



John Raymond Jones

The Trustees of The
Wrexham (Parochial)
Educational Foundation

Land South of Holt Road Wrexham



Design & Access Statement



**RANDALL
THORP**

December 2018

Applicants

Barratt Homes

Bloor Homes North West

John Raymond Jones

**The Trustees of The Wrexham
(Parochial) Educational
Foundation**

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This Design and Access Statement (DAS) accompanies an outline planning application submitted on behalf of Barratt Homes, Bloor Homes North West, John Raymond Jones and the Trustees of The Wrexham (Parochial) Education Foundation which seeks approval for the residential development of up to 600 dwellings on Land South of Holt Road, Wrexham.

The proposed development will provide an opportunity to deliver a range of much-needed community improvements, these include the following potential benefits:

- Provision of new housing in an area with an acknowledged housing shortage
- Provision of a variety of houses, ranging from 2-bed to 4-bed properties
- Opening up currently private land to the public with new quality landscaping and informal recreational areas
- Introduction of new planting to support opportunities for ecological enhancement
- Delivery of new housing in a sustainable location, highly accessible to existing services and facilities
- Increased revenue to the local authority through additional council tax receipts
- Introduction of new economically active population to support local jobs, services and facilities

The aim of the scheme is to deliver a desirable living environment which complements and sits comfortably within its surroundings and creates a well balanced, sustainable extension to Wrexham.



This document

This Design and Access Statement (DAS) accompanies an Outline planning application submitted on behalf of Barratt Homes, Bloor Homes North West, John Raymond Jones and the Trustees of The Wrexham (Parochial) Education Foundation which seeks approval for the delivery of up to 600 new dwellings and open space on land off Holt Road, Wrexham. The site area is 28.5 ha.

The planning application

This is an outline application for residential development of up to 600 dwellings with associated landscape works, public open space and on-site infrastructure, with all matters reserved except for access.

This document describes the key issues taken into consideration in the design of the scheme and sets out the key principles which will be applied to the layout and design of the development.

The precise details of the following aspects will be included within separate Reserved Matters Application(s) once the broad planning principles are established through this application:

- **Layout** (i.e. detailed layouts for development areas);
- **Scale** (i.e. precise dimensions for individual buildings);
- **Appearance** (i.e. finishes for buildings and public open spaces);
- **Landscaping** (i.e. detailed levels, hard landscape treatments and planting plans).

The drawings which comprise the planning application are:

- 661B-03A Site Location
- 661B-04C Illustrative Masterplan
- 661B-05B Parameter Plan
- CBO-0322-011 Site Access Plan

02 Site location

Land South of Holt Road, Wrexham

Geographical location

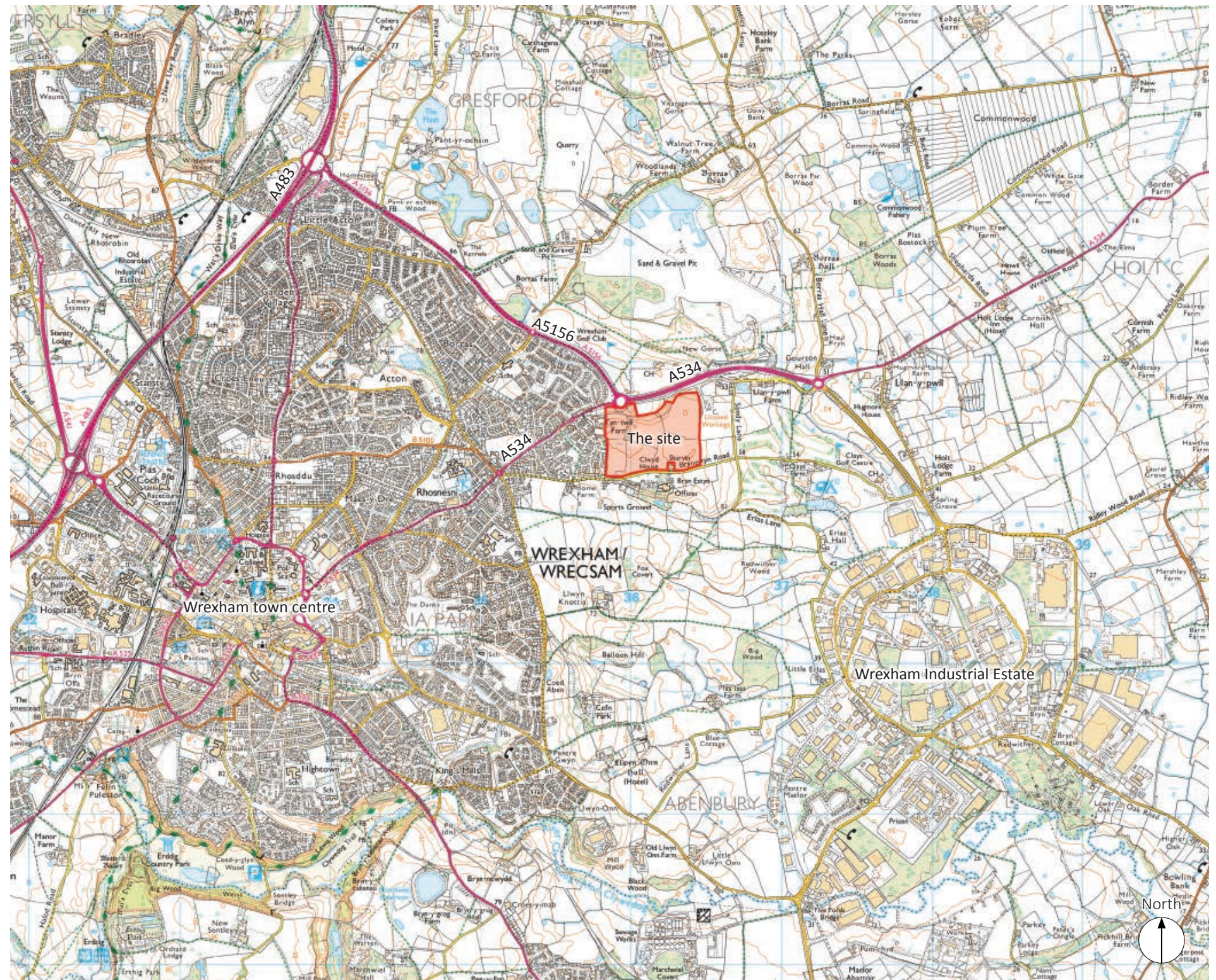
The site is located on the eastern outskirts of Wrexham, in Wrexham County Borough. The Local Authority is Wrexham Borough County Council (WCBC).

The site lies approximately 3km north east of the centre of Wrexham. Wrexham Industrial Estate is located approximately 1.5km south east of the site.

To the north west of the site lies the roundabout, which forms the junction between the A534 and A5156.

The A534 provides a key east - west connection between Wrexham and Congleton, Cheshire. In recent years the section of the A534 to the east of the roundabout was upgraded to a dual carriageway. To the west of the roundabout the A534 (Holt Road) extends south west as a single carriageway directly into the centre of Wrexham.

The A5156 dual carriageway bypasses Wrexham to the north east to provide a key link between the A534 and the A483; a major trunk road connecting Swansea and Chester.



Site location plan



Site location plan

Site location

The site is located within gently undulating farmland adjoining the eastern extents of Wrexham. The land uses on the eastern side of Wrexham include farmland, sand and gravel quarries, restored land, golf courses, industrial / commercial and main road corridors. These combine to form a varied landscape to the east of the established urban edge.

The site lies directly south of the A534. Further north lies Wrexham Golf Club and an existing sand and gravel quarry.

To the east lies the Hanson concrete works, Clays Golf Centre and mixed agricultural land.

The site extends south to Bryn Estyn Road and east to existing field boundaries. The Erlas Centre and Erlas Victorian Walled Garden sit within a wooded landscape to the south of Bryn Estyn Road. Wrexham Rugby Club lies further south and west.

The suburban residential area served by St Mellion Crescent lies to the west of the site, with some existing homes backing onto the western site boundary.

The design and layout of the site is shaped by a wide range of planning policy and other guidance. The key policies and documents which have influenced the scheme are set out below.

National Planning Policy

Planning Policy Wales (PPW) (Edition 10 Dec 2018) sets out the planning policies of the Welsh Government. The document demonstrates a commitment to sustainable development and how the planning system can play an role in moving towards sustainability.

PPW is supplemented by a series of Technical Guidance Notes (TANs) which offer further guidance covering specific topics. TANs relevant to the design and layout of the development at Land off Holt Road include:

- TAN2: Planning and Affordable Housing
- TAN5: Nature Conservation and Planning
- TAN6: Planning for Sustainable Rural Communities
- TAN12: Design
- TAN16: Sport, Recreation and Open Space
- TAN 18: Transport

Local Planning Policy

Adopted Wrexham Unitary Development Plan (WUDP) (1996-2011)

Adopted planning policy is set out in the WUDP, adopted by WCBC in 2005. The application site lies within an area currently designated as Green Barrier (Policy EC1) and as an area for the Protection of Mineral Resources (Policy MW9).

A list of adopted planning policies of relevance to the design and layout of the scheme is provided in the planning statement submitted as part of this application.

