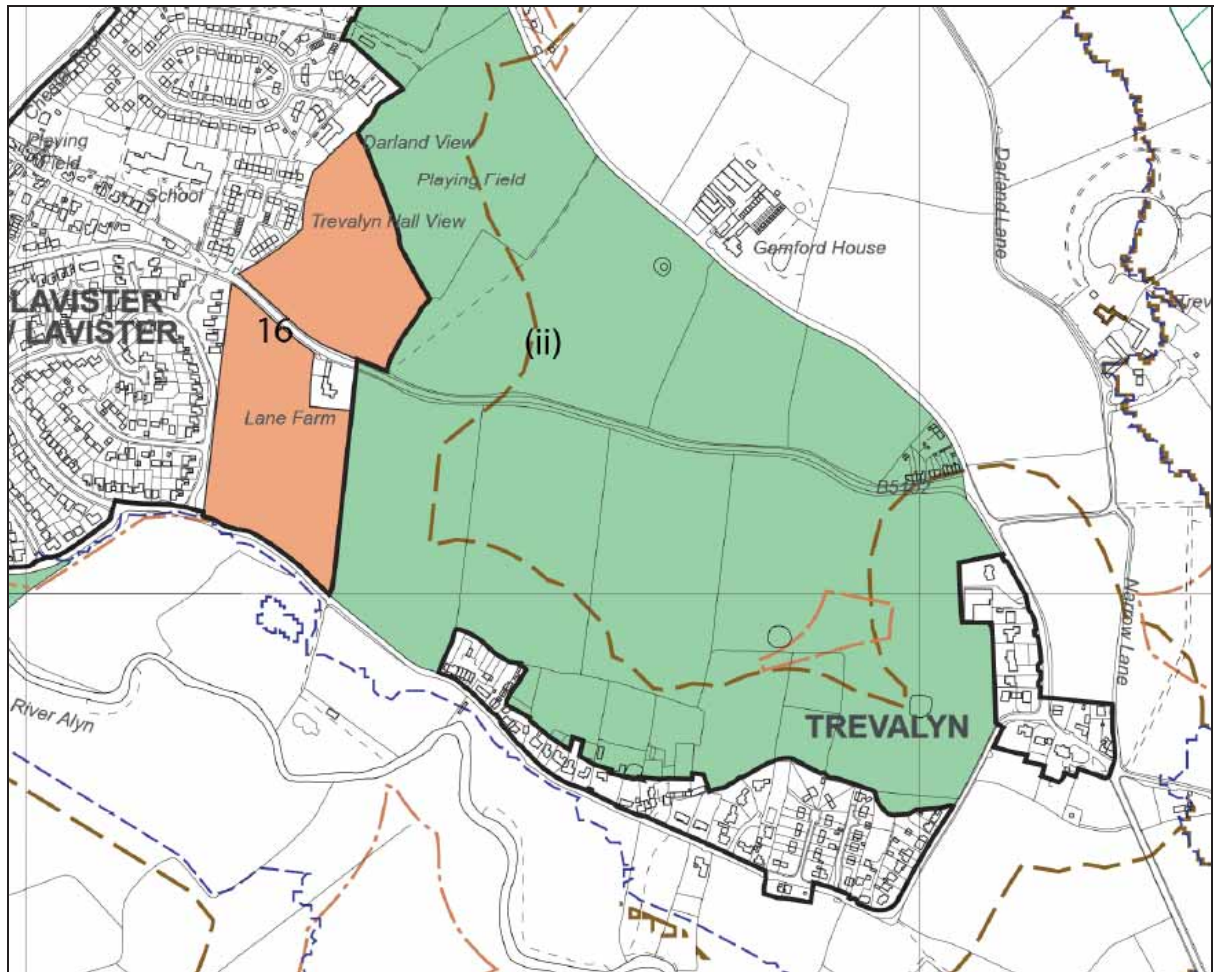
Under the Deposit LDP affordable housing policy the application site would be subject to a requirement for 40% of dwellings on relevant sites to be affordable. However further viability work is currently on-going to ensure that the Council can secure affordable housing as well as contributions towards other infrastructure that will be necessary to enable housing sites to come forward, such as schools, therefore I do not believe there is sufficient evidence to enable that requirement to be given significant weight at this stage.

In light of the above, the affordable housing requirements should be assessed in light of the extant UDP policy H7 and Local Planning Guidance Note 28, which impose a requirement for 25% of the proposed dwellings to be affordable. The application proposes a maximum of 132 dwellings therefore this would enable 33 affordable units to be secured – 80% of the 5 year requirement for the north-east sub-area. This factor weighs heavily in favour of the proposals.

Relationship between Rossett and Trevalyn: The development will encroach into the area of undeveloped land that currently separates Rossett and Trevalyn. Nevertheless there will remain a gap of approximately 150 metres between the eastern edge of the application site and the nearest dwellings in Trevalyn on Harwoods Lane. The distance between the nearest dwellings in Trevalyn and the eastern edge of the application site via Rossett Road is significantly greater. This is illustrated clearly on the Deposit LDP Proposals Map, an extra from which is included below:

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Taking into account the openness of the landscape and the lack of intervening development in between the application site and Trevalyn I am satisfied the proposals do not result in the coalescence of or the blurring of the distinction between the two villages.

Agricultural Land: The applicants have submitted an Agricultural Use and Quality of Land report which concludes that the land to the north of Rossett Road is primarily Grade 3a land with a small amount of Grade 3b and the majority of the land to the south of Rossett Road being Grade 3b with the remainder being 3a. This contrasts with the Welsh Office Agricultural Department's survey dated May 1993 which found the majority land to the

north of Rossett Road being Grade 3b with the remainder Grade 2. The land to the south of Rossett Road was found to be mainly Grade 2 with some Grade 3a land.

I forwarded a copy of the applicant's report to the Welsh Government Department for Rural Affairs who advised that the decision should be made on the basis of the Welsh Government's survey. The table below sets out the quantity of each grade within the site:

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ACL Grade	Area (ha)	% of site area
2	3.3	53
3a	1	16
3b	1.9	31

Whilst the consultant who carried out the applicant's survey stands by their findings, both surveys identify that the site contains Best and Most Versatile (BMV) land as well as land that lower grades. As such planning policy EC2 and Planning Policy Wales paragraph 3.55 are applicable. The latter advises:

When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade

Given the housing requirements identified earlier in the report in my opinion the test that there should be an overriding need for the development is satisfied. Given that the vast majority of the housing will be delivered on greenfield sites, it is also clear that the housing requirements of the Borough cannot be met without the loss of BMV land. Of the 14 sites proposed for allocation in the Deposit LDP that are located outside of existing UDP settlement limits all contain at least some BMV land.

Whilst this application must be considered on its own merits, the Welsh Governments Predicative Agricultural Land (ALC) Map confirms that Rossett is largely surrounded by Grade 1, Grade 2 and 3a land. The application site is

the only one in the Site Register for Rossett that lies adjacent to the existing built up area and contains a significant proportion of none BMV land making it sequentially preferable to the other sites in the context of paragraph 3.55.

