

## Agricultural Land Classification

In October 2014 we commissioned an Agricultural Land Classification Survey to be carried out by Soil Environment Services Ltd.

The findings of the report show that approximately 78% (12.36ha) of the site is Grade 3b agricultural land.

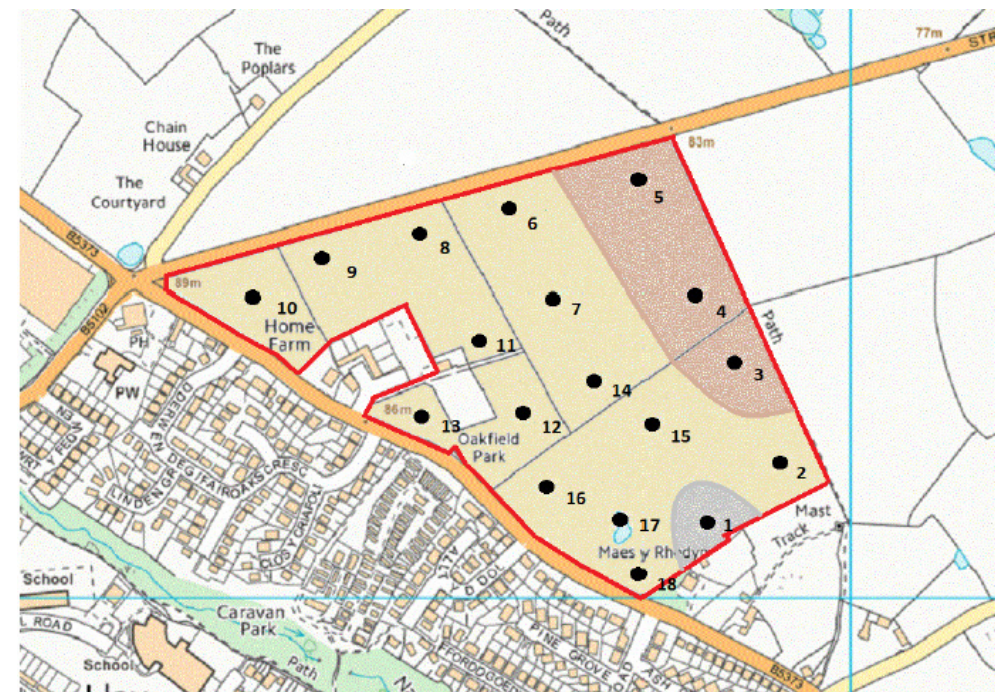
The table below shows the amounts of various land grades on site.

| Table 4. ALC gradings and limitations |           |                             |
|---------------------------------------|-----------|-----------------------------|
| Grade                                 | Area (ha) | Limitation                  |
| 1                                     | 0.4*      | None – Type 3 soils         |
| 2                                     | 2.7       | Droughtiness – Type 2 soils |
| 3a                                    |           |                             |
| 3b                                    | 12.36     | Wetness – Type 1 soils      |
| 4                                     |           |                             |
| 5                                     |           |                             |
| Non-agricultural land                 | 0.4       |                             |

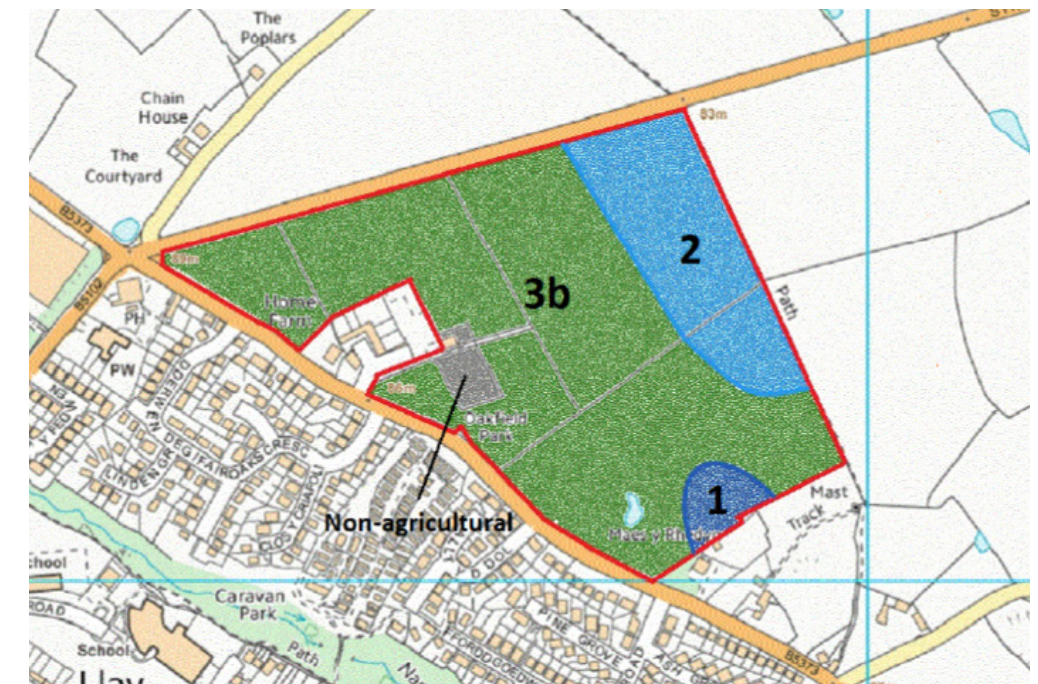
With regards to the small amount of Grade 1 agricultural land the report states:

*“Given the very small area of land classified as ALC Grade 1, for practical farming purposes, this area would need to be farmed as ALC Grade 3b land.”*

Approximately 17% of the site is Grade 2 agricultural land. This land lies to the East edge of the site (see map). We believe the current shortfall of land for the 5 year housing supply in the Wrexham area justifies building on the small amount of Grade 2 agricultural land on site. Currently this land is not being farmed.



The map shows the borehole positions from which land was analysed to determine it's grading.



The map above shows the different land grades and their locations.

## Noise Assessment

Comments in the Pre-app response identified issues of possible noise pollution in the area: “The site adjoins the Straight Mile which is one of the main routes to/from the Llay Industrial Estate and is regularly used by heavy goods vehicles. It will therefore be necessary to assess the existing noise levels within the site and if necessary, incorporate mitigation features into the layout and design of the development.”

A noise survey was commissioned to assess the current levels of noise in the area. A full copy is included in the appendices. Green buffers and the retention of hedgerows within the design will help to reduce noise levels around the edge of the site.

## Air Quality

Paul Campini, Wrexham Councils Technical officer has advised that an Air Quality assessment should be undertaken, that can “focus on the traffic pollutants of Nitrogen Dioxide and Particulate Matter (10µm).”

In October 2014 Michael Cunningham Architects commissioned an air quality assessment with Miller Goodall air quality and noise consultants.

Miller Goodall carried out air quality surveys and produced a report of the findings. The report

states that a development of up to 370 houses is **“predicted to have negligible impact on local air quality”**.

It also states, **“I see no reason why this application should not be allowed on the grounds of air quality.”**

The report summary follows:

### 8 Summary of Impacts and Conclusion

*8.1.1 A road traffic emissions assessment was undertaken to consider the impact of vehicle exhaust emissions associated with the proposed development of 370 residential units, on identified receptor locations within the study area.*

*8.1.2 Annual concentrations of NO2 and PM10 were predicted to be well below the respective air quality objectives for both ‘without development’ and ‘with development’ scenarios in 2019 at all identified receptor locations. No exceedence of the short term 1 hour NO2 and 24 hour PM10 air quality objectives were predicted at sensitive receptor locations.*

*8.1.3 In accordance with EPUK guidance on air quality significance criteria, the local air quality impact of emissions from traffic associated with the proposed development on the road network surrounding the site is predicted to be negligible.*

*8.1.4 The suitability of the site for residential receptors with regards to air quality was also*

*considered. The results of the dispersion modelling assessment indicate that annual mean and short term concentrations of NO2 and PM10 would be well below the respective Objectives in 2019 at proposed residential receptors with the development in place.*

## Ecological Assessment

The following is an extract from the Ecological Assessment which was commissioned by MCA in June 2014 and carried out by TEP Environmental Consultants. The advice outlines opportunities to provide biodiversity enhancement within any future site proposals.

### 7.0 RECOMMENDATIONS

#### Habitats and Flora

7.1 It is recommended that the hedgerows across the site and area of trees to the south west are retained within the development. If possible these features should be enhanced and extended to provide additional habitat for wildlife.

7.2 A tree protection plan must be implemented during development works to ensure that trees and scrub to be retained and trees in close proximity to the site are appropriately protected.

7.3 The ditch in the south of site should be extended and enhanced to provide additional habitat for the local fauna.

7.4 It is recommended that the creation of new ponds be included in the site design and that these ponds include native planting of local provenance.

#### Site designations

7.6 To minimise increased public pressure on local wildlife sites and green spaces it is recommended

that green space and recreational features are included within the proposals.

#### Bats

7.7 Prior to works commencing the trees identified as having bat potential in drawing G4358.01.001 must be subjected to an aerial inspection by a licensed bat consultant to determine whether bat roosts are present. All advice provided by the licensed bat consultant following the inspection must be adhered to and further survey may be required during the period from early May to early September. Scrub, hedgerow and tree removal should be avoided wherever possible to maintain the potential commuting routes and foraging habitats for bats within and across the site.