Emerging Wrexham Local Development Plan [Deposit Plan 2018] (LDP) (2013-2028)

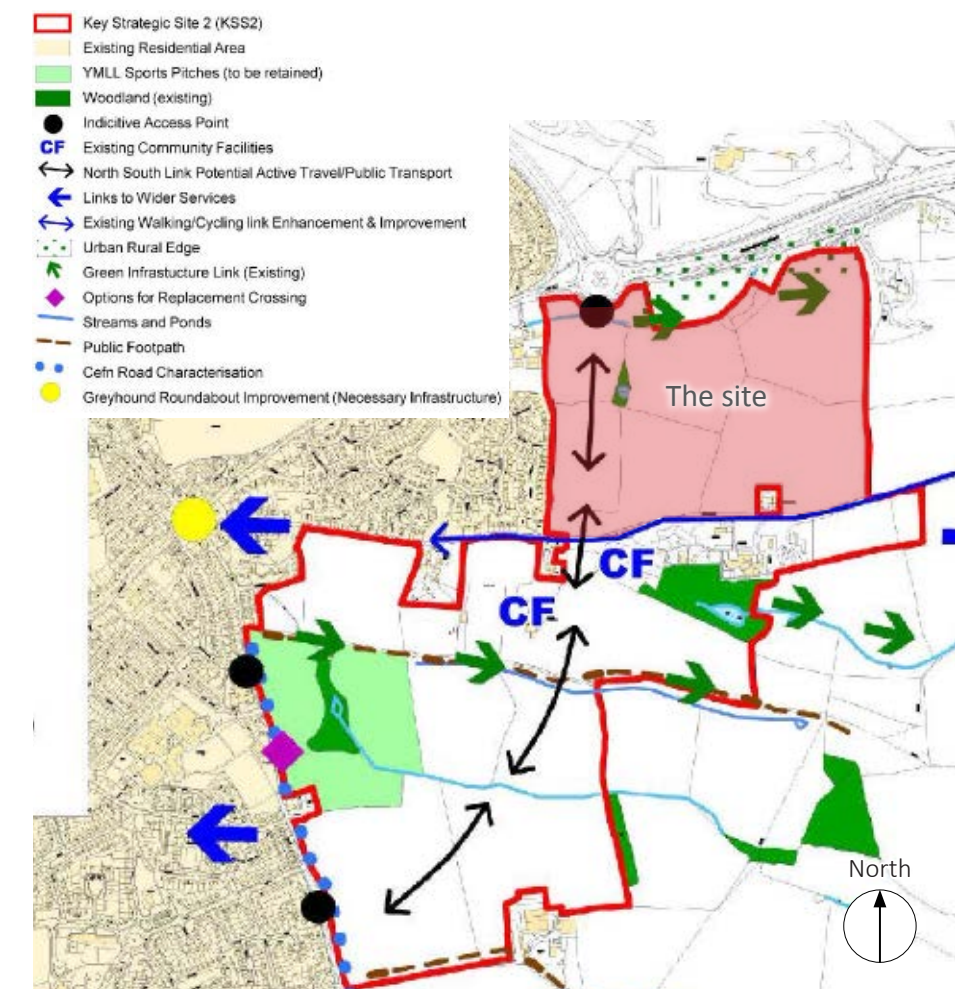
The LDP is currently being prepared by WCBC and will eventually replace the WUDP. It is anticipated that the LDP will be adopted in 2019/early 2020.

The Wrexham UDP Plan period ended in 2011. Whilst the UDP is time expired, it remains the adopted development plan for decision making purposes unless there are material planning considerations which indicate otherwise. The Council is currently preparing a new LDP with consultation on the Deposit Plan ended in July 2018. It is considered that the LDP has significantly advanced and due weight should be attributed to this document.

Policy SP5 identifies Key Strategic Site 2 (KSS2) Land east of Cefn Road, Wrexham for the delivery of a residential-led mixed use scheme for a minimum of 1680 new homes, public open space, a new 420 place primary school and supporting infrastructure. The application site lies within the northern portion of KSS2. Policy SP5 states that further details of the necessary infrastructure required (including open space and education etc.) will follow in the emergent supporting Green Infrastructure Plan and Masterplanning Framework Supplementary Planning Guidance.

Policy SP5 includes a site schematic (below) demonstrating the broad parameters which must be applied to KSS2. Key principles include the retention of the Erlas Victorian Walled Garden, Wrexham Rugby Club and the playing fields associated with Ysgol Morgan Llwyd. A strategic link road must be provided through the application site.

A list of emerging planning policies of relevance to the design and layout of the scheme is provided in the planning statement.



Extract from LDP: KSS2 (application site highlighted red)

Adopted supplementary planning documents

Local Planning Guidance Notes

WCBC has adopted a number of Local Planning Guidance Notes (LPGN) which expand on, and interpret policies to provide further guidance. The following LPGNs are of relevance to the design of the scheme:

- LPGN 07: Landscaping and Development (2003)
- LPGN 10: Public Open Space in New Housing Development (2008)
- LPGN 16: Parking Standards (2011)
- LPGN 17: Trees and Development (2012)
- LPGN 24: Designing Out Crime (2003)
- LPGN 28: Affordable Housing (2013)
- LPGN 30: Design: A Guide for Developers Designing Residential Developments (2009)

Wrexham LANDMAP Supplementary Planning Guidance (2007)

The LANDMAP study identifies the key elements and features which make up the landscape within Wrexham County Borough. The study highlights the diversity and variety of the landscape with 15 individual character areas identified across the County Borough.



Draft supplementary planning documents

LDP Masterplanning Framework SPG (2018)

The Masterplanning Framework has been produced by WCBC in support of the three KSSs identified in the emerging LDP.

The framework outlines a number of high-level masterplanning principles which will ensure that new homes, community facilities and jobs within each KSS form part of well planned, connected and sustainable places. The principles include both 'general principles' and key considerations specific to KSS2.

Best practice in urban design

The development will follow current best practice in relation to urban design, place-making, street-making, parking, crime prevention, sport recreation and play, sustainability and design for climate change. It will aim to create a place with distinctive character and a well structured building layout. The following is a selection of current best practice guidance of relevance to the development of this site:

- Planning Practice Guidance: The Importance of Good Design (DCLG) 2014
- Best Practice on Urban Extensions and New Settlements (TCPA, CABE) 2007
- Building for life 12 (Design Council, CABE) 2016
- Car parking: What Works Where (HCA) 2006
- Climate Change: Adaptation by Design (TCPA) 2007
- Design for Play (Play England) 2008
- Managing Risk in Play Provision (Play England) 2008

- Manual for Streets 1 (DfT) 2007
- Manual for Streets 2 (DfT) 2010
- Planning and Design for Outdoor Sport and Play (Fields in Trust (NPFA)) 2016
- Secured by Design: Homes (UK Police) 2016
- Urban Design Compendium: UDC1 and UDC2 (HCA) 2013
- Urban Design Lessons (HCA) 2014

Pre-application consultation

In Wales there is a formal requirement to undertake pre-application consultation on all major applications (i.e. over 10 dwellings). This process requires engagement with key stakeholders and statutory consultees, and requires draft application documents to be made available for public viewing and comment (amongst other requirements).

A report is also required to be prepared which details the extent of pre-application engagement undertaken by the Applicants prior to the submission of the Application and how this has informed the scheme. This will be discussed in a separate report which will be produced by Lexington Communications.

Land to the east of Wrexham

Land on the eastern side of Wrexham which lies outside the settlement limits is shown as 'Green Barrier' which is set out in policy EC1. The WUDP explains that the purposes of a Green Barrier include:

- to prevent the 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 regeneration by encouraging the recycling of derelict and other urban land.

The WUDP states that Green Barriers possess the same characteristics and purposes as Green Belt, except in their long-term permanency. Unlike Green Belt designations, which are considered to have an element of permanence, green barriers require review.

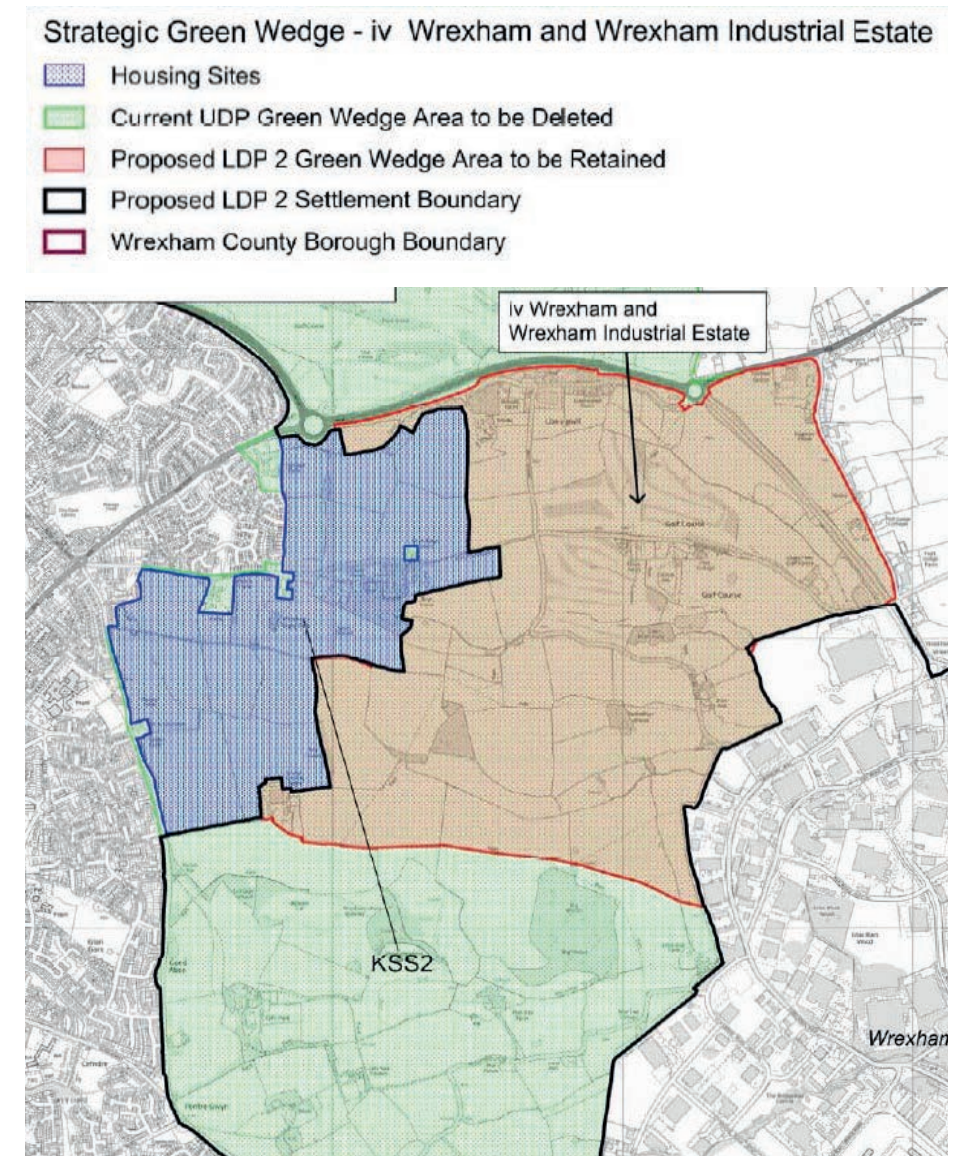
As part of the evidence base to support the LDP it has been necessary to undertake a green wedge review. The current adopted WUDP uses the term 'Green Barrier' to define areas of land between settlements where it is desirable to maintain the openness of the area, and to ensure that settlements do not coalesce, amongst other things as defined in National Planning Policy Wales. In order to maintain consistency with National Planning Policy and for the avoidance of doubt, the term 'Green Wedge' is used in the emerging LDP. Wrexham Green Barriers have the same purposes as Green Wedge as defined in National Planning Policy Wales (Edition 9, Nov 2016), it is only the terminology which differs.