In addition to responding specifically to this application, the Welsh Government Department for Rural Affairs has commented on the LDP. The response was received prior to PPW Edition 10 being published, however the advice given in paragraph 3.55 (see above) is broadly the same as the advice given in paragraph 4.10.1 of PPW Edition 9. The Department commented as follows in respect of the LDP:

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Assessment

The Authority has provided robust evidence to demonstrate that BMV loss has been considered throughout the spatial strategy and site selection. The Department has worked with your Authority to provide detailed ALC survey data and desk assessments. It is extremely encouraging to see that the Predictive ALC Map has been used to update the SA / SEA, taking into account the most recent and best available information.

The loss of BMV land within the Plan is significant; however, the loss and policy requirements have been recognised and factored into the Spatial Strategy, growth options and competing objectives in the Sustainability Appraisal. The choice for the Wrexham Industrial Estate strategic site reflects the need to avoid BMV loss.

In this regard the Department would consider that the Authority has satisfied PPW 4.10.1 in site allocations.

Conclusion

*In conclusion, it is the Departmental view that the Authority has demonstrated a sensible and pragmatic approach to considering BMV loss in the context of national planning policy and on that basis **no objection** is offered.*

Taking all of the above into account, it is my opinion there is clearly an overriding need for the development in order to contribute towards meeting the County Borough's future housing requirements. It is clear that meeting this need will result in the loss of agricultural land and that whilst this site includes BMV land, the application proposals directs development to land with the lowest grade agricultural land on the edge of Rossett. I am satisfied that there is no conflict with paragraph 3.55 of PPW and therefore the loss of BMV land would **not** be a valid reason to refuse planning permission in this instance.

Landscape Impact: The development of land within the Special Landscape Area for housing (other than where it accords with policy H5) is in conflict with policy EC5.

The UDP designation has been rolled over from previous development plans – the site having been designed an Area of Local Landscape Value in the Wrexham Maelor Local Plan (adopted 1989) and a Local Landscape Area in Wrexham Maelor Local Plan: Forward to 2001 (adopted 1996), which were subject to similar policy objectives to the current UDP policy EC5. The SLAs proposed by the Deposit LDP have been informed by the Special Landscape Areas Study (January 2017) – a detailed assessment of landscape value within the County Borough. The approach taken to the proposed designation SLAs in the Deposit LDP is considered to be consistent with PPW paragraph 6.3.12:

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SLAs are non-statutory designations that define local areas of high landscape importance, which may be unique, exceptional or distinctive to the area. Planning authorities should apply these designations where there is good reason to believe that normal planning policies cannot provide the necessary protection

The application site is not subject to a SLA designation in the Deposit LDP and in my opinion the Special Landscape Areas Study demonstrates that in respect of the SLA around Rossett, policy EC5 is now out of date and should therefore be afforded less weight in the determination of the application.

The application site currently comprises of one field located on the north side of Rossett Road and approximately half of another field located on the south side of Rossett Road. The former is enclosed by hedgerows to the north east and south east whilst the latter is enclosed by hedgerows to the western and southern boundaries. The Rossett Road frontages of both are also enclosed by hedgerows.

The development will inevitably have a significant impact upon the appearance of the site. However the Landscape and Visual Impact Assessment (LIVA) accompanying the application concludes that the development would not harm any historically significant landscapes or landscape features. It also concludes that the visual impact of the development will be largely limited to the site and its immediate surroundings, notably the dwellings in Trevalyn Way, Moss Green, Trevalyn Hall View, Lane Farm as well as from Rossett Road and Harwoods Lane.

The relatively flat landscape surrounding Rossett and features within it such as trees, hedgerows as well as isolated and small grounds of buildings prevent significant longer distance views of the site and as such I concur with the findings of the LVIA. The LVIA arguably also lends weight to the conclusions of Special Landscape Areas Study in so far as the decision not to recommend the application site be subject to an SLA designation in the Deposit LDP.

The development represents a logical extension to the existing build up area of the village, with the boundaries of the land to the north of Rossett Road

being consistent with existing field boundaries. Whilst I recognise that there is currently no hedge or other formal boundary feature to delineate the eastern boundary of the land south Rossett Road, the boundary is nevertheless clearly defined by Footpath Allington no.21 and also projects no further eastwards than the curtilage of Lane Farm.

Taking the above into account, even if the conclusions of the Special Landscape Areas Study are overlooked, on balance, the need for the development (as discussed earlier in this report) outweighs objections to the development on the grounds of conflict with policy EC5.

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There are no trees subject to a Tree Preservation Order on site. The application is accompanied by a tree survey and preliminary tree constraint/impact assessment plan. Were the site developed on the basis of the indicative site layout plan then it would involve the removal of three trees: a sycamore rated as Category C or low quality, a sycamore rated as Category U or unsuitable for retention and an alder also rated as Category C. There are a number of Category B/moderate quality trees within or close to the site boundaries that would not be affected.

The development would result in the loss of the hedgerows fronting Rossett Road (rated as Category C/moderate quality) in order to provide vehicular access and associated visibility splays, however the indicative plan confirms that replacement hedgerow planting could be secured along the full length of the site frontages. Other than the removal of short sections in order to provide pedestrian accesses, the other hedgerow can be retained, including the Category A/high quality hedge along the Harwoods Lane boundary. The indicative plan also demonstrates that provision can be made for a new hedgerow along the eastern boundary of the land to the south of Rossett Road.

Given that the layout of the site is indicative, with the exception of the provision of visibility splays the impact upon adjacent trees and hedgerows will need to be considered in more detail at reserved matters stage. However I am satisfied the submitted details demonstrate that it is possible to develop the site with regard to the retention of the highest quality trees and hedgerows within or close to the site. Furthermore there would be ample opportunity for a scheme of tree and hedgerow planting to be implemented as part of the reserved matters landscaping scheme.

Flooding and surface water drainage: The site is not located within zone C1 or C2 on NRW's Development Advice Maps. The site lies mainly within zone A although part of the land to the north of Rossett Road lies partially within zone B. The development of the site would therefore be in accordance with paragraph 6.2 of Technical Advice Note 15: Development and Flood Risk which advises that:

New development should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue.

The Senior Flood Officer has advised that the Council has no recorded incidents of flooding directly impacting upon the site and that NRW historic flood outlines show the site not affected during the significant flooding from the River Alyn in 2000.

NRW's Development Advice Maps indicates that small areas of the site are at low risk of surface water flooding and the Flood Consequences accompanying the application confirms that localised waterlogging occurs within the northern

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parcel coinciding with areas where there is underlying clay. However the Senior Flood Officer has confirmed that sufficient information has been suggested to demonstrate that the majority of the site would be suitable for the use of infiltration drainage and subject to a condition being imposed to require a sustainable urban drainage scheme, he has no objection to the development. NRW have also confirmed they have no concerns on flooding grounds.