7.8 Due to the size of the site and the presence of features suitable to support foraging and commuting bats it is recommended that a bat transect survey is undertaken prior to development. Three transect survey visits should be undertaken between June and September 2014 to identify bat activity on site.

#### Birds

7.9 Vegetation clearance, works affecting trees and demolition of the building should be implemented outside of the bird nesting season (avoiding March to August inclusive). If this period cannot be avoided, alternative measures will need to be implemented prior to the site clearance. Any works undertaken during this period will require a nesting bird check to be carried out by a suitably qualified ecologist immediately prior to the works

commencing, to establish that no active bird nests will be disturbed or destroyed. In the event that active nests are discovered, site clearance within an appropriate buffer zone would need to be delayed until nesting (and fledging of young) is complete. The size of the buffer zone would be dependent upon the species nesting.

7.10 Trees, hedgerows and scrub should be retained where possible and a tree protection plan should be prepared to safeguard retained features during construction.

7.11 The loss of nesting bird habitat should be mitigated through replacement planting in landscape proposals, using locally sourced, native species. Non-native invasive plant species

7.12 A non-native invasive species method statement is required to cover development activities on site. All parts of cotoneaster plants, including berries, should be removed from site and disposed of at a waste facility. Although not classed as a controlled waste, confirmation should be sought from the Local Planning Authority as to whether disposal to landfill is acceptable.

7.13 Japanese knotweed treatment will require a more detailed management strategy. Treatment options for Japanese knotweed include:  
-Herbicide spraying (in situ or excavated and stored in a secure area on barrier material): three treatments per year, requiring a minimum of three years to eradicate the plant;  
-Excavation and removal to landfill: there are costs

associated with disposal as Japanese knotweed material is controlled waste and must be sent to an appropriately licensed facility; or  
-Excavation and burial on site: this requires sufficient space within the development site to bury the contaminated material.

#### Great Crested Newts

7.14 An amphibian survey of the water-bodies on site and within 250m is required. This will initially involve a minimum of four survey visits between March and mid-June (with at least two visits undertaken between mid-April and mid-May). Survey methods will include torch, bottle trapping, egg searching and/or netting. If great crested newts are found, a further two visits will be required before mid-June to provide a population estimate and inform a subsequent licence application. If great crested newts are identified during the survey, a licence would be required from Natural England to allow development works to proceed..

7.15 Alternatively to identify the presence of great crested newts, eDNA surveys can be undertaken. These involve a single visit to each pond, during which a small water sample is collected and then sent to a laboratory for testing. These tests provide a presence/absence result only and if great crested newts are found to be present, traditional survey methods (as outlined above) will be required to determine the population size and provide data to support a Natural England licence application. The eDNA surveys may only be undertaken from mid-March to the end of June.

## Landscape

We met on site with Richard Sumner, Landscape Officer from Wrexham Borough Council, on 18th July 2014. We walked the site with Richard, and discussed the issues for future development.

Richard felt that the topography – a relatively flat site - could accommodate change. He was keen that key trees were retained at the boundaries of the site, and that a “green corridor” network was maintained across the site. He wanted to make sure that there were views through and from the site to the surrounding landscape.

Some other issues for consideration in the design were;

- retention of hedgerows
- retention of trees
- use of green buffers

We commissioned landscape consultants BCA Landscape to conduct a survey and a report of the landscape issues on the site.

A full copy of the report can be found in the appendices of this planning application and an extract of the summary of the report follows.

### Summary of Landscape Consultants Report

*7.1 This appraisal has set out a full assessment of the baseline condition of the site and its context, and an assessment of the likely landscape and visual effects of the development proposals. This assessment has identified that the site affords a framework of settlement, landform and vegetation that will limit any likely adverse landscape and visual effects on the character and appearance of the settlement and surrounding landscape.*

*7.2 The site is not part of one of the Borough’s designated landscapes. The baseline assessment has also confirmed that the site is not covered by any specific landscape designation and there are no statutory or non-statutory designations that would prohibit the development of the site for residential purposes. The site does not provide any form of public access being maintained as privately owned farmland.*

*7.3 The ecological appraisal has confirmed that the land use within the site is of limited ecological value. The main ecological interest associated with the site is concentrated to the boundary hedgerows, none of which have been assessed as being important under the Hedgerow Regulations. The features associated with the site are common, widespread in the local landscape setting and are replaceable.*

*7.4 The site is not part of a Conservation Areas and does not contain Listed Buildings. With the exception of the few mature dwellings on Chapel Lane, and Home Farm, Y Bwthyn, and Maes y Rhedyn the adjacent edge of Llay is defined by*

*modern residential development.*

*7.5 The site presents a logical extension to the Llay settlement building upon the modern residential expansion of the village set within a logical framework of settlement, highways, built-development and landscaping. The development of the site would maintain the existing ‘grain’ of the landscape by the retention and development of perimeter hedgerows and the planting of additional woodland. This landscape strategy also helps to limit the visual envelope (ZTVI) to the existing extent.*