The latest Wrexham Strategic Green Wedge Review was prepared in October 2017. To make the assessment process manageable, land in the green wedge is split into logical parcels of land, where possible, to run along clear boundaries such as roads. The site and surrounding land lie within an area defined as 'Area 2 – Wrexham East'.

The overall conclusion in relation to Area 2 – Wrexham East, as set out on page 24 of the Strategic Green Wedge Review, states that:

'The area covered by the proposed Key Strategic Site could be developed without resulting in the coalescence of the two areas. Inclusion of the KSS will change the overall character of the area and the built form will be altered. In light of the proposed KSS allocation, it is recommended that the green wedge designation be amended to create a wedge in order to manage the urban form through controlled expansion in the area, and avoid any further coalescence between Wrexham town and Wrexham Industrial Estate.'

In summary the application site does not lie within the Green Wedge, but consideration should be given to the eastern site boundary which will form the interface with the revised Green Wedge area.



Extract from Wrexham Strategic Green Wedge Review (Oct 2017)

Open space provision

Adopted WUDP

The WUDP (Policy CLF5) states that:

'Provision [of open space in development of ten dwellings or more] should be made at a minimum level of 0.4 ha per 50 dwellings and include an equipped children's play area(s), and / or informal open space(s), and, where the necessary open space requirements is 0.6 ha or more, a playing field(s)'.

The amount of public open space for the proposed development at Holt Road would be calculated for up to 600 dwellings.

The total area of open space required by the WUDP is **4.8 ha**.

Adopted LPGN 10 Public Open Space in New Housing Development

LPGN 10 states that new development should follow the Fields in Trust (NPFA) 'Six Acre Standard', whereby 6 acres (or 2.43 ha) of open space is provided per 1000 population.

The anticipated population for the application site (on the basis of up to 600 new homes) is **1380**.

LPGN 10 provides minimum standards for the following open space typologies: *playing fields, informal public open space, children's equipped play areas*.

The total area of open space required by LPGN 10 is **3.36 ha**.

Emerging LDP

The emerging LDP (Policy CF2: Provision of New Open Space) states that:

'The Council applies the Wrexham Local Quantity Standard to the provision of new open space [...] new developments should seek to provide 2.2ha of multifunctional open space per 1000 population'

The Wrexham Local Quantity Standard provides minimum standards for the following open space typologies: *multifunctional amenity greenspace, provision for children and young people, parks and gardens, semi/natural greenspace*.

The total area of open space required by the LDP is **3.05 ha**.

Summary of open space provision

The total amount of open space required to meet the policies of the adopted planning policies and the emerging LDP would be a maximum of 4.8 ha. This should include provision for all of the open space typologies listed in the documents listed here.

Given the site's proximity to the existing formal playing fields associated with Wrexham Rugby Club and Ysgol Morgan Llwyd, and the opportunities provided by the wider KSS2 boundary, it is proposed that playing fields will not be provided within this application area. Instead contributions will be made to WCBC for the provision or improvement of off-site playing fields / sports facilities, if required.

The Parameter Plan submitted as part of this application shows the total amount of publicly accessible open space within the application site as 7.7 ha. This exceeds the requirements of the adopted policies and the emerging LDP, excepting provision of playing fields.

A detailed breakdown of proposed land uses is provided in section 07 of this document.

Good connections

The site is located to the south of the A534 (Holt Road), a key vehicular route between England and Wales; connecting Wrexham town centre to settlements to the east including Nantwich, Crewe and Congleton.

Wrexham Industrial Estate is located approximately 1.5km from the site - a major employment area in the region; offering employment opportunities for a growing community.

There are numerous leisure facilities surrounding the site including the Erlas Victorian Walled Garden and golf courses, with several bars and restaurants located further east within Wrexham town centre.

Walking

There are several public facilities within 1.5km walking distance (approximately 20 minutes) of the site including local shops, a post office, ATM machine, a pub, a church, nurseries and bus stops.

The two nearest primary schools are Borrass Park Community Primary School, approximately 1.1km from the site, and Hafod Y Wern Community Primary School, approximately 1.7km from the site.

The nearest secondary schools are Ysgol Morgan Llwyd, approximately 1.2km from the site, and Rhosnesni High School, approximately 1.3km from the site.

Other facilities such as medical centres, dentists, additional shops, supermarkets, pubs and employment sites are located south west towards Wrexham town centre, around 2 - 2.5km from the site.

Cycling

There are two local cycle routes to the north and south of the site.

To the north a shared use footpath/cycleway within a timber fenced corridor runs parallel to the A534 along its southern edge. To the south Bryn Estyn Road is locally promoted as a cycle route. Further east it connects to a segregated shared use footpath/cycleway along the western edge of the Industrial Estate Road; facilitating cycling between Wrexham and the Wrexham Industrial Estate.

Public transport

Several bus stops are located within 0.5km of the site along Holt Road and the estate roads serving the existing suburban area to the west.

These bus stops provide regular services between Wrexham town centre. Services along this route terminate at Wrexham bus station which is conveniently located for access to the central shopping and leisure facilities. Wrexham Central and Wrexham General train stations are a short walk from the bus station.

Wrexham Central and Wrexham General are located approximately 3km south west of the site. Wrexham General is the main train station serving Wrexham, with regular direct services to Chester, Holyhead, Shrewsbury and Birmingham. Connections can be made at Chester for onward travel to Manchester, Liverpool and London.

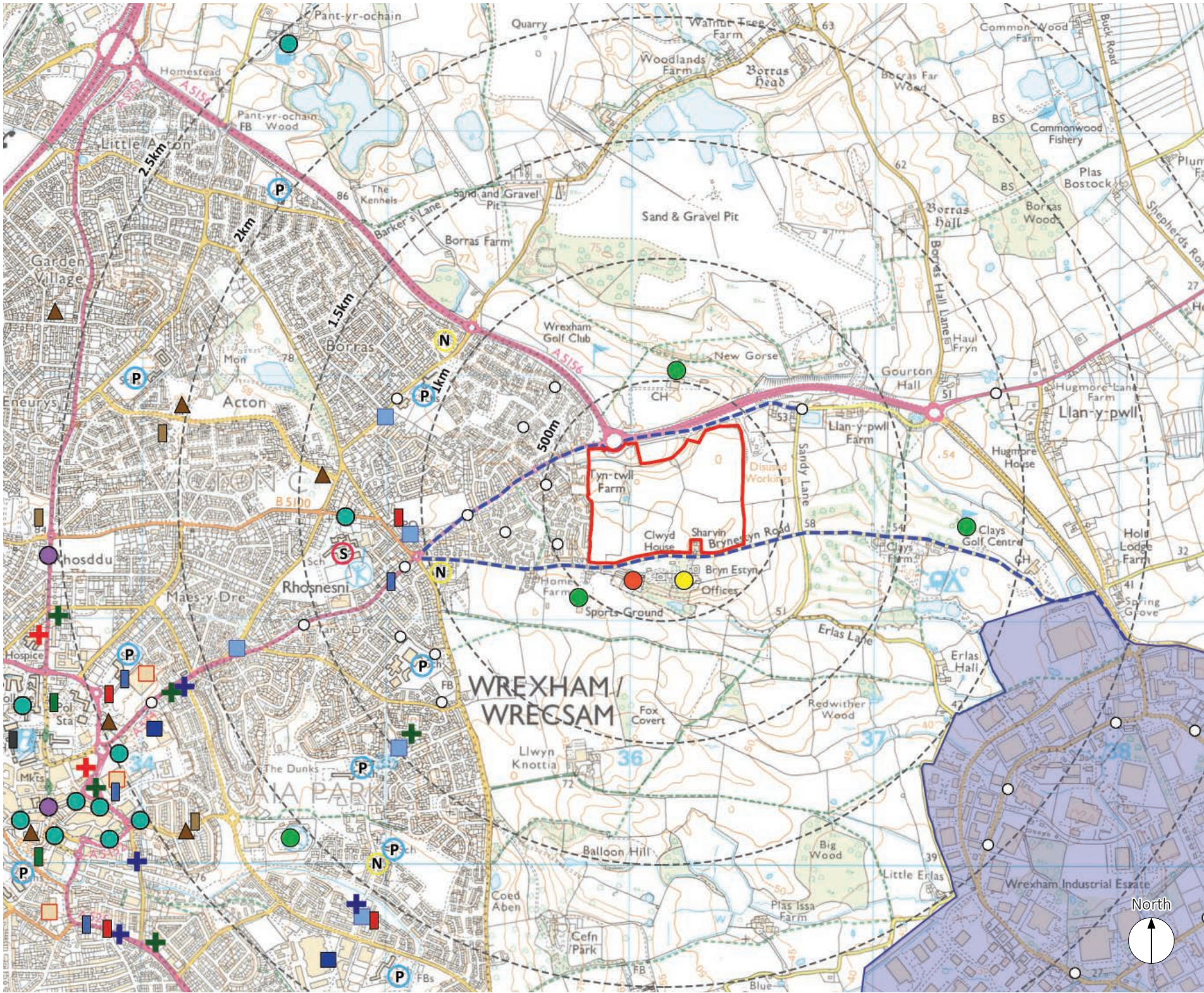
Summary

The site lies on the edge of an established urban area, within walking and cycling distance of existing local public transport and cycling links, and along a key route to Wrexham town centre.