In light of the above, I am satisfied that the development site is not at unacceptable risk of flooding nor is it likely to unacceptably increase the risk of flooding in the locality. The application is therefore in accordance with policies EC12 and EC13 of the UDP.

Foul Drainage: Welsh Water has not identified any concerns regarding the development and as such I have no reason to believe that the local foul drainage network has insufficient capacity to accommodate the development. I have no reason to conclude otherwise.

Access: Paragraph 4.1.12 of PPW requires the sustainable transport hierarchy to be applied to reduce the need to travel, prevent car dependant developments in unsustainable locations and to priorities access and movement by active and sustainable transport. The sustainable transport hierarchy promotes walking and cycling, then public transport ahead of private motor vehicles.

I understand the concerns expressed by Highways and it is acknowledged that there is an absence of a continuous pedestrian footway along Holt Road towards the centre of the village. There are however alternative pedestrian routes available via Trevalyn Way and Harwoods Lane (also accessed via Trevalyn Way) to the Holt Road/Chester Road junction. The distances and walking times along these respective routes are set out in the table below which is taken from the Transport Assessment accompanying the application:

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Route	Northern Site		Southern Site	
	Distance (m)	Time (mins)	Distance (m)	Time (mins)
Holt Road	650	8	595	8
Trevalyn Way	708	9	570	7
Harwood's Lane	872	11	665	9

The alternative routes are far safer for pedestrians, benefiting from continuous footway provision. The most direct alternative route is via Trevalyn Way, which is actually a shorter route to the centre of the village from the land to the south of Rossett Road. Whilst this route is 58 metres or 1 minute walking time longer from the land to the north of Rossett Road, I do not consider this to be a significant deterrent to its use in preference to the Holt Road – particularly given the better pedestrian provision. Making sure that future occupiers of the site are made aware that there are safe routes to the centre of the village is something that can be secured via a Travel Plan.

The submitted plans provide for a pedestrian access directly onto Harwoods Lane as well as one via Trevalyn Way. I consider it unlikely that the former would be used as the principal means of pedestrian access to the site. In my opinion it is more likely to be used by people who wish to access Harwoods Lane to walk or cycle for recreational purposes, with the pedestrian access via Trevalyn Way being used by residents who wish to walk to the centre of the village. Whilst I am aware that Harwoods Lane lacks dedicated pedestrian provision at the point where it passes along the southern boundary of the site, it is likely to already be used by pedestrians and cyclists. Indeed in respect of pedestrians, footpath Allington no.21 can be accessed directly off Harwoods Lane immediately to the south-east of the application site. It is for the all users of Harwoods Lane to the south of the site onwards in the direction of Trevalyn to ensure that they drive, ride or walk in a manner that takes account of the width and geometry of the road and with due regard for other road users. I therefore do not consider the provision of a pedestrian access directly onto Harwoods Lane poses a significant risk to pedestrian safety.

It is likely that some pedestrians may choose to walk along Chapel Lane to access the Wrexham-Chester bus services for example. Chapel Lane lacks footways for the majority of its length; however I do not consider this to be a significant deterrent to pedestrians using it. The road is subject to a 20mph speed limit and already operates as a shared space for vehicles and pedestrians. The generally low speed of traffic will limit the risk to the safety of pedestrians using Chapel Lane.

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The submitted plans confirm improvements to the existing footpath immediately to the west of the site, including the provision of a crossing point on Holt Road thus enabling safe access to Trevalyn Way via Moss Green, the provision of connections to Trevalyn Way, Holt Road (to access the crossing point), Darland View, Trevalyn Hall View and potentially (subject to agreement with the school/Education) Darland school as well as and the provision of a 3m wide footpath and cycleway along the site frontage. Taken together these will facilitate safe and convenient access to the centre of the village and the services provided there such as Coop as well as to the nearby St Peter's primary and Darland secondary schools.

The Transport Assessment refers to 5km as being a accepted as a distance where cycling has the potential to replace short car journeys. All of the services in the village lie within this distance as to the nearby villages of Gresford, Marford and Pulford. The site is therefore well located to enable future occupiers of the site to carry out local trips by bicycle. The provision of a combined footway/cycle lane across the site frontage should also assist encouraging this mode of transport.

The village is served by the Wrexham to Chester bus service, which can be accessed via the pedestrian routes discussed above and provides access to Chester Business Park and railway station addition to the Wrexham town and Chester city centres. There are 6 buses per hour during peak times and 5 during off-peak time along the route.

Highways have suggested that a bus stop be provided along the site frontage for use by the 3 times per day (Wednesdays, Fridays and Saturdays only) Wrexham to Trevalyn bus service in order to promote/improve the service. I agree that such measures are necessary. The service supplements the opportunities provided by the more frequent Wrexham to Chester bus service for future occupants of the site, as well as the wider locality, to make sustainable transport choices. Encouraging the use of the service is also likely to strengthen its long term viability. Considering whether a development could enable improvements to a bus service is also consistent with advice in Planning Policy Wales paragraph 4.1.16. The bus stop provision will be secured by condition.

Taking into account the above, the location of the site complies with the sustainable transport hierarchy and is well placed to promote walking, cycling and public transport use.

Both parts of the site will be served by vehicular accesses off Rossett Road. The existing 40mph speed limit would require visibility splays of 2.4 x 120m in both directions. Highways have advised that there would be the potential to reduce the speed limit to 30mph and in turn reduce the visibility splay requirements to 2.4 x 56m, which is achievable. Given that Rossett Road would be passing through a residential area were the site developed it would be desirable for the speed limit to be reduced to 30mph. This could be

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achieved either through a Traffic Regulation Order or automatically via the introduction of street lighting. The implementation of a scheme to amend the speed limit can be secured by condition.

The Transport Assessment (TA) submitted with the application predicts that the development would generate approximately 79 trips in the morning peak hour and 98 in the evening split between arrivals and departures as set out in the table below:

Peak Hour	Trip Rates		Trip Generation	
	Arr	Dep	Arr	Dep
AM	0.124	0.476	16	63
PM	0.482	0.259	64	34

The TA demonstrates that the B5445 Chester Road/The Green, the B5445 Chester Road/B5102 Holt Road and B5102 Holt Road/The Green (link to the B5445 Chester Road) junctions will operate with reserve capacity even with the additional traffic generated by the development.

The TA has also considered the implications of the current review of the existing Traffic Regulation Orders in Rossett being implemented. This could result in the introduction of a one way system along The Green and as a result higher flows of traffic using the B5445/B5102 junction. However the TA concludes that the junction will still continue to operate with reserve capacity taking into account the traffic generated by the development.

In light of the findings of the TA, in my opinion the existing road network can accommodate the proposed development without harm to highway safety or giving rise to significant traffic congestion.

The submitted plans include proposals for the extension of the existing car park to the west of the site. Whilst this may be desirable, particularly during the mornings and afternoons when parents arrive to drop off or pick up their children from St Peter's primary school, the measure is not needed to mitigate against an impact arising directly from the development. As such I do not intend to impose a condition to require the works to be carried out because they are unnecessary to make the development acceptable in planning terms thus such a condition would not accord with advice in Circular 016/2014: The use of Planning Conditions for Development Management.