*7.6 The assessment of landscape and visual effect notes that the loss of the fields within the Site will have a limited adverse effect on the wider resource. The development is likely to secure beneficial effects to the vegetation resource through the provision of a new area of public open space and structural landscaping measures, particularly on the boundaries. There will be benefits to habitat diversity and connectivity. The proposed open space will secure a landscaped transition between the existing settlement and new development, providing a buffer to screen or filter views towards the development, as well as securing benefits for public leisure and recreation. It will also secure extended grassland habitats with seasonal wetland areas securing biodiversity benefits.*

*7.7 The assessment has confirmed that the likely effect of development on the local landscape character will be limited due to the immediate relationship between the site and the adjacent*

*settlement, This relationship has also restricted any significant visual effect of development to its immediate boundaries, and the proposed landscape strategy has demonstrated that these can be mitigated over time.*

***7.8 It is therefore concluded that the development proposal will not result in any adverse effect considered to be of significance to either the character or appearance of the site and surrounding landscape setting that would make this proposal unacceptable in landscape and visual terms.***



The areas shaded in green on the map show the existing public landscape structure for the Llay area. The site, currently privately owned land is not open to the public for walking or leisure.



This map shows the existing landscape structure, with additional new areas of public green space. These will be created on site in the proposed development.

## Public Consultation

On Thursday 6th November 2014 Michael Cunningham Architects held a public consultation with the local residents of Llay at the Llay Royal British Legion.

This allowed us to meet and speak with the residents and hear their design concerns with a view to addressing them within the scheme design.

Prior to the event, representatives of MCA canvassed over 300 houses in the local area. We also put up posters in the local community library, Co-op, chip shop and pharmacy.

### Public Exhibition Gresford Road Land

Michael Cunningham Architects would like to invite you to attend a public exhibition displaying a development proposal for the land adjacent to Home Farm, Llay, off Gresford Road and Straight Mile.