The site has the potential to create a sustainable, high quality residential development, which will integrate into the existing movement network and enhance the wider area.

Further details in relation to highways and transport can be found within the transport assessment submitted as part of this planning application.





KEY

— Site Boundary

TRANSPORT

- Bus Stop
- - Local cycle routes

EDUCATION

- N Nursery
- P Primary School
- S Secondary School

HEALTHCARE

- + Pharmacy
- + Medical Centre
- + Dentist

COMMUNITY SERVICES

- Community Centre
- Library
- Bank
- Post Office
- Places of Worship
- Petrol Station and ATM machine

RETAIL

- Local shop
- Supermarket
- Employment Area
- Wrexham Industrial Estate

LEISURE

- Sports Pitch / Facilities
- Erlas Victorian Walled Garden
- Erlas Pilates Centre
- Restaurant/ Public house
- Hotel

Local facilities plan

Local landscape character

The Wrexham LANDMAP Supplementary Planning Guidance identifies the landscape character areas within Wrexham County Borough.

The site is included as a ‘Rural/Urban Villages’ character area. The description states ‘Wrexham urban villages are associated with past coal mining, and located on the edge of the uplands and to the north of Wrexham town. The villages are set among farmland, wooded valleys and regenerating or restored landscapes. This complex character area contains main roads, railways and canal, as well as Offa’s Dyke and prehistoric hill forts, reflecting Wrexham’s history on the border between Wales and England, upland and lowland’.

The Rural/Urban Villages character area is sub-divided into more detailed character areas. The site lies within Character Area 8 – ‘Gwersyllt, Llay, Gresford, Borrás’. Relevant characteristics include:

- Generally undulating open improved arable farmland affected by proximity to urban areas
- Large visible sand quarry at Ballswood to west of A483. Other quarries are extensive but less widely visible
- Very distinctive kettle hole landscape to the east of Wrexham, including open farmland dimpled with hollows and attractive landscapes with open water, mosses and woodland
- Mixed industrial development and locally prominent coal tips at Llay and Gresford
- Much has been quarried in the past and there are large areas of artificial restored landforms
- Sand quarries provide disturbed land and areas of natural regeneration of value for wildlife

- Major transport routes make the area very accessible to commuters

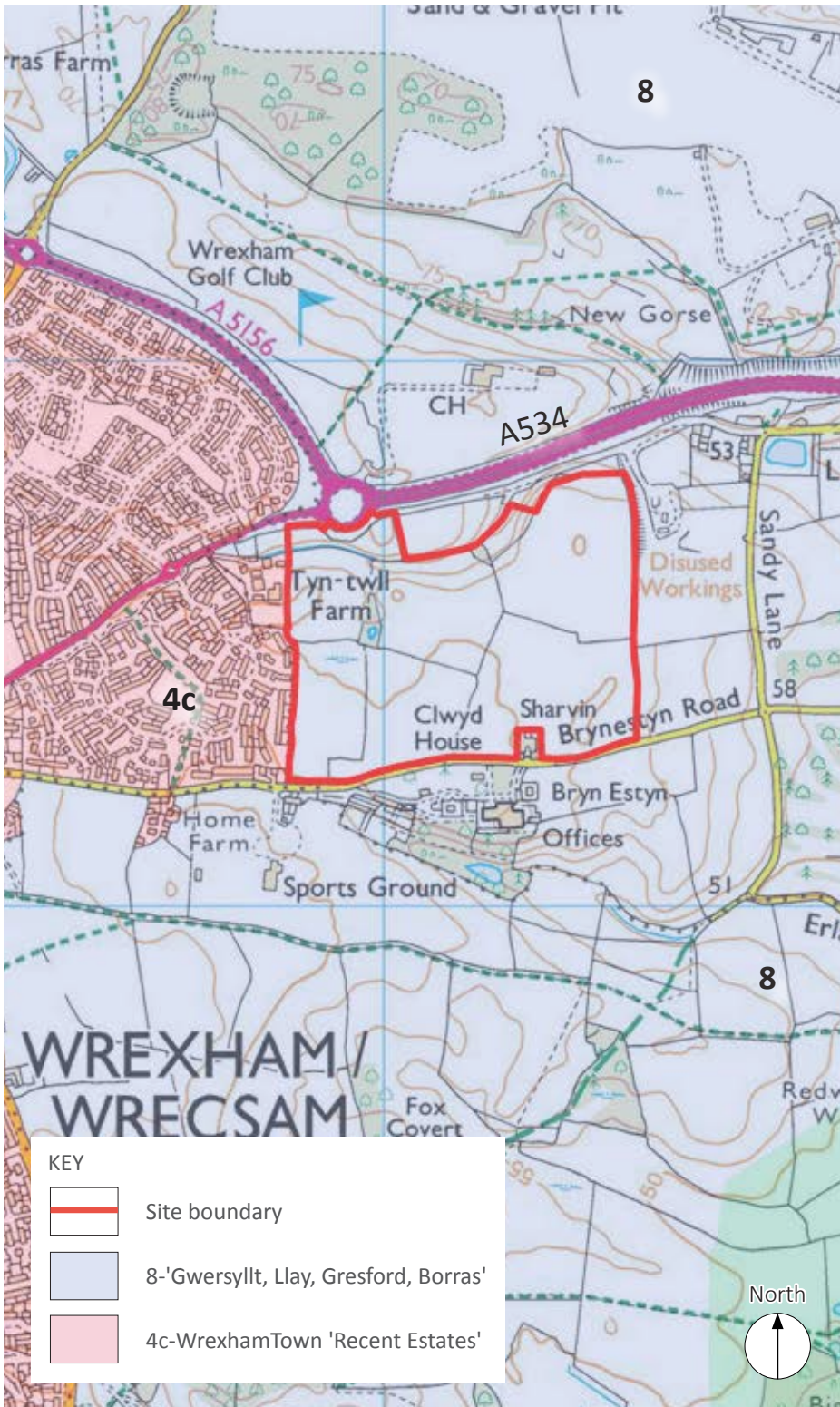
These are characteristic features within the site and within the locality and will be an important consideration as part of its potential development. The overall management strategy is to provide Conservation, Mitigation, Restoration, Enhancement.

The ‘Wrexham Town’ character area abuts the western site boundary. It is divided into sub-character areas to provide area-specific ‘strategies for change’ to guide future development. The area which abuts the site falls within Character Area 4c – ‘Recent Estates’. The strategies for change are to provide enhancement and encouragement of diversity, through the following means:

- Provide landscape buffer for new developments on the edge of the countryside
- Provide links into surrounding countryside as well as links into existing urban areas
- Consider road layouts which depart from the standard guidelines to encourage innovative housing schemes
- Increase pedestrian and cycle linkage between cul-de-sacs to reduce the dominance and impact of the car

The landscape character of the site and its surroundings is assessed in detail within the LVIA submitted as part of this application.

Overall the landscape character of the site and the surrounding area has some characteristics which are of value but have the potential to accommodate change. Appropriately designed new development would not be expected to have a significantly adverse effect upon the wider character area.



Local Landscape Character Areas

Architectural context

The area around the site features a range of housing styles which are indicative of the evolution of Wrexham over time.

Bryn Estyn Road, which defines the southern site boundary, serves several historic buildings, the foremost of which being Bryn Estyn house - now home to the Erlas Conference and Training Centre (Photo 1). Bryn Estyn is listed under the National Monuments Record for Wales (NMRW) as a 'post medieval' country house. It is built from red brick with black and white timber frame and render detailing, presumed to be from the Tudor period. The associated gardens are also registered under the NMRW.

To the north of Bryn Estyn Road lies Bryn Estyn Court - an arrangement of red brick and render buildings set around a landscaped courtyard (Photo 2). Bryn Estyn Court dates from the early 20th century and is surrounded to the north, east and west by fields which make up the application area. As with Bryn Estyn house and other dwellings along Bryn Estyn Road (Photo 3), black timber framing and white render detailing is a prominent feature of these buildings.

To the immediate west of the site lies a more recent housing estate constructed during the early 21st century. St Mellion Crescent and St Andrews Crescent stem from Holt Road and connect to form a meandering loop through the development, forming the primary access for housing in this area. Houses are mostly larger detached and semi-detached properties set within generous front and rear gardens. Houses are constructed primarily of red, brown and buff brick, with some buildings part-finished in white and buff render, adding variation

in colour and texture. A range of house types are provided throughout the estate, with common characteristics including feature gables fronting the street, two-storey bay windows, white and buff render and mock Tudor timber detailing (Photos 4 and 5).