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The land south-east corner of the land to the north of Rossett Road abuts footpath Allington no.20 and footpath Allington no.21 runs parallel to the

boundary of the land to the south of Rossett Road. Neither footpath will be obstructed as a result of the development.

Design and Residential amenity: The layout of the site and the appearance of the dwellings will be considered in more detail at reserved matters stage. However I am satisfied that the indicative plan demonstrates that a broadly acceptable form of development is achievable with dwellings fronting onto Rossett Road and Trevalyn Way, and landscape buffers to the eastern boundaries.

The indicative plan shows the provision of areas of on-site public space open throughout the site, although as this is a matter integral to the layout and landscaping of the site which are both reserved matters it will be given further consideration at that stage. I am nevertheless satisfied that it will be possible to deliver on-site open space in order to provide future occupiers with access to recreational opportunities in a manner that contributes positively to the appearance of the development. A planning obligation is however required at this stage to secure the long term management and maintenance of areas of public open space.

I note that the accuracy of the topographical survey submitted with the application has been questioned. The plans show there to be very little change in elevation, both within the two parts of the application site as well between them and the surrounding area. I consider this to be an accurate representation of both parts of the application site. Finished ground/floor levels can also be given further consideration at reserved matters stage.

The relationship between existing and proposed dwellings will be assessed in more detail when approval is sought for layout at reserved matters stage. I am however satisfied that the indicative plan demonstrates that the separation distances required by Local Planning Guidance Note 21 are achievable. As such the development will not adversely impact upon the standard of amenity afforded to neighbouring occupiers by way of loss of light, privacy or by being visually overbearing.

The proposed footway connections are likely to result in additional pedestrian traffic passing along adjacent residential streets. I do not consider this as being likely to prejudice the standard of amenity of existing occupiers. The properties in adjoining streets all have pedestrian footpaths passing them at present. The development will therefore not result in any additional overlooking as a result of pedestrian traffic.

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The development will result in additional traffic passing along the local highway network however the volume, type and speed of the vehicles travelling to/from the site is unlikely to result in additional noise to the extent that the standard of amenity afforded to the occupiers of nearby properties is significantly reduced. I also have no reason to believe that the occupation of the dwellings themselves will unduly impact upon the occupiers of neighbouring properties by way of noise. In any case, the noise associated with occupation would be dependent upon the behaviour of individual owners/occupiers which is a matter outside of the scope of planning control.

The development will give rise to a degree of disruption whilst the development is carried out however this will be comparatively short term and provided appropriate working practices are implemented by a future developer, should not prove unduly harmful to neighbouring occupations. In any case there are adequate controls under other legislation in respect of statutory nuisance that can be used to address issues should they arise.

Ecology: The application is accompanied by an ecology report which concludes that the majority of the site comprises of intensively managed farmland comprising of arable and pasture. These habitats are considered to be of negligible conservation value. The only pond within 500m of the site has been assessed for Great Crested Newts (GCN) and based upon these findings the report also concludes that GCN are unlikely to be present within the site.

The ecology report identifies two trees as having bat roosting features, however these trees are located on the periphery of the site and I am confident that these can be retained. A lighting scheme is needed to ensure that street lighting is located in a manner to limit its impact upon bats – this will be secured by condition.

The protection/provision of habitat for birds can be secured via the protection of mature trees within/close to the site, the retention and maintenance of the hedgerows around the periphery of the site as well as through the provision of landscaping within areas of public open space –all matters that can be considered in more detail at reserved matters stage.

NRW have advised that the report is satisfactory for informing the decision making process. NRW have confirmed that they consider the proposal:

- not likely to be detrimental to the maintenance of the favourable conservation status of any local populations of European protected species;
- and not likely to adversely affect any local populations of British ‘fully’ protected species

I have no reason to dispute NRW’s comments and I am therefore satisfied that the development is unlikely to give rise to harmful impacts upon statutorily protected species.

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Welsh Language: The impact a development may have on the Welsh language is a material consideration. Paragraph 3.28 advises that considerations relating to the use of the Welsh language may be taken into account by decision makers so far as they are material to applications for planning permission. However PPW also advises that decisions must not introduce any element of discrimination between individual linguistic ability, and should not seek to control housing occupancy on linguistic grounds.

Policy GDP1(j) requires regard to be had to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm that identity. Local Planning Guidance Note 31: The Welsh Language and Welsh Communities provides further guidance on this matter. LPG31 advises that a Welsh Language and Community Impact Assessment should be carried out for residential developments of 25 or more dwellings proposed in language sensitive wards.

LPG31 defines Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae and Minera as language sensitive wards. Rossett is not classed as a language sensitive ward so there is no requirement for an impact assessment to be carried out.

Notwithstanding the above, I have no reason to believe that houses built on the site will be unavailable to existing local residents, including those who are able to speak Welsh or Welsh speakers who may wish to reside in the village. Furthermore the development will provide up to 33 affordable houses. The planning obligation which secures them will include a requirement that the affordable houses are made available to local people on the basis of housing need.

Archaeology: The application was submitted accompanied by an Archaeological Assessment. CPAT commented that this identified two areas of potential archaeological interest and advised that further investigations take place. The applicants duly commissioned and submitted the findings to both CPAT and to the Council. This work confirmed that many of the features highlighted in the earlier geophysical assessments were false readings derived from natural strata rather than archaeological features. Two small gullies were identified that were considered most likely to be field boundaries or drainage features and are of low archaeological significance. CPAT have confirmed that they have no further recommendations and no objection to the application. I am therefore satisfied that there is no conflict with policy EC11.

Community Infrastructure: Objectors have expressed concern about the capacity of local schools and healthcare services to cater for additional demand.

With regards to schools, the number of pupils that could be generated is set out in the table below. This table uses the mix of dwellings shown on the

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indicative plan and Table 1 of Local Planning Guidance Note 27 (as amended in December):

Dwellings	Number	No of pupils generated per dwelling	No of pupils
2 bedroom	12	0.12	1.44
3 bedroom	73	0.23	16.79
4 bedroom	47	0.31	14.57
Total	132		32.8

Education has not objected to the development but has confirmed that contributions to secondary education provision at Darland school are required. This will be secured by a Planning Obligation. Education has also requested contributions towards The Roft primary school in Marford. I have not been provided with evidence to suggest that the development is likely to give rise to an increase in demand for places at that school that cannot be accommodated and therefore that a contribution is needed in order to make the development acceptable in planning terms. I have however sought further clarification on this matter from Education that will be reported in the addendum. However in the absence of an objection from Education I can only conclude that subject to the contributions sought that there is sufficient scope to increase school capacity in the locality to offset the impact arising from the development.