**Where...**

Llay Miners Welfare Institute  
Llay  
Wrexham  
LL12 0TH

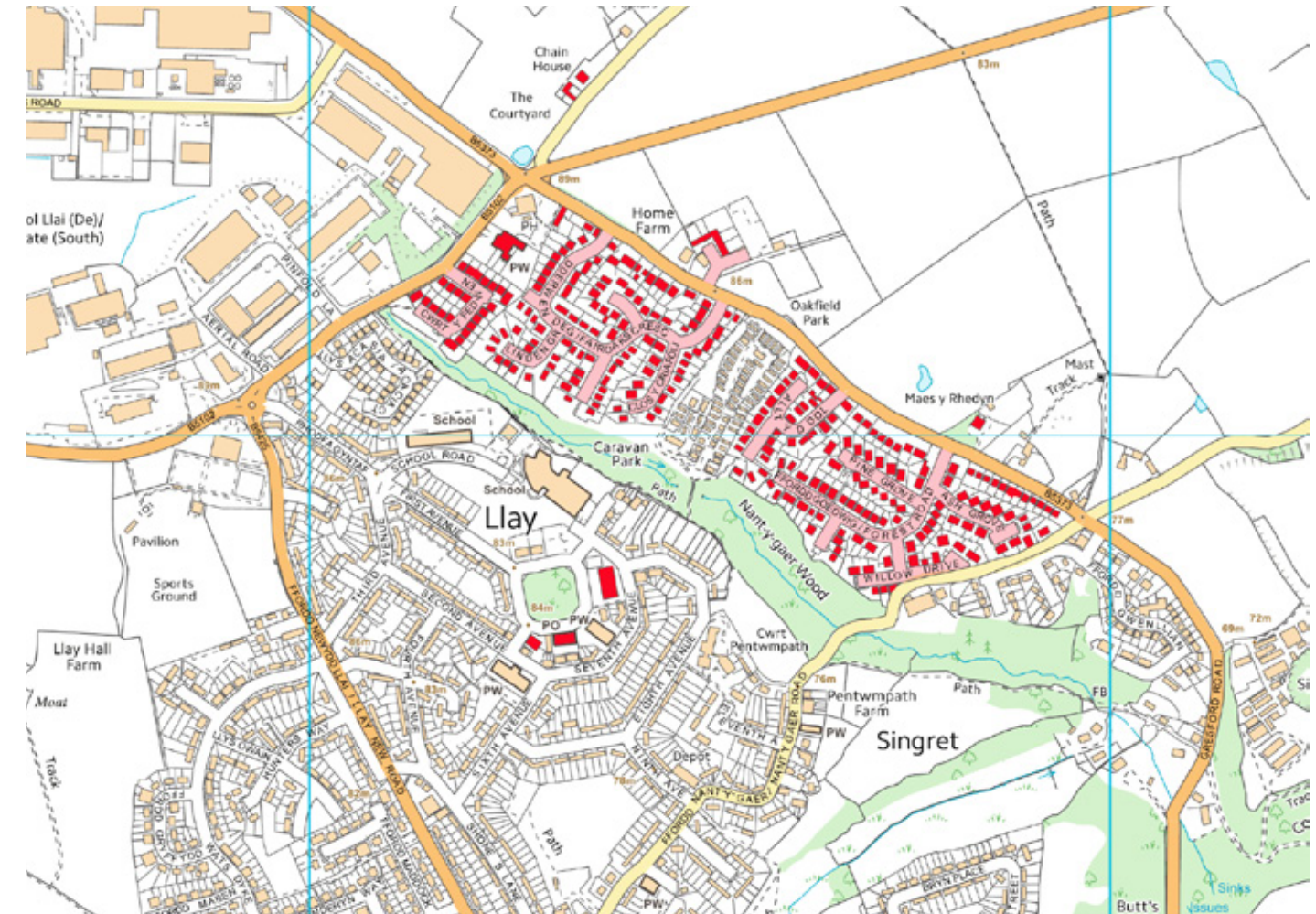
**When...**

**Thursday 6th November**  
4pm - 7pm.

We would like to hear your views and invite you to leave your written comments. Members of the design team will be on hand to answer any of your questions. We look forward to seeing you.

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An A5 leaflet (content above) was used to canvas houses in the local area.



Buildings coloured red on the map above show the local area that was canvassed on the 28th and 30th October 2014 prior to the Public Exhibition on 6th November. Also included in the canvassed area were the local supermarket, pharmacy, library and takeaway, where we requested that an A4 poster be displayed in public view.

## 02 Home Farm, Llay Site Analysis- Historical

## 03 Home Farm, Llay Planning

- existing analysis of the site
- historical analysis of the site
- planning policy
- indicative design for outline planning approval
- benefits for Llay

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# 04 Home Farm, Llay

## Design



Indicative Site Plan for Outline Planning Permission

- The site consists of 363 dwellings and one commercial unit.
- Large areas of dedicated green space surround the houses with a village green as a central focus.
- Green Belts act as buffers around the boundary of the site opposite the residential area and also along Soughty Hill.
- Public green space will link the village with the footpaths through the site.
- The wider community will benefit from new areas of green space which has previously been private land.
- The plan will be used as an outline guide for the principles of future development.

mca

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mca

These historical maps illustrate the development patterns of Llay over the last century from 1812 to the present day. The areas highlighted in blue represent land that has been developed up to the date specified.

The Llay was seen agricultural until 1806, in 1813 a proposal to set up a colliery and village was agreed with Huddleson Wharfedale Colliery, and new company Llay Wharfedale Collieries Ltd incorporated on 16 August 1813.

In 1822 there was talk of a small town being built at Llay; 200 houses were built, and 200 were under construction.

By 1851, the population of Llay was 5,627. Of these, 633 were Welsh speaking and additionally there were 17 who could speak welsh but not English (source: 1851). By April 1823, houses at 1st Avenue, 2nd, 3rd, 4th, and 5th Avenue were built.

In August 1826 Llay's first purpose built school opened.

Since this time Llay has grown significantly.

Each stage of growth and development has been a natural and desirable addition to the village. The new proposals represent the next stage in the development and growth of Llay as a community.

mca

## 05 Home Farm, Llay Benefits

The diagram is a central teal circle containing five white icons, each representing a different way the council can help the wider community. Each icon is connected by a line to a corresponding text box. The text boxes are arranged in a circle around the central circle, with each box having a teal header and a white body. The icons are: a house with a checkmark, a leaf, a pound sign, a person with a magnifying glass, and a person with a briefcase.

- Improved Housing Supply**  
An improved housing stock for Llay will help to fulfill Wrexham Council's 5 year supply and may also help to reduce the waiting list for housing.
- Green Space**  
Dedicated green space will be included in the development to serve the members of the wider community. Spaces will include children's playground facilities, landscaped pond and new public footpaths to link in to the Wales and UK National Trails Network.
- Significant Investment**  
Significant investment in new housing for Llay.
- Potential for Job Creation**  
Potential for the creation of jobs in the local construction industry and training and apprenticeship opportunities for local young people.
- Economic Boost**  
An economic boost for the local area as new residents spend their money in shops and services.
- Raised Revenue**  
Raised revenue for the Council through additional Council Tax receipts from new residents.

**New homes and the wider benefits**

Wrexham Borough Council has an ambition target to deliver a 5 year supply for housing. In addition to providing high quality new homes in line with the Council's aspirations, the plans for Home Farm would provide other benefits for both the local community and the area as a whole.

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[illegible]

Thank you for your comments and attendance at this public consultation. We look forward to reading your comments.