The suburban area north west of the site between Holt Road and the A5156 comprises the north-eastern extent of Wrexham. Housing in this area was constructed during the late 20th century. Homes generally include a mix of detached and semi-detached two storey buildings and bungalows, and are served by long estate roads and cul-de-sacs. Buildings are typically constructed from brown brick and red brick, often with intricate laying patterns on larger properties (Photo 6). Mock Tudor timber and render detailing is a common feature throughout this estate, as influenced by the older buildings in the vicinity.

The variety of period homes and more recent development helps to create a diverse and interesting architectural mix, providing numerous cues for proposed development. Common features include:

- Red / brown brick;
- Stone / brick lintels;
- Timber framing and render detailing;
- Bay windows.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

Site features

Land use and pattern

The site comprises several irregularly-shaped arable fields on the eastern side of Wrexham, directly south of the A534. The site is well contained to the north and south by the A534 and Bryn Estyn Road.

Site boundaries

The northern boundary of the site broadly follows the recently realigned A534. A footpath / cycleway within a timber fenced corridor lies to the immediate south of the road. The old road continues to run to the south of the current A534 and provides access to existing housing and Sandy Lane. There are several small parcels of land between the highway edge and the site boundary.

The eastern boundary is delineated by a linear tree belt which separates the site from the adjacent concrete works. Further south the eastern boundary abuts open fields, defined by a hedge and trees.

The site extends to Bryn Estyn Road to the south. Generally the site is at a slightly elevated level compared to the road. Mature hedgerows and trees alongside the road screen views into the site. Bryn Estyn Court backs on to the site with a low brick wall forming the boundary.

The western boundary is formed in part by the back gardens of houses located off St Mellion Crescent and in part by the land surrounding Tyn-twill Farm. The boundary is delineated by a fences and hedgerows.

Public Rights of Way

There are no Public Rights of Way (PRoW) running through the site. There are some PRoWs located to the north of the A534 in the vicinity of Wrexham Golf Course.

Two promoted local cycle routes are located along the northern and southern site boundaries: one segregated route to the south of the A534, and one along Bryn Estyn Road.

Topography

The topography plan (opposite) demonstrates that generally the ground levels fall in an easterly direction. The urban areas of Wrexham town are located on land of between 72 and 99m AOD. The lower areas around Wrexham Industrial Estate lie at around 23m AOD.

The topography within the site is broadly undulating with a general fall in ground levels from the south to the north but with a higher plateau in the north eastern corner of the site.

The lowest parts of the site are the within the north western corner near to Tyn-twill Farm. There are localised areas of steeply sloping land along the northern and southern boundaries.

Drainage

An existing drainage ditch enters the site close to the north west corner and extends east into the site along a field boundary. A second existing drain leaves the site close to the north east corner. For further information refer to the Flood Consequences Assessment submitted as part of this application.

Existing utilities

There are several existing services running through the site area. These include a network of overhead high voltage electricity cables which traverse the site, and a water main parallel to the western boundary.

Trees and hedgerows

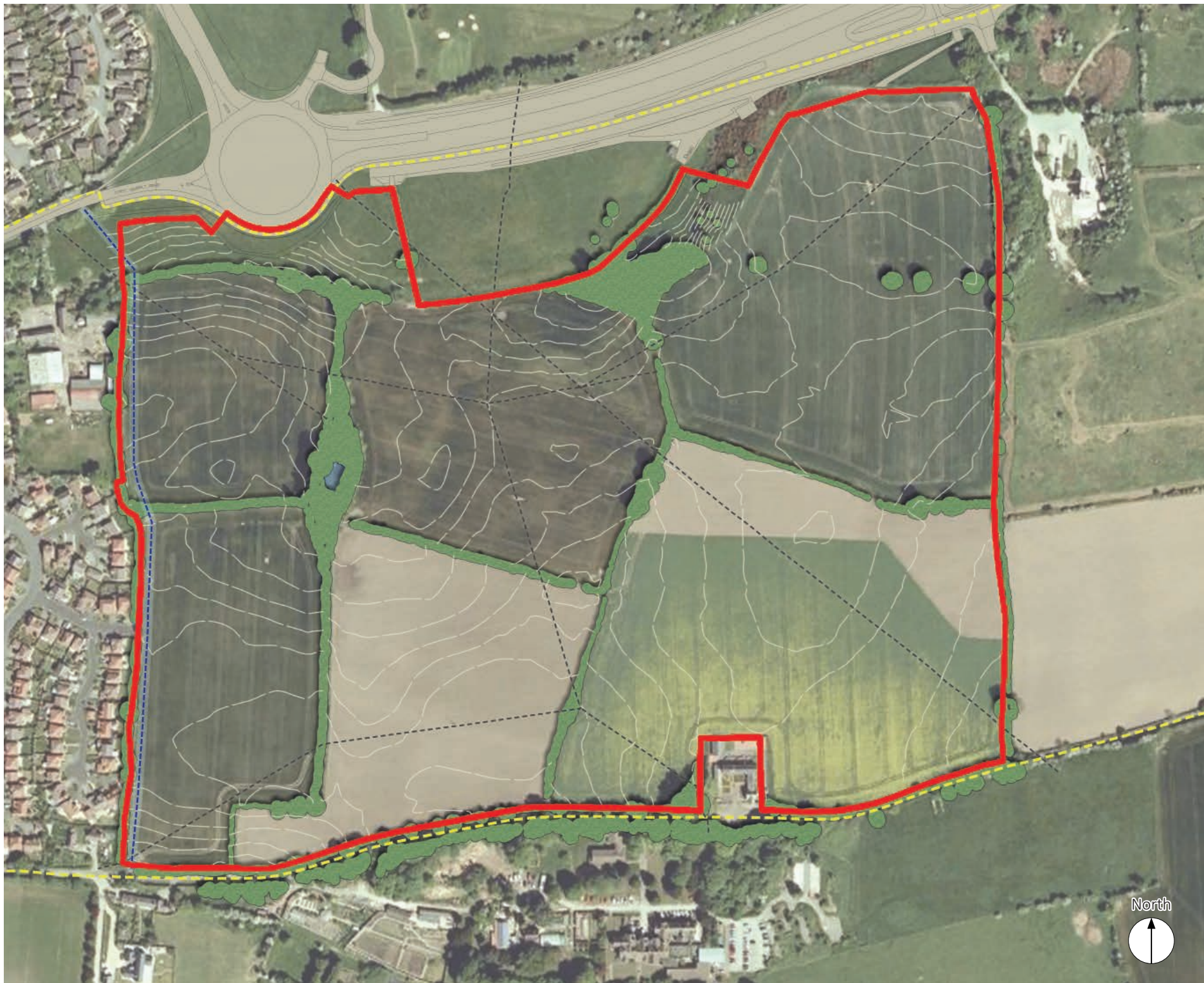
An arboricultural survey has been carried out to assess the condition of existing trees and hedgerows on site. Existing individual trees are located along the site boundaries and internal hedgerows. Species include Oak, Sycamore, Ash and Poplar.

Notable groups of trees include a cluster of good quality Poplar, Willow, Oak and Ash trees surrounding the existing pond (ref G8); and a mixed area of vegetation including Holly, Sycamore, Elm, Poplar, Birch Ash along the northern boundary (ref G9).

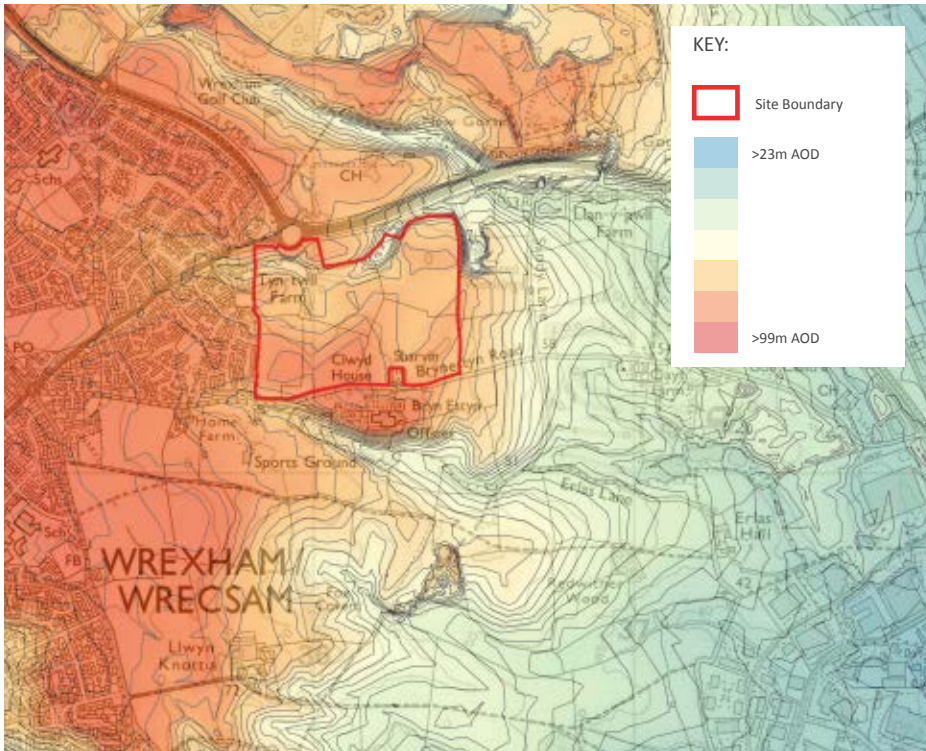
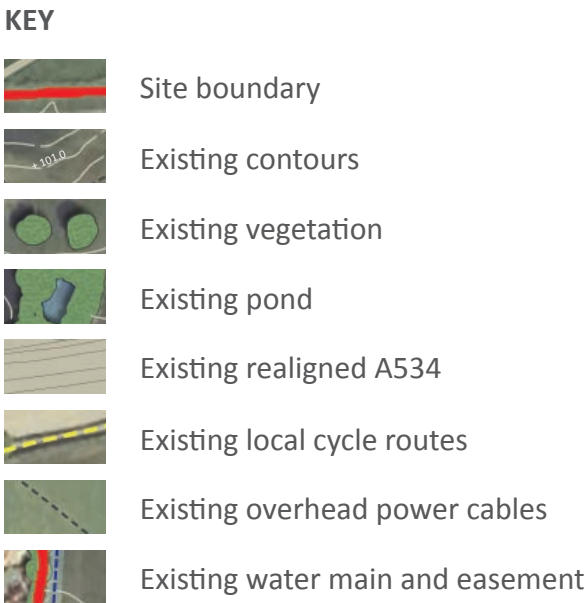
Several established low-to-moderate field boundary hedgerows punctuated by larger individual trees divide the fields which make up the site.