There is no UDP policy or Local Planning Guidance Note that impose specific requirement for developers to provide or make contributions towards healthcare facilities. There is also no statutory requirement to consult the Health Board regarding planning applications nor have any thresholds been agreed between Betsi Cadwaladr University Health Board and the Council in respect of when consultations may be desirable. Nevertheless, Betsi Cadwaladr University Health Board was consulted regarding the application.

The Health Board have acknowledged that Alyn Family Doctors are under pressure due to issues with the existing physical infrastructure (i.e. premises) and staffing shortages. The Health Board do not have any specific objections in principle to the development. They have however indicated a desire to discuss opportunities for capital contributions.

Whilst I note the comments made by the Health Board contributions can only be sought via Planning Obligations where they are:

- necessary to make the development acceptable in planning terms
- directly related to the development
- fairly and reasonably related in scale and kind to the development

Despite seeking further clarification from the Health Board, I have not been provided with evidence to demonstrate specific additional local healthcare infrastructure would be necessary to make the development acceptable in

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planning terms (i.e. that permission should be refused unless contributions are made), the scope of any such contributions or how they are directly related to the scale of the development and the impact it is likely to have. In the

absence of such evidence the tests set out above have not been satisfied. As such concerns regarding local healthcare infrastructure would not be a valid reason to refuse planning permission.

Planning appeals Appeal: A number of objectors have drawn my attention to the appeal decision at Gamford Lane (P/2016/0712), as well as Pont Adam Crescent in Ruabon and land opposite St Peter' Close Rhosrbini (P/2014/0480) and Land adjoining Trewythen Hall Care Home, Vicarage Lane, Gresford.

Whilst I recognise that all of these sites also lie in the Green Barrier, in the case of Gamford Lane the Inspector also expressed concerns about the landscape impact, surface water drainage, and ecology. In the case of Pont Adam, the planning application was refused and dismissed on appeal solely due to highway concerns, but the Inspector accepted that the urgent need to increase housing land supply meant that there were very exceptional circumstances sufficient to outweigh the Green Barrier objections to the development. Members should note that a subsequent planning application for 19 dwellings was subsequently granted planning permission.

Whilst other planning decisions are a material consideration, it is nevertheless the case that each planning application must be considered on their own merits. It therefore does not follow that the outcome of the above cases should automatically be following in this particular case.

Prematurity: Given that this site is also proposed for allocation in the Deposit LDP it is necessary to consider whether it is premature to grant planning permission in advance of the adoption of the LDP.

Refusing planning permission on the grounds of prematurity is only likely to be justified where the proposals, due to their nature and/or scale go to the heart of the LDP. I do not consider the scale of the development or the associated impacts go to the heart of the plan in this particular case therefore refusal on the grounds of prematurity would not be sustainable.

Well-being and Future Generations (Wales) Act 2015: In reaching this decision I have considered the duty imposed by the Act to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle. I have also had taken account of the current version of Planning Policy Wales, which itself has been revised to ensure it fulfils the requirements of the Act. I consider that the granting of planning permission would be in accordance with the sustainable development principle and is therefore in accordance with the requirements of the Act.

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CONCLUSION

Whilst the location of the site outside of the settlement limit and within both a Green Barrier and Special Landscape Area, in my opinion the age of the UDP, the acknowledged housing need, an on-going and considerable undersupply of housing and the lack an adequate supply of previously developed land within existing settlement limits cumulatively mean that the overall planning balance is in favour of granting permission despite the conflict with UDP policies PS1, EC1, EC2, EC5 and H5.

I am satisfied that there are no significant constraints to the development of the site and that the proposals can take place without significant risk of flooding, unacceptable harm to highway safety, residential amenity, archaeology, the Welsh language, community infrastructure, the wider rural landscape surrounding Rossett or to ecological considerations. In that regard the proposals are in accordance with policies GDP1, GDP2, EC4, EC6, EC11, EC12, EC13 and T8.

Because of the significant need to bring forward housing land in my opinion there is a strong case to grant planning permission for a shorter time period than is normally the case. Therefore the recommendations below include a condition giving two years for reserved matters applications to be submitted and whichever is the later of the following for development to commence:

- three years from the date of outline planning permission;
- two years from the date of approval of the final reserved matters.

RECOMMENDATION A

In accordance with the requirements of Circular 07/12: The Town and Country Planning (Notification) (Wales) Direction 2012 in respect of a significant residential development that is not in accordance with one or more provisions of the UDP, that the application be referred to the Welsh Ministers

If the Welsh Ministers issue confirmation that they do not intend to call the application or no response is received from the Welsh Ministers following the expiry of 21 days from the date the application is referred to them, that the Head of Environment and Planning be given delegated authority to determine the application in accordance with Recommendations B, C and D below.

RECOMMENDATION B

That the Council enters into an Obligation under Section 106 of the Town and Country Planning Act 1990 to secure:

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- a) The provision of affordable houses. 25% of the total number of dwellings built on site shall be affordable;
- b) The payment of a commuted sum in order to secure the full 25% affordable housing as required by Local Planning Guidance Note 28 in the event of part of the affordable housing requirement being less than a full dwelling unit.
- c) The management and maintenance on-site public open space;
- d) Financial contributions towards secondary education.

That the Head of Environment and Planning be given delegated authority to approve the final form and content of the Obligation.

RECOMMENDATION C

Upon completion of the Planning Obligation that permission be **GRANTED** subject to the following conditions:

CONDITION(S)

1. Approval of the following details (hereinafter called "the Reserved Matters") for each phase of the development shall be obtained from the local planning authority before any part of the development in that phase is commenced:
 - a. the layout of the building(s) to be erected in that phase
 - b. the scale of the building(s) to be erected in that phase
 - c. the appearance of the building(s) to be erected in that phase
 - d. the landscaping of the site within that phase.
2. The first reserved matters application shall include a plan showing the first phase of development and location of all subsequent phases of development (hereinafter called "the Phasing Plan"). The Phasing Plan shall include the percentage of affordable housing within each phase, which across the phases shall consist of no less than 25% of the total number of dwellings to be built on the site. All subsequent reserved matters applications shall be submitted in accordance with the Phasing Plan as approved.
3. Plans and particulars referred to in conditions 1 shall be submitted in writing to the local planning authority before the expiry of 2 years from the date of this permission.
4. The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
5. The development shall be carried out in strict accordance with drawing no. Plnc 100-37-SMPA-01 in respect of vehicular and pedestrian access.
6. No part of the development shall commence in a phase until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that phase. No development or other operations within that phase shall take place except in strict accordance

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with the Method Statement as is approved. The Method Statement shall include the following:

- 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- 3) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- 4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- 5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- 6) Method for protecting retained trees during demolition works;
- 7) Details of all proposed tree works, including felling and pruning.
7. Development shall not commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. In accordance with the submitted Flood Consequence Assessment & Drainage Strategy, any scheme must demonstrate compliance with the latest Sustainable Drainage Systems (SuDS) Standards for Wales. Where a SuDS scheme is to be implemented, the submitted details shall:
 - i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
 - ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
 - iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The development shall thereafter be carried out in strict accordance with the scheme as approved.
8. Development shall not commence on the land to the north of Rossett Road until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:
 - i) Speed limit amendments along Rossett Road;
 - ii) Pedestrian footway links to Holt Road, Darland View, Trevalyn Hall View and Darland High School
 - iii) A pedestrian crossing point on Holt Road;
 - iv) Bus stop provision
 - v) Street lighting along the Rossett Road frontage of the siteNo dwelling shall be occupied on that part of the site until the scheme as approved has been implemented in full.