## Public Comments

During the exhibition, we endeavoured to explain that this will be a very accessible, high quality development that is close to existing homes, shops, schools, healthcare facilities and the countryside.

The development will include a children's play area, public transport amenities will be improved and new pedestrian and cycle routes added.

New housing would support economic growth, ensuring an attractive place to live for Wrexham's economically active population, as well as helping to support the vitality and viability of Llay.

A selection of comments received at the public event are included below:

### Comments on Design and Layout:

*"The layout should allow for self sufficiency. Amenities like local shop, dog walk area, somewhere for kids to play"*

*"...many families will need access to Gresford Road for the schools, shops etc."*

### Comments on Ecology and Green Space:

*"The village is lacking in outdoor sports and playing fields and children's equipped play area."*

*"Past developments have had no recognition that children need space to play outdoor, close to their homes. All the Gresford Road estates have omitted such areas. It is imperative that this is addressed."*

*"More green spaces and trees"*

*"Buzzards are nestling in several trees in those fields"*

*"Would like more trees planted"*

*"What green space will be visible form Gresford Road?"*

*"Hedges?"*

*"The concept of a village green is very nice"*

### Comments on what changes residents would like to see in Llay over the next 5 years:

*"More activities for children"*

*"Better bus service, better infrastructure generally"*

*"More attention to public footpaths"*

*"...establishment of cycle ways"*

*"...road conditions and community facilities and general focus on access for the elderly and*

*disabled."*

*"More needs to be done to keep kids active & not hanging around streets"*

*"Improvements to roads"*

*"Affordable housing in necessary"*

*"Additional housing is required"*

*"Better facilities for the current residents of Llay"*

*"Plans for new GPs surgery or new school"*

*"We need improvements in Llay. All the amenities are closing down. We need the employment getting better in Llay."*

*"Better roads. Better bus service. More street lighting in the wood area. Police Station."*

*"Improve existing road access for all village"*

*"Improved bus service for Gresford Road Residents. Larger school and extra health facilities"*

*"Development of existing facilities"*

### Other Concerns:

*"What steps will be taken to improve existing road usage on Gresford Road/Straight Mile?"*

*"The increased traffic flow along Gresford Rd and the Straight Mile and the dangers associated with that."*

*"Gresford road and the straight Mile struggle to cope with today's traffic. How will they cope...?"*

*"Many villagers are concerned of the impact on the local community such as the doctors and school. We work in the Llay Chemist and are now very busy. Although not opposed to the development we are concerned about the volume of more patients."*

*"The Crown junction is busy now, what will happen when all these houses are built?"*

*"Have the surgeries and schools been consulted?"*



The images above are pictures taken at the Public Exhibition and posted by @LlayFocus and @Naomi\_Leader on social media website Twitter.

Approximately 150 people turned up to the event, of which 104 left comments on the feedback sheets provided and also left letters of their own comments on the scheme.

## Addressing Public Concerns

After reviewing the comments from the public consultation, 10 major community concerns were identified:

1. **Doctors**
2. **School**
3. **Traffic**
4. **Drains**
5. **Gas**
6. **Water**
7. **Post Office**
8. **Bus Service**
9. **House Prices**
10. **Improvements in Public Green Spaces**

These are all real and legitimate concerns, that are typical when new development is planned. Taking each item in turn:

### 1. **Doctors.**

There are 3 separate facilities between Llay, Gresford and Rossett, that together make up the Alyn Health Centre. We met with Doctor Happ, Doctor Collins, and Sue Roberts, Practice Manager, to discuss the scheme. While it is outside the remit of this proposal to address the future of the Health Centre, the doctors acknowledged that there is already an issue with or without the new

development, and that they are separately putting plans in order for the future.

We are able to offer limited support in the form of a feasibility study for the doctors, should they wish to take up this offer.

In summary, the health facility is already at capacity and as a result they have the intention to expand, regardless of our development proposal.

### 2. **Schools.**

We have spoken to the Head Teacher of Llay Park Primary School, Amanda Williams. The school is a 1.5FE Primary with a nursery. The Head is concerned about future capacity. While we cannot directly guarantee extra funding to the school, Welsh Office Circular 13/97 'Planning Obligations' makes provision for developer contributions to offset the negative consequences of development provided there is guidance on this in the local development plan. The Wrexham UDP provides this guidance through Policy GDP2 on Capacity of Infrastructure & Community Facilities.

LPG 27 sets out further information on how this Policy will be applied: "If the potential pupils generated by the proposed development cannot be accommodated within existing schools then a commuted payment will be calculated by multiplying the additional places required by the pupil cost figure to produce the commuted sum to be included in the planning obligation."

Any money would be paid direct Wrexham Education Authority, via the Borough Council. No doubt the Education Authority will respond positively to any need in Llay, by directing this and other funding towards local education.