Ecology

An ecological appraisal has established that the arable land which forms the majority of the site has little intrinsic ecological value, however the vegetation around the margins of the site and mature trees are considered to provide important corridors for wildlife within the context of the surrounding area.



Site features



Topography plan

Visual character of the site

The following images illustrate the features and visual character of the site. Further information on the character of the site can be found within the LVIA submitted as part of this planning application.



Photo locator



Photo 1 - View from northern boundary of Field 4 looking north west.



Photo 2 - View from Field 3 looking west.



Photo 3 - View from the northern boundary of the site looking north east.



Photo 4 - View from the boundary between Field 2 and Field 5 looking west.



Photo 5 - View from the footpath on the roundabout looking south west.



Photo 6 - View from the footpath adjacent to the A534 looking east.



Photo 8 - View from the southern boundary looking north.



Photo locator



Photo 8 - View from Bryn Estyn Road looking west.



Photo 9 - View from Bryn Estyn Road near to Bryn Estyn Court.

Site analysis

The existing features in and around the site present a number of opportunities to create a unique scheme that is responsive to the site. Key masterplanning considerations include:

- Retention of existing trees and hedges where possible to maintain the rural character.
- Visually prominent land to be left undeveloped to reduce impact on existing views from the A534.
- Steeply sloping land to the north and south to be undeveloped.
- Potential SuDS attenuation at the lowest points of the site.
- Provision of woodland planting along the northern boundary to create ecological links between existing woodlands and protect views from the A534 and A5156.
- New woodland planting within the north eastern portion of the site to create a buffer along the northern extents of the developed land, providing clear separation between the undeveloped higher plateau.
- Provision of woodland buffers along the southern and eastern site boundaries.
- Maintain a north / south ecological corridor between the existing pond and the wooded area to the south of Bryn Estyn Road.
- New primary access points: one from the roundabout to the north, and one along the southern boundary, both leading onto a strategic link road through the site.

The key opportunities of the site are further explained through the 'key design concepts' in section 05.



Constraints and opportunities plan

Key design concepts

The design principles build on the contextual analysis and consider vegetation, landform, ecology, drainage, connectivity and built form.

The following section sets out the principles of the site layout which forms the basis of the illustrative masterplan. The eventual detailed design will need to comply with the parameter plans included within section 8 of the DAS.

Five key design concepts are embedded into the layout and are presented diagrammatically here.

The principles of the site layout are explained in detail later in this section.



Concept 1: Retain and protect existing landscape features

- Retain existing trees and ponds to maintain amenity value and existing wildlife habitat.
- Retain sloping land at northern and southern boundaries as open space / ecological links.
- Maintain existing field boundary hedgerows as ecological features.
- Provide buffer areas around established features.



Concept 2: Provide landscape buffers and boundary treatments

- Maintain visually prominent land as open space.
- Plant woodland buffer along northern development edge.
- Provide defensible woodland buffer to eastern site boundary.
- Provide landscape buffer to southern boundary to maintain rural character of Bryn Estyn road and Bryn Estyn Court.
- Maintain a green edge along the western boundary which provides separation from existing development and safeguards the existing water main.



Concept 3: Improved recreational value/pedestrian network

- Provide recreational open space network including a children's play area in a central, accessible location.
- Allow adequate space for surface water attenuation based on existing levels.
- Provide footpath and cycle links through green corridors to connect open spaces and ensure convenient site wide off-road accessibility.



Concept 4: Deliver strategic north-south link road

- Create a new access point from the roundabout leading onto strategic link road serving the application site and the wider KSS2 area. Second primary access point along southern boundary.
- Provide secondary access roads to land to the west and south of the application site.



Concept 5: Define development blocks and provide internal access

- Create outward-facing development blocks that overlook public open spaces.
- Provide secondary loop roads to allow vehicular access throughout the application site.

Access

Two primary vehicular access points are proposed. One will be taken directly off the existing roundabout to the north, and one along the southern boundary at the interface with Bryn Estyn Road.

The access points lead onto a strategic link road which will pass through the site. The link road will extend further south beyond the application site to facilitate access to the wider KSS2 area.

Two secondary access points will be provided at two locations along the western boundary. The northern access will be a minor connection to Tyn-twill Farm outside the western boundary. The southern access will tie into Thornhurst Drive - the existing cul-de-sac which abuts the western site boundary - which will provide access to the site via the existing housing estate further west.

There will be a third secondary access point along the southern boundary, to the west of Bryn Estyn Court, to facilitate access to land to the south of the site.

Vehicular connections onto the secondary access points are set out later in this section.

More information on access can be found within the Transport Assessment submitted as part of the outline application.



Green infrastructure

The green infrastructure framework will be based around the existing site features to provide a well-connected network of recreational and amenity spaces. Existing field hedges and vegetation throughout the site will be retained as wildlife habitat areas and will be set within generous green corridors.

A 3m wide shared use footpath / cycleway will be provided within a green corridor running diagonally through the site along the alignment of an existing hedgerow to provide an off-road connection between the existing cycle routes to the north and south of the site. A naturalistic play area will also be provided along this corridor.

An off-road pedestrian loop will be provided around the perimeter of the site and will serve as the primary recreational route connecting the open spaces at the periphery of the scheme. Other off-road links will be provided alongside retained hedgerows.

A landscaped buffer is proposed to the southern boundary to maintain the rural character of Bryn Estyn Road.

New woodland screen planting is proposed along the eastern boundary to provide a defensible boundary to the amended Green Wedge.

A landscaped frontage will be provided at the primary access point to mark the arrival at the scheme and to improve the interface for pedestrians and motorists using the roundabout.



Surface water drainage strategy

Surface water drainage will be designed to work with the existing landform, feeding towards the lowest parts of the site.

Infiltration basins will be provided in the indicative locations shown, the sizes of which may be mitigated by the provision of soakaways and/or infiltration trenches within the development areas, subject to more detailed assessment.

The site-wide drainage system will be designed to contain water flows on site up to 1 in 100 year rainfall events (plus 30% allowance for climate change). The basins will be between 0.5m and 1.0m deep and will act as dry basins for most of the year, holding water during times of extreme rainfall only.

The attenuation areas will be located within the open space network, to further enhance the ecological and amenity value of these spaces.

For further information refer to the Flood Consequences Assessment submitted as part of this application.



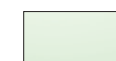
KEY



Site boundary



Existing contours



Proposed open space network



Indicative SuDS attenuation areas

Primary vehicular movement network

The strategic link road will travel through the site between the access points along the northern and southern site boundaries to provide the main vehicular access to the residential development.

The strategic link road corridor will be up to 13m wide, comprising a 7m wide carriageway with 3m wide shared use footpath/cycleways to both sides of the road.

Primary loop roads will stem from the link road to provide vehicular access further into the development and onwards to the secondary access points along the western and southern boundaries. The primary roads will be 6.5m wide with 2m wide pedestrian footpaths to either side.

The curvature of the primary movement network is to be designed to slow traffic without the need for physical deterrents.

The primary movement network demonstrated here will be designed to accommodate general traffic, including buses, with speeds of up to 20mph.



Secondary vehicular movement network

The secondary road network will enable vehicular access to the properties throughout the development.

The secondary roads will stem from the primary road network and will be 5.5m wide. These roads will also provide important footpath links, delivering a fully permeable scheme.

Secondary roads will include a 2m wide footpath to at least one side of the carriageway to allow safe pedestrian access throughout the development.

Secondary access roads will stem from the internal secondary movement network to provide access to the land to the west and south of the site.



Tertiary movement network and development blocks

The tertiary road network will extend further into the development providing access to those properties located towards the edge of the site, at the interface with public open spaces.

These roads (serving 50 homes or less) are to be a minimum of 4.5m wide, and are to be delineated with a change in surface material such as concrete block paving.

Properties located towards the ends of the tertiary roads (serving 5 homes or less), at the edges of the development, may take the form of shared private drives. These roads are to be a minimum of 3.5m wide and may be surfaced in contrasting concrete block paving. Localised widening may be utilised to allow visitor parking and passing places.

The road network will be aligned to provide development blocks with buildings fronting actively onto the public realm. This will create active, lively streetscapes and blocks which have a strong defensible inner core to enhance the security of the scheme as a whole.

Of critical importance will be the interface of buildings with greenspaces; where the character of the buildings, the nature of their private boundaries, and the character of the streets which service them, all have a strong influence on the character of any adjacent public open space.



Views and nodes

The site layout will maximise the potential for secondary views to internal green spaces and the existing landscape features. This will create visual links from within the housing areas to the wider landscape and allows people to orientate themselves in relation to existing features.