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9. Development shall not commence on the land to the south of Rossett Road until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:

- i) Speed limit amendments along Rossett Road;
- ii) Pedestrian footway links to Holt Road and Trevalyn Way,
- iii) A pedestrian crossing point on Holt Road;
- iv) Bus stop provision
- v) Street lighting along the Rossett Road frontage of the site

No dwelling shall be occupied on that part of the site until the scheme as approved has been implemented in full.

10. No development shall commence in a phase, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority in respect of that phase. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. An earthwork balance in respect of materials arising from excavations carried out on site, including measures to ensure those materials are re-used on-site.
- viii. hours of working

11. Prior to their first use the vehicular accesses shall provide visibility splays of 2.4 metres x 56 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

12. The reserved matters shall include details of 3 metre wide combined footway and cycleway that shall be provided along the full length of both frontages of the site with Rossett Road. The combined footways and cycleways shall be provided in accordance with the details as approved prior to the first occupation of the dwellings in the respective phase of the development that they are situated within.

13. The reserved matters shall include an area or areas of public open space to be provided within each phase together with a scheme that includes the following details:

- i) the siting, size, layout and appearance of formal play equipped play areas;
- ii) hard and soft landscaping of the open space area(s);
- ii) the timing of the construction and landscaping of the open space area(s);

Public open space shall be provided on site within each phase in accordance with the scheme as approved and thereafter permanently retained.

14. No dwellings in a phase shall be occupied until a Final Travel Plan for that phase has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan(s) shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport.

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15. No street lighting shall be installed on any part of the site until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details demonstrating how the street lighting has been sited and designed so as to minimise the potential impact upon bat species. Street lighting shall thereafter only be installed in accordance with the scheme as approved.
16. This development makes provision for a maximum of 132 dwellings.

REASON(S)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. In the interests of a co-ordinated approach to the development of the site.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. To comply with Section 92 of the Town and Country Planning Act, 1990.
5. To define the scope of the planning permission
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).
7. To ensure satisfactory drainage of the site and to avoid flooding.
8. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices.
9. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices.
10. In the interests of minimising disruption arising from the development as well as securing a sustainable use of materials excavated during construction.
11. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
12. To secure safe and convenient means of pedestrian access to the site in the interests of promoting sustainable transport choices.
13. In the interests of the appearance of the development and the standard of amenity afforded to future occupiers.
14. To assist future occupiers of the development to make sustainable transport choices.
15. In order to protect wildlife interests, which are afforded special protection.
16. To define the scope of the planning permission

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NOTE(S) TO APPLICANT

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

RECOMMENDATION D

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 is not completed within six months of the date of the Committee resolution the Head of Environment and Planning be given delegated authority to refuse the application for the following reasons:

1. The development will not make any contribution towards the provision affordable housing and therefore conflicts with policy H7 of the Wrexham Unitary Development Plan.
 2. The development makes inadequate provision for the long term maintenance of on-site open space and as such does not accord with policies GDP1 and CLF5 of the Wrexham Unitary Development Plan.
 3. There is inadequate provision for additional school capacity. Without this additional provision, existing schools do not have sufficient capacity to cater for the development. As such the development does not accord with policy GDP2 of the Wrexham Unitary Development Plan.
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WREXHAM COUNTY BOROUGH COUNCIL PLANNING COMMITTEE
MEETING OF 7 JANUARY 2019

REPORT OF THE
HEAD OF ENVIRONMENT AND PLANNING

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Page Nos	Community	Planning Ref	Speaker Against	Speaker For
29 – 74	ROS	P/2018/0560	√	√
75 – 80	BRN	P/2018/0572	√	
123 – 128	ISY	P/2018/0977		√

Pages 29 – 74 ROS P/2018/0560

Land North and South of Lane Farm, Rossett Road, Trevalyn, Rossett, Wrexham

AGAINST: J Filce (Objector)

FOR: J Paul (Agent)

Consultations

- Cllr Rob Walsh: Objects to the proposals on the following grounds:
1. Education - Darland School is currently full, so the addition of this development as well as the Gresford Road Development in Llay creates real uncertainty about the school's long-term ability to cope with catchment area demand. Until the effects of the Gresford Road Development are fully understood, any large scale developments in neighbouring communities would be unwise.
 2. Alyn Family Doctors - The Health Board clearly states that this would put huge extra strain on a practice that is already strained by large patient numbers. Patients already struggle to obtain GP appointments now, so any significant additional housing within the local communities could be a tipping point. Until definite plans are revealed to increase the capacity at Alyn Family Doctors then no further large scale housing developments should be approved.
- To conclude, this application breaches UDP Policy GDP2 and should be refused
- Health Board: The health board cannot provide absolute evidence of sufficient impact that would provide clear grounds for rejection of the

application. That decision of itself would be for the panel to make, bearing in mind the total impact on community infrastructure, and given that there is not a specific health policy at present (although we look forward to that changing with the approval of the LDP that is currently being developed).

NRW: Confirm their position remains unchanged in respect of flooding.

Education: Have provided the following information regarding the capacity at The Roff School in Marford:

Number on Roll	Capacity	Admission Number	Surplus Places	Pupils from Rossett Ward	% Demand From Rossett Ward
204	210	30	6	28	13.73%

Representations

4 further representations received. A summary of the matters raised are set out below:

- Proposals to modify/widen footpaths in Trevalyn Hall View and Darland view does not accord with the views of the wishes of considerable numbers of property owners/occupiers;
- Many of the footways in the area are not owned by WCBC. Consultation with all of the residents would be required;
- Any alteration to any path of access that will involve the roots to all of the protected trees in the area are precluded;
- As alterations to improve access for residents have been vetoed in the past to protect trees, it is clear they cannot now be disturbed or altered for a 3rd party therefore any part of the scheme on 3rd party land must be refused;
- Any proposed footpath of cycleway will impact and intrude severely on the peace and wellbeing of the estate;
- Confirm previous objections apply;
- You are required to deal with the application in accordance with PPW10 and the UDP;
- Concerned you are saying you have to take the age of the UDP in account;
- Cannot choose when you are going to follow UDP and when not – expect all aspects of the UDP to be utilised;
- Presumption against developing BMW land;
- UDP Inspector found no justification for development outside of the boundary of Rossett;
- Both fields are within Green Barrier, SLA and outside of the boundary and contain grades 2 and 3 agricultural land;
- PPW10 now makes very clear when dealing with place making and throughout PPW10 that in order to facilitate sustainable development you have to interact with Communities;
- Lack of a five year land bank does not give the Planners the right to ridge rough show over national and local planning policies;
- There is no need for this development;