As referenced in the 'Consultations' section in this document we have also met with the head of Education Infrastructure in Wrexham Council.

### 3. **Traffic.**

As part of the research into this site, an extensive Traffic Analysis has been undertaken. This has been done in dialogue with Peter Douthwaite, Wrexham Borough Council's Highways Officer. Precise detail of the study is included in the appendices. In particular, Straight Mile, which local residents feel is particularly dangerous, will have speed restriction in the form of a new roundabout, reduced speed limit and a broad pedestrian footpath, which will link with the existing footpath to the north of the sites, extending the Welsh Footpath network. Upgrading the traffic lights at the Crown Junction is also a viable option for consideration. The summary of the traffic study indicates that the increase in road use will not be significant.

### 4. **Drains.**

There have been issues with drains, particularly along Gresford Road, in recent years. The solution to these is outside the scope of this outline application, and would be designed as part of a detailed application. No new housing would be

built without a fully resolved drainage design. This may also include remedying the current problem.

### 5. **Gas.**

Similarly to the drainage issue, this item falls outside the scope of the outline application. No new housing would be built without a fully resolved gas supply solution, ensuring no loss of supply for current village residents.

### 6. **Water.**

Again, this item falls outside the scope of the outline application. No new housing would be built without a fully resolved water supply solution, ensuring no loss of supply for current village residents.

### 7. **Post Office.**

Concern has been expressed that the local Post Office will be unable to cope with the increased numbers in the village. On the contrary, it is likely that the new residents will increase the ability of the local Post Office to stay open, providing additional customers needing local services. This is also likely to be the case for the other local businesses and facilities, such as the Community Centre, Chip Shop, Co-op and Chemist.

**8. Bus Service.**

The Traffic Report also identifies local buses as an issue. It is normally the case that if more people require the bus, more buses are laid on. There is also some thought that the local bus might re-route through the site, encouraging use of public transport by local residents, and strengthening this useful community facility.

**9. Property Values.**

Our aim is to strengthen Llay as a village. While we cannot predict what will happen to property values over the next 5 years, we anticipate that the introduction of new housing stock, the encouragement of new families into the area generally, and the strengthening of what is already a vibrant community, will all help to identify Llay as a place where people want to live. This is likely to put a premium on house prices in the area.

**10. Public Green Spaces.**

This development will include 7 acres of public green space that has previously been private land. We will have a new village green. New public footpaths will join with the Wales and UK National Trails Network. A children's play area will be created on the site. There will be a landscaped pond area for residents to enjoy, and to sustain local wildlife.

**Local Councillors**

We have contacted Terry Boland and Malcolm Taylor, the local councillors for Llay, and informed them of the proposed development. We have met with Terry Boland and discussed the scheme with him.

# Planning Policy

## National Planning Policy

National policy is summarised in “Planning Policy Wales. Edition 7, November 2014.” From this document, we have identified the following relevant sections:

### 1 Introduction

1.2.2 The planning system must provide for an adequate and continuous supply of land, available and suitable for development to meet society’s needs.

1.2.3 The planning system should be efficient, effective and simple in operation. It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land or to regulate development for other than land use planning reasons.

### 3 Making and Enforcing planning decisions

3.1.1 The planning system is intended to help protect the amenity and environment of towns, cities and the countryside in the public interest while encouraging and promoting high quality, sustainable development.

### 4 Planning for Sustainability

4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated, at the same time, by the decision-taker when... taking decisions on individual planning applications.

4.11 Promoting sustainability through good design  
Design is taken to mean the relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.

Good design can protect and enhance environmental quality, consider the impact of climate change on generations to come, help to attract business and investment, promote social inclusion and improve the quality of life. 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, from the construction or alteration of individual buildings to larger development proposals.

These objectives can be categorised into five key aspects of good design:

- Access
- Character
- Community Safety
- Environmental Sustainability
- Movement (Travel)



4.11.4 Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and provides buildings and environments that are convenient and enjoyable to use for everyone

4.11.8 Good design is essential to ensure that areas, particularly those where higher density development takes place, offer high environmental quality, including open and green spaces. Landscape considerations are an integral part of the design process and can make a positive contribution to environmental protection and improvement, for example to biodiversity, climate protection, air quality and the protection of water resources.

5 Conserving and improving natural heritage and the coast.

5.2.3 The Welsh Government will ensure that its policies contribute to the conservation of the abundance and diversity of native wildlife and its habitats and will minimise the adverse effects on wildlife where conflict of interest is unavoidable.

5.2.4 The UK Biodiversity Action Plan (UKBAP) includes objectives to conserve, and, where practicable, enhance:

- the quality and range of wildlife habitats and

ecosystems;

- the overall populations and natural ranges of native species;
- internationally important and threatened species, habitats and ecosystems;
- species, habitats and natural and managed ecosystems characteristic of local areas; and
- biodiversity of natural and semi-natural habitats where this has been diminished over recent decades.

Local planning authorities should therefore exercise their planning functions with the objective of contributing to the achievement of sustainable development.

## 9 Housing

9.2.1 In planning the provision for new housing, local planning authorities must work in collaboration with housing authorities, registered social landlords, house builders, developers, land owners and the community and must take account of the following:

- People , Places, Futures – The Wales Spatial Plan<sup>10</sup>;
- Statutory Code of Practice on Racial Equality in Housing – Wales<sup>11</sup>;

- the Welsh Government’s latest household projections;

- local housing strategies;

- community strategies;

- local housing requirements (needs and demands)<sup>12</sup>;

- the needs of the local and national economy;

- social considerations (including unmet need);
- the capacity of an area in terms of social, environmental and cultural factors (including consideration of the Welsh language) to accommodate more housing;

- the environmental implications, energy consumption, greenhouse gas emissions and flood risk;

- the capacity of the existing or planned infrastructure; and

- the need to tackle the causes and consequences of climate change.

## Local policy

### Wrexham UDP

#### Policy GDP1

All new development should:-

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse

effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/ or linguistic identity from development that could harm this identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

## Local Planning Guidance Notes

Wrexham Council have produced a series of planning guidance notes that amplify development plan proposals, with the objective of improving design standards.

In the preparation of the design for the Home Farm Site, we have used Wrexham Council Local Planning Guidance Notes throughout. In particular, we have consulted the following documents:

- 06. Access to and Use of buildings
- 07. Landscaping and Development
- 10. Public Open Spaces on New Housing Developments
- 16. Parking Standards
- 17. Trees and Development
- 21. Space around Dwellings
- 24. Designing out Crime
- 27. Developer Contributions to Schools
- 28. Affordable Housing
- 30. Design: A Guide for Developers and Architects when Designing Residential Developments
- 32. Biodiversity & Development

**LOCAL PLANNING GUIDANCE NOTE NO. 7**

## Landscape and Development

This is one of a series of local planning guidance notes amplifying development plan provisions in a clear and concise format with the objective of improving design standards. In assessing planning applications both the design of buildings and their external environment and landscape are taken into account, and on many developments, the requirement to provide a landscape scheme to the Council's approval and to subsequently implement and maintain the scheme is a condition of planning permission. This note will form a material consideration in the determination of all relevant planning applications.

It is intended that this general guidance will clarify landscape information requirements and help applicants to have a better understanding of landscape issues. As these guidelines cannot cover all situations, applicants and agents are encouraged to discuss proposals with the landscape officer prior to the formal submission of an application. Information sheets are also available on a range of landscape topics. For larger or more complex sites, applicants are advised to employ a professionally qualified landscape specialist from the outset.

### General considerations

Careful and early consideration of design issues, and the provision of adequate landscape information, as described in this leaflet, can help to avoid costly design at a later stage. In assessing the landscape implications of planning applications the site context, proposed layout, future uses and maintenance all need to be taken into account.

There is a diverse landscape character and settlement pattern within the County Borough, with rural landscapes of particularly high quality or special historic landscape interest designated as Special Landscape Areas in Wrexham's Unitary Development Plan. In these areas it is especially important for any development to fit in with its surroundings. Planning officers can advise applicants on appropriate and accessible solutions for any rural or urban situation before an application is submitted.

**7** This leaflet is available in alternative formats

**LANDSCAPE AND DEVELOPMENT**

**LOCAL PLANNING GUIDANCE NOTE NO. 16**

## Parking Standards

This guidance note explains the parking standards the Council applies to new development. It amplifies Unitary Development Plan (UDP) policies and will be a material consideration in the determination of planning applications. This guidance note was revised by the Council in July 2011, subject to external consultation in September 2011 and was formally adopted for use by the Executive Board in November 2011.

**Planning Policy Context**

National Planning Policy in relation to transport is contained in Chapter 8 of Planning Policy Wales and Technical Advice Note (TAN) 18: Transport. The Wrexham Unitary Development Plan (UDP) (1996 - 2011) adopted February 2005 sets out the local circumstances, based on national policy, on how parking/transport matters will be considered. The following UDP policies are relevant:

Strategic Policy PS8: Transport, Development Objectives, Capacity of Infrastructure and Community Facilities, Policy TS1: Walking, Cycling and Horse Riding Routes, Policy TS2: Routes protected for walking and cycling routes.

**Transport Choices**

The way in which people are likely to choose to travel to and from developments is key to determining how many parking spaces will be required to service it. This can be required to service it. This can be required to service it. This can be required to service it.

**16** This leaflet is available in alternative formats

**PARKING STANDARDS**

**LOCAL PLANNING GUIDANCE NOTE NO. 21**

## Space around Dwellings

This guidance note amplifies policies