The arrangement of the movement network and view lines creates a series of nodes where activity and/or vistas are concentrated.

Nodes may perform one or more of the following functions:

- An opportunity for recreation or relaxation
- A threshold between residential development and open space
- A revelation or framing of a particular view or vista
- A convergence of routes

Detailed designs must ensure that nodes form important landmark spaces aiding navigability and orientation, and signify changes in character.



KEY

	Site boundary		Development area		Nodes
	Open space network		Road network		Key views

Frontages and key buildings

The site will be laid out with all areas of public open space and footpath routes overlooked by building frontages.

The creation of views and the position of focal buildings and key buildings will help to create a unique scheme with identifiable spaces within the development which have a strong sense of place.

Key frontages must be designed to be distinctive and characterful to reflect the importance of the area which may be a key node or route through the site.

Key focal buildings will terminate view lines or mark important areas within the scheme. Their design should make them stand out from other buildings to help create a sense of local identity and aid navigability through the site.

Secondary focal buildings respond to other view lines within the secondary movement network by ensuring that these views are terminated with attractive buildings rather than blank walls, garages or other less attractive features of the built environment.

Gateway features may be used to frame views and mark the entry to specific areas of the scheme. They may be houses, smaller built elements or landscape features such as walls or trees; and may be formed with or without pinch points, may use symmetry or strong design features.



Play provision

A Local Area for Play (LEAP) will be located within the open space along the diagonal shared use footpath / cycleway. The LEAP is located at the heart of the strategic open space network and is well-connected to the surrounding residential development, providing convenient and safe access for all.

The LEAP will be designed to offer natural elements as play features for children and young people to interact with - such as land form, rocks, fallen trees, vegetation and thickets. The concept offers greater imaginative play value for children allowing them to explore nature and tackle risks in a controlled environment.

The LEAP will be 400m² and will offer play equipment and structures in addition to natural elements. The LEAP should be designed for use primarily by children who are beginning to go out and play independently and should be within 5 minutes walking time (or 400 metres) of each new property. A buffer zone of 20m will separate the activity zone and the habitable room facade of the nearest dwelling.

Local Areas for Play (LAPs) will be located throughout the development to ensure opportunities for safe outdoor play are available to all. LAPs are intended primarily for use by very young children and should be within 1 minutes walking time (or 100 metres) of each new property.

LAPs do not necessarily require fixed equipment and are best designed as 'natural play areas' to encourage interaction and play. The precise positions of LAPs will be confirmed as part of subsequent reserved matters applications.



KEY

Site boundary

LEAP

400m walking distance

LAP (illustrative only)

100m walking distance

Illustrative masterplan

The illustrative masterplan layout for the site takes its cue from the existing landscape features both within and around the site: vegetation, landform, ecology, drainage and built form.

The illustrative masterplan layout demonstrates how the various elements of the scheme work together to create a holistic vision.

The illustrative masterplan employs a strong block structure and variation in built form to provide a strong sense of place and local character. In addition, safe and secure outward-facing residential blocks provide natural surveillance over the public realm.

The scheme shown can deliver up to 600 dwellings, assuming a range of detached, semi-detached and terraced properties with 2-4 bedrooms. The precise mix of house types within the site would be agreed as part of a separate reserved matters application.

New public open spaces offer opportunities for recreation and provide an attractive setting for the new homes. The existing vegetation, which gives the site its unique character; and the proposed off-road footpath and cycle links - are maintained within a generous open space network which permeates through the scheme.

A detailed breakdown of the proposed land uses is provided in section 07.



KEY			
	Site boundary		Open space
	Existing vegetation		Proposed footpaths
	Indicative tree planting		Indicative SuDS attenuation
	Proposed road network		Residential development

Amount of development

The breakdown of land uses as presented on the illustrative masterplan is as follows:	
Site area:	28.5 ha
Residential development (incl. infrastructure):	15.6 ha
Visually prominent land:	2.0 ha
Sloping land to be maintained as ecological areas:	3.3 ha
SuDS attenuation:	0.6 ha
Structural woodland planting:	1.3 ha
Other incidental green space:	5.7 ha
'Other incidental green space' includes a range of smaller spaces such as greenways, informal areas for play, landscape buffers surrounding existing features and habitat areas.	
The scheme would have an average density of approximately 35 - 40 dwellings per hectare (net of green infrastructure), which would vary throughout the site depending on location. This could deliver up to 600 units depending on the detailed layout.	
Refer to section 10 more further details on appearance and character.	

Mix of housing

The development will provide family housing with 2 - 4 bedrooms, which is appropriate to the current requirements of the local area. An indicative housing mix is provided below, although the final mix of housing types will be the subject of subsequent Reserved Matters planning applications to be agreed with WCBC.	
Indicative housing mix:	
• 2 bedroom homes	15%
• 3 bedroom homes	60%
• 4 bedroom homes	25%

Affordable housing

The adopted WUDP Policy H7 requires that affordable housing is required for new developments of 25 or more homes. WCBC Local Planning Guidance Note 28 requires that 25% of proposed dwellings are to be delivered as affordable homes.	
The emerging LDP Policy H2 requires that 40% of dwellings in the 'Rural East and North Wrexham and Gresford sub market areas' are delivered as affordable homes.	
This application proposes that up to 40% of proposed dwellings will be affordable, in line with the LDP. Affordable housing will be constructed throughout the development, in a style consistent with other proposed houses. Affordable dwellings will be a mix of 2 and 3 bedroom houses.	

Building size and scale

Building heights will vary across the development taking the existing buildings around the site as a precedent. Residential buildings will typically range from 2 storeys to 2.5 storeys high.	
There may be opportunities for taller buildings within the development to add visual interest, terminate key view lines or frame spaces. Taller buildings will generally be more appropriate along the link road and primary loop roads, where there is a limited visual relationship with the surrounding landscape, or used to frame key open spaces or street corners.	
Houses will be detached, semi-detached (which may be linked by garages) and terraces of 3 - 6 properties. Dimensions will be in the order of:	
Maximum length of terraced group:	45m
Maximum length of units linked by garages:	110m
Maximum depth of unit:	15m
Typical height of 2 storey unit (to ridge):	8.5m
Maximum height of 2 storey unit (to ridge):	9m
Typical height of 2.5 storey unit (to ridge):	10m
Maximum height of 2.5 storey unit (to ridge):	10.5m

The parameter plan

The parameter plan is submitted as part of the outline application.

The plan sets out the spatial arrangements necessary to deliver the illustrative masterplan together with key elements which guide the design quality of the scheme.

The dimensions of the green corridors are outlined in the plan and are key to delivering the fundamental design principles of the illustrative masterplan.

It is expected that the eventual detailed design will comply with the measures set by the parameter plan.



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

RANDALL THORP

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- KEY:
- Site boundary
 - Open space
 - Residential development
 - Primary access point (as per CBO Site Access Plan re CBO-0322-011)
 - Potential secondary link
 - Strategic link road
 - Indicative primary roads
 - Potential links to adjacent land
 - Footpaths
 - Strategic shared use footpath/cycleway link
 - Existing pedestrian and cycle routes
 - Existing vegetation to be retained
 - Existing pond to be retained
 - Proposed woodland and tree planting
 - Proposed equipped play area (400m²)
 - Indicative SuDS attenuation areas (if required)

BARRATT HOMES
Build. planned. grow.

BLOOR HOMES

John Raymond Jones

The Trustees of The Wrexham (Parochial) Education Foundation

Land South of Holt Road
Wrexham

Parameter Plan

Drwg No: 661B 05 B
Drawn by: SB
Rev by: SB
QM Status: Checked
Scale: 1:2500 @ A3

Date: 02-08-18
Checker: DL
Rev checker: DL
Product Status: Issue

Extract from Parameter Plan ref. 661B 05 B

Vehicular access summary

Primary access

There are two proposed primary access points which will serve the site. The north primary vehicular access point will be directly off the roundabout at the junction between the A534 and A5156, where it will lead onto a strategic link road. The link road will extend to the southern boundary where a second primary access point is proposed.

The link road will continue outside of the application area to serve the southern portion of KSS2; details of this section of highway will be provided by others as part of a separate planning application.

Secondary access

Three secondary access points are proposed as part of this application:

- One minor access to Tyn-twill Farm outside the western boundary
- One access point to tie in with Thornhurst Drive which abuts the western boundary
- One access point along the southern boundary, to the west of Bryn Estyn Court.

Further details regarding the proposed highway access can be found within the Transport Assessment submitted as part of the planning application. Extracts from the submitted plans are provided on the following pages.

Accessibility

Roads and footpaths

The scheme will provide a comprehensive network of road and pedestrian paths to ensure that all parts of the development are readily accessible to all users through the consideration of levels and appropriate gradients.

Construction materials

The selection of materials for path surfaces will take into account the needs of all users and the potential to assist in navigation.

Entry to buildings

Homes will have level entry routes wherever possible, and approaches to all buildings with public access will be designed for ease of access for disabled people.

Safety and security

The scheme takes on board the key principles of design for safety as set out in ‘Safer Places’, including:

- Access and movement:** well defined routes, spaces and entrances provide for convenient movement without compromising safety
- Urban structure:** the scheme is planned to ensure that different uses do not conflict
- Surveillance:** all publicly accessible spaces are all overlooked by properties and / or vehicular routes
- Ownership:** spaces are designed to promote a sense of ownership, respect, territorial responsibility, and community;
- Physical protection:** well designed security features, such as lighting in the public realm, and security of buildings will be provided
- Activity:** Outdoor public spaces will be designed to encourage family activity to reduce the risk of crime
- Management and maintenance:** Outdoor public spaces will be designed with management and maintenance in mind.
- Crime impact assessment:** The creation of public realm spaces which meet each of the aspects of personal safety and security identified above has been taken in to account during the masterplan development.