- Schools and doctors are full;
- Highways concerns about suitable pedestrian provision;
- Flooding;
- Dangerous precedent if approved;
- Cannot use the emerging LDP or make reference to it;
- Call in request submitted to the Minister of Housing and Local Government;
- Site Selection Process has been improperly undertaken – this goes to the heart of the plan;
- Failed to impart the real content of Savills objection and failed to fairly summarise all other objections;
- Developer told the site was being proposed under the LDP almost 2 years before Members and the Public were let into the secret;
- Case officer involvement has been totally skewed and biased in the applicants favour and has resulted in a one sided report;
- you should take immediate legal advice on this matter and ensure the Members get similar legal advice before they are asked to rule on this application recommendation;
- We are looking at complaints to WCBC and the RTPi regarding the way in which this matter has been handled.
- Resident of Harwoods Lane confirms they witnessed first-hand the River Alyn flooding in 2000 which covered the village from Station Road and Mill Lane right through to Cooks Bridge and Daisy Lane at Parkside. The flooding covered parts of Alyn Drive, Trevalyn Way, completely covered the Alyn Drive flood plain and crossed Harwoods Lane thereby starting to encroach on the fields abutting Lane Farm.

In addition the objectors have provided me with;

- A photograph showing standing water in Trevalyn Way on 6 November 2000;
- A copy of proposed amendments to NRW's Development Advice Map;
- Correspondence between one of the objectors and the Association of British Insurers;

Observations

The majority of the matters raised by the objectors are dealt with in my main report. There are two issues that need further comment:

Footpath Provision in Trevalyn Hall View and Darland View

Full details of the footway improvements will be required by condition 08, however in the case of both Trevalyn Hall View and Darland View, the works can be carried out on land entirely within the ownership of the Council. The applicants would however need to reach separate agreement with the Council, as landowner, to implement the improvements.

In both cases the improvements can be carried out without the removal of existing trees. For the most part the works will involve the widening of existing footways. Whilst these pass close to existing trees I am satisfied that provided the works are carried out with care that they are unlikely to result in significant harm to them or their root protection areas. Condition 06 will be amended to make it clear that the Arboricultural Method Statement should include specifications for these works.

Flood Risk

NRW have advised that there are to be minor changes to the Development Advice Map along Harwoods Lane. However the application site will remain outside of zone C1 and C2 and is therefore not at unacceptable risk of flooding.

School Contributions

It is clear from the information provided by Education that The Roft school is Marford is to all intents and purposes full. Whilst I consider it likely that many future occupiers of the site would choose to send their children to St Peter's school given its proximity, it is also clear that a significant minority of demand for places at The Roft comes from Rossett.

Given that The Roft school is only approximately 2 miles away from the application site it is not unreasonable to conclude that the development has the potential to generate demand for places at the school that cannot be currently accommodated. I am therefore satisfied that seeking financial contributions are necessary to make the development acceptable in planning terms and the contributions are directly related to impacts arising from the development. Furthermore in accordance with LPG27 the contributions take account of both the size of the dwelling and the number of dwellings built so they will be fairly and reasonably related in scale and kind to the development.

Recommendation

RECOMMENDATION B is amended as follows:

That the Council enters into an Obligation under Section 106 of the Town and Country Planning Act 1990 to secure:

- a) The provision of affordable houses. 25% of the total number of dwellings built on site shall be affordable;
- b) The payment of a commuted sum in order to secure the full 25% affordable housing as required by Local Planning Guidance Note 28 in the event of part of the affordable housing requirement being less than a full dwelling unit.
- c) The management and maintenance on-site public open space;
- d) Financial contributions towards primary and secondary education.

That the Head of Environment and Planning be given delegated authority to approve the final form and content of the Obligation.

Condition 06 is amended as follows:

No part of the development shall commence in a phase until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority for that phase. No development or other operations within that phase shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- 1) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
- 2) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion

Zones, and location of protective fencing and ground protection measures accurately plotted;

3) A full specification for any access, driveway, path (to include paths required by condition 08), underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;

4) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;

5) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;

6) Method for protecting retained trees during demolition works;

7) Details of all proposed tree works, including felling and pruning.

Add note to applicant:

You must comply with your duties in section 71ZB (notification of initiation of development and display of notice: Wales) of the Town and Country Planning Act 1990. The duties in that section include the following:

*** Notice of initiation of development**

Before beginning any development to which this planning permission relates, notice must be given to the Local Planning Authority in the form set out in Schedule 5A to the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The forms set out the details that must be given to the Local Planning Authority to comply with this duty.

*** Display of notice**

The person carrying out development to which this planning permission relates must display at or near the place where the development is being carried out, at all times when it is being carried out, a notice of this planning permission in the form set out in Schedule 5B of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 or in a form substantially to the like effect. The form sets out the details that the person carrying out development must display to comply with this duty.

The person carrying out development must ensure that the notice is:

- a) Firmly affixed and displayed in a prominent place at or near the place where the development is being carried out;
- b) Legible and easily visible to the public without having to enter the site; and
- c) Printed on durable material. The person carrying out development should take reasonable steps to protect the notice (against it being removed, obscured or defaced) and, if need be, replace it.

Pages 75 – 80 BRN P/2018/0572

Woodlands Farm, Conery Lane, Bronington Whitchurch

AGAINST: Mr Paul Martin (Neighbour)

MINUTES OF A MEETING OF THE PLANNING COMMITTEE
HELD IN COUNCIL CHAMBER, GUILDHALL ON MONDAY, 7 JANUARY 2019

MEMBERS

Councillor M G Morris, Chair
Councillor Marc Jones, Vice-Chair

Councillor	Bryan Apsley	Councillor	John McCusker
"	I David Bithell, MBE	"	Paul Pemberton
"	* Michael Dixon	"	John Phillips
"	Frank Hemmings	"	Ronnie Prince
"	Adrienne Jeorrett	"	John Pritchard
"	Gwenfair Jones	"	Paul Roberts
"	Paul Jones	"	Graham Rogers
"	* David Maddocks	"	* Andy Williams
"	Tina Mannering		Vacancy

*Absent

Also Present – Councillors Brian Cameron, R Alun Jenkins, Hugh Jones, Beverley Parry-Jones, Mark Pritchard, J R Skelland and Robert Walsh.

45 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Michael Dixon and Tina Mannering.

46 CONFIRMATION OF MINUTES

The Minutes of the meeting held on 3 December 2018 were submitted.

RESOLVED – That the Minutes of the meeting held on 3 December 2018 be signed as a correct record.

47 DECLARATIONS OF PERSONAL INTERESTS, IF ANY

Members were reminded of their responsibility, under paragraph 11 of the Members' Code of Conduct, to declare any interests in relation to any business to be transacted at this meeting. The following declarations were made:

Agenda Item 4 - Development Control Applications

Councillor Adrienne Jeorrett – Personal and prejudicial – Application Code No. P/2018/0448 being a supporter of the charity Advanced Brighter Futures. The Councillor withdrew from the meeting for this item taking no part in the discussion and voting thereon.