Placemaking

Designs should concentrate on creating successful ‘places’ for people. Building layout and style, hard and soft landscape, highway design and use of materials should all work together within the development to create a cohesive overriding character.

General urban design & landscape principles

The following general principles will be applied across the site:

Urban form and building layout

- Taller or visually different buildings should be used to define the interfaces and gateways between residential development and open spaces.
- Buildings must actively face and overlook green spaces, streets and pedestrian and cycle routes.
- Corner buildings should be articulated to define corners and provide active interfaces on both sides.
- Variations in ridge height across the site the create an interesting roofscape.
- Building layout will respond directly to the landscape setting.
- Building layout will seek to enhance the sense of place throughout the scheme, creating nodes, vistas and focal buildings.

Building materials and colour

- Predominantly red and brown brick should be used to reflect the building materials of the local area. Use of white or buff render finishing and timber detailing to highlight key buildings and mark changes in character.

Building style and form

- Houses will be predominantly 2 storeys, with a maximum of 2.5 storeys, and should aim to be a contemporary interpretation of the traditional character found around the local area.
- Some 2.5 storey dwellings will be appropriate within the development to add visual interest, terminate key view lines or frame spaces.

Architectural detail

- Stone effect sills and lintels will be used as a unifying theme with bay windows introduced where appropriate.
- Occasional use of coloured render or mock timber panelling elements may be used to add variety and definition on key buildings
- Roofs will be a mix of tiled in red or dark grey, with attention to the mix necessary to add variety without appearing random or 'spotty'.

Front entrances and boundary treatments

- Front doors and their surrounds will be given careful consideration to ensure that they establish a high quality feel to the streetscape. Door designs will vary and will be appropriate to the style of each house.
- Front boundary treatments will include a mix of fences, railings, walls and hedgerows to replicate the character of the local area.
- Where rear garden boundaries front onto public realm high quality boundary treatments such as a 1.8m high wall should be used to retain a high quality character within the adjacent public areas.

Personalisation

- The approach to the design of individual units will allow for the possibility of adaptation and personalisation by residents within a

well defined framework of consistent building elevations and front boundary treatments.

Footpaths

- Shared use footpath/cycleways along strategic link road to be 3m wide bitmac.
- Elsewhere highway footpaths generally 2m wide and surfaced in bitmac.
- Footpaths/cycleways through open space to surfaced in rolled stone.
- Contrasting high quality concrete block paving to private drives to indicate shared ownership and slow traffic.

Soft landscape

- Proposed individual tree planting to be arranged informally within the public realm to create visual features and to frame view lines and open spaces.
- New hedgerows to be provided within front gardens and along greenways to provide enhanced wildlife corridors
- New hedgerows, including garden hedgerows, to be a mix of native species including Hawthorn, Hornbeam, Box, Beech, Hazel and Blackthorn.
- Limited shrub planting within public realm of predominantly native species.
- 2m wide grass swathes adjacent to roads and footpaths to be sown as amenity grass mix and managed as short mown grass.
- Other grass areas to be sown as wildflower grassland and managed with a less frequent mowing regime.
- Ponds and surrounding areas to be sown as wetland grass mix.
- Areas of naturalising bulbs to be planted in grass.

Development character

Further to the general urban design and landscape principles, four character areas are proposed within the site to create a logical change in character through the development. The character areas are designed to integrate the development into the surrounding area, and to enhance legibility and sense of place on the journey through the scheme.

The character areas take their cue from their location within the scheme and from the areas they adjoin. The four character areas are:

- 1 Wrexham Edge
- 2 Strategic Link Road
- 3 Central Greenways
- 4 Rural Lanes

The character of the buildings in each of these areas will need careful consideration, and behind the development frontages it will be appropriate for there to be a transition where one character area blends into another.

The following pages provide a flavour of the urban form and landscape features which add character to each area. The guidance is not intended to be exhaustive or wholly prescriptive; it is intended to set out the character that is envisaged, and which should be taken forward as the scheme is developed through subsequent reserved matters planning applications.



Character areas plan

1 Wrexham Edge character area

Wrexham Edge will provide an extension of the existing suburban character of north east Wrexham, ensuring that the scheme provides an appropriate interface with its surroundings.

This character area will have an organic block structure, to provide a continuation of the urban grain to the west of the site. The built form will create an informal yet enclosed interface with roads and open spaces with some variation in building orientation.

Development in this area will be at a medium-low density, featuring a high proportion of detached and semi-detached properties, as influenced by the existing housing to the west. Homes will be arranged informally to soften the built edge, and generally restricted to 2 storeys. External building materials will consist mainly of red brick and brown brick, with some use of timber frame and render detailing, to reflect the existing built form in this area.

The majority of housing will be served by secondary and tertiary roads, with homes through the centre of the character area accessed directly from the primary loop road. Homes will actively front onto the open space at the western perimeter of the site.

Scattered tree planting and wildflower meadow grassland will create an informal landscape character, with wetland grass species around the proposed ponds.



Location plan



Illustrative layout sketch



Example: detached houses arranged informally at St Mellion Crescent



Example: detached houses provide enclosure to streets and open space

2 Strategic Link Road character area

This character area will be based around the strategic link road through the site. Houses will actively front onto the road to provide a well-overlooked street scene. Homes will be accessed directly from the road and the secondary roads stemming from it.

This character area has a limited visual connection with the wider landscape and therefore has greater flexibility regarding its character. This enables slightly higher development densities with opportunities for some variety within the external building material palette, providing interest on the journey through the site. The urban form will generally be more formal in response to the higher densities and will create a regular and enclosed edge to the primary road, including a higher proportion of linked semi-detached and terraced properties.

There is potential to include taller 2.5 storey feature buildings along the link road to terminate views along the street and add variety on the journey through the scheme.

Avenue tree planting alongside the road will enhance the streetscape demarcating the primary streets and will frame views of focal buildings and the wider open space network.

Incidental arrival spaces and green spaces within this character area should have relatively simple landscape treatments - consisting primarily of amenity grass and trees.



Location plan



Illustrative layout sketch



Example: linked properties facing onto primary road



Example: focal buildings terminating long views

3 Central Greenways character area

This character area is influenced by the greenways which extend north to south through the scheme. The green routes follow the alignment of existing field boundary hedgerows, providing important wildlife corridors through the scheme.

Shared footpath / cycleways will also run through the greenways offering safe off-road routes encouraging sustainable modes of travel.

Private drives will front onto the greenways with new homes overlooking the open space to create active frontages and improved surveillance over the footpaths / cycleways. Development fronting the greenways will generally be low density, comprised mostly of detached and semi-detached houses. Buildings will form a generally regular edge at the interface with the greenways to reinforce and frame long views along these linear open spaces

Building materials will reflect those found within the surrounding area. Houses will generally be 2 storeys high with occasional 2.5 storey buildings to add interest at gateways to the greenways, and at key intersections along the primary road network.

The greenways will consist primarily of linear amenity grassed areas, offering opportunities for informal play and recreation. Other landscape treatments will include informal native tree planting set within areas of wildflower meadow to provide a semi-naturalistic character.



Location plan



Illustrative layout sketch



Example: naturalistic greenways running through development



Example: variety of homes facing onto greenways

4 Rural Lanes character area

The Rural Lanes character area covers the eastern portion of the site which has the strongest interface with the open countryside to the east of Wrexham.

The housing in this area will be at a medium density, including a mix of detached, semi-detached and terraced properties, and will generally be 2 storeys high. Built form will be arranged to create a looser urban grain to reflect the peripheral nature of the character area, and its proximity to the historic Bryn Estyn road and the nearby period properties.

Homes at the edges of the site will be served by private drives in order to minimise non-essential traffic movement through the area. Development will respond to the public realm over which it looks, with built form and landscaping presenting an informal character.

Homes and landscaping along the internal roads will be organic in character, influenced by the block structure of existing development to the west of the site. Built form will frame long views along streets and create a sense of enclosure.

Public realm landscape treatments will be naturalistic and designed to maximise ecological habitats. A new woodland buffer will be planted along the eastern boundary to provide containment to the development. Other open space will include scattered tree planting to enhance the rural character. Native species will be used throughout.



Location plan



Illustrative layout sketch



Example: informal edge at periphery of site



Example: organic block structure and informal built form arrangement

Conclusion

The proposals presented in this document follow the principles set out in the national Planning Policy Wales and supporting guidance documents, demonstrating that up to 600 new homes can be delivered in a sustainable location which considers the environment and setting of the site. Furthermore the scheme proposes improved access to new and existing local recreational facilities, employment and modes of transport.

The proposals have been prepared in accordance with adopted and emerging local planning policy and guidance. The scheme considers:

- Potential impacts on the existing visual amenity and landscape character and appropriate mitigation measures, where required, through the provision of a robust green infrastructure network;
- Integration into the existing transport network;
- Conservation of existing landscape, environmental, historic and cultural features;
- Prevention of future flood risk through proposed SuDS systems;
- Provision of affordable housing requirements;
- Public open space requirements.

The illustrative masterplan builds upon the key concepts to create a layout which meets the vision for the site and demonstrates how future development could be achieved within the parameters of the local context.

The illustrative masterplan has been prepared in accordance with the General Principles of the emerging LPD Masterplanning Framework SPG, as set out below:

- Comprehensive, integrated approach
- Connectivity and public transport to support active travel and sustainable transport
- Services and facilities
- Housing mix and density
- Locally distinct character and context
- Well defined, safe streets and spaces for all
- Environmentally sustainable

Overall it is considered that the site is well suited to residential development offering desirable new homes in a sustainable location to the eastern edge of Wrexham.



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