Application Code No. P/2018/0560 – Outline Planning Application for residential development of two parcels of land (Northern Parcel for up to 61 No. dwellings, Southern Parcel for up to 71 No. dwellings), extension to community parking facility (in association with Northern Parcel) with associated means of access and all other matters reserved with indicative provision made for pedestrian crossing, pedestrian linkages, public open space and affordable housing on land to the North and South of Lane Farm, Rossett Road, Trevalyn, Rossett, Wrexham.

Mr J Filce (objector) spoke against the application.

Mr J Paul (agent) spoke in support of the application.

The Planning Control Lead drew Members' attention to four further representations from objectors to the proposed development and to written representations in objection to the proposed development submitted by Councillor Andrew Atkinson, adjoining Local Member.

The Local Member (Councillor Hugh Jones) and one of the adjoining Local Members (Councillor Robert Walsh) indicated their objection to the proposed development and referred to the following matters in particular:

- The application contravenes both national and local planning policies as the site lies outside of the settlement limit, within a Green Barrier and Special Landscape Area and contains Grade 2 and 3a agricultural land.
- Reference was made to the Well-being and Future Generations (Wales) Act 2015 and the duty imposed by the Act to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle.
- The proposed development would have an adverse impact on existing community facilities, particularly the capacity of local schools and healthcare services to cater for the additional demand for primary health care and education provision.
- Evidence has been presented which showed that this site had been subject to flooding in 2000.
- Attention was drawn to the Planning Appeal decision for housing development at the nearby Gamford Lane, Rossett site. This planning application had been refused by the Planning Committee and dismissed on appeal by the Planning Inspector as the site was within Green Barrier, landscape impact and surface water drainage.

During consideration of the application several Members suggested that the application be refused as site was outside of the settlement limit, within a Green Barrier and Special Landscape Area and contained Grade 2 and 3a agricultural land. In addition, due to the lack of continuous pedestrian footway provision along Holt Road and the increase vehicular and pedestrian traffic that will be generated by the development, the proposals will be detrimental to pedestrian safety. This was

agreed by the Committee.

RESOLVED – That permission be REFUSED

Reasons

- 1 The site lies outside of the settlement limit, within a Green Barrier and Special Landscape Area and contains Grade 2 and 3a agricultural land. The proposed development therefore conflicts with policies PS1, EC1, EC2, EC5 and H% of the Wrexham Unitary Development Plan.
2. Due to the lack of continuous pedestrian footway provision along Holt Road and the increase vehicular and pedestrian traffic that will be generated by the development, the proposals will be detrimental to pedestrian safety and therefore conflict with policy GDP1(d).

Application Code No. P/2018/0572 – Change of use and extension to existing dutch barn to form log progressing business at Woodlands Farm, Conery Lane, Bronington, Whitchurch.

Mr Paul Martin (neighbour) spoke against the application.

The Local Member (Councillor J R Skelland) commented that the access to the site was along a narrow, rural, unclassified road. Traffic movement and noise emanating from the site could have an adverse impact on the amenity of occupiers of neighbouring residential properties. He suggested that a further condition be included to govern the hours of operation for the proposed development. This was agreed by the Committee.

During consideration of the application, several Members referred to the comments made by the public speaker with regard to the presence of great crested newts on site. They suggested that, if Members were minded to grant permission, a further condition be included to provide for a Scheme of Reasonable Avoidance Measures to be implemented by the applicant prior to commencement of the development. This was agreed by the Committee.

RESOLVED – That permission be GRANTED in accordance with the recommendation of the Head of Environment and Planning as set out in report HEP/04/19 with the following additional conditions thereto;

Add Condition 11

No development shall commence until a Scheme of Reasonable Avoidance Measures in respect of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the scheme as approved.

Reason: In order to protect wildlife interests, which are afforded special protection.

Add Condition 12

No use of the development shall be made before 08:00 hours or after 17:00 hours Monday to Friday, before 08:00 hours or after 13:00 hours on Saturdays or at any time on a Sunday or Bank Holiday.

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

1
Expiry Date: 31/08/2018
Decision Notice Sent: 08/01/2019
Grid Reference: E 337302.61 N 357359.83



Applicant	MR ROGER BELLIS BELLIS BROS LTD AND TRUSTEES OF THE BELLIS FAMILY TRUST	Code No	ROS P /2018 /0560
Agent	J10 PLANNING LTD MR JUSTIN PAUL 1-3 UPPER EASTGATE ROW EASTGATE ROW NORTH CHESTER CH1 1LQ	Date Received	06/07/2018
		Decision Date	07/01/2019

Town and Country Planning Act, 1990

Location of application

LAND TO THE NORTH AND SOUTH OF, LANE FARM, ROSSETT ROAD, TREVALYN, ROSSETT, WREXHAM, LL12 0DS

Description of application

OUTLINE PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT OF TWO PARCELS OF LAND (NORTHERN PARCEL FOR UP TO 61 NO. DWELLINGS, SOUTHERN PARCEL FOR UP TO 71 NO. DWELLINGS), EXTENSION TO COMMUNITY PARKING FACILITY (IN ASSOCIATION WITH NORTHERN PARCEL) WITH ASSOCIATED MEANS OF ACCESS AND ALL OTHER MATTERS RESERVED WITH INDICATIVE PROVISION MADE FOR PEDESTRIAN CROSSING, PEDESTRAIN LINKAGES, PUBLIC OPEN SPACE AND AFFORDABLE HOUSING

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF5	Open space requirements from new residential developments
EC1	Green Barriers
EC11	Archaeology
EC12	Development and flood risk
EC13	Surface water run-off
EC2	Agricultural Land
EC4	Hedgerows, Trees and Woodland
EC5	Special Landscape Areas
EC6	Biodiversity Conservation

Applicant MR ROGER BELLIS BELLIS
BROS LTD AND TRUSTEES
OF THE BELLIS FAMILY
TRUST

Code No ROS P /2018 /0560

Agent J10 PLANNING LTD
MR JUSTIN PAUL
1-3
UPPER EASTGATE ROW
EASTGATE ROW NORTH
CHESTER
CH1 1LQ

Date Received 06/07/2018

Decision Date 07/01/2019

GDP1 Development objectives
H5 Housing in the countryside
H7 Affordable housing within new developments
PS1 Settlement limits
T8 Parking

Particulars of decision that Outline Planning Permission be REFUSED

Reason(s)

1. The site lies outside of the settlement limit, within a Green Barrier and Special Landscape Area and contains Grade 2 and 3a agricultural land. The proposed development therefore conflicts with policies PS1, EC1, EC2, EC5 and H5 of the Wrexham Unitary Development Plan.
2. Due to the lack of continuous pedestrian footway provision along Holt Road and the increase vehicular and pedestrian traffic that will be generated by the development the proposals will be detrimental to pedestrian safety and therefore conflict with policy GDP1(d).



Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Head of Environment and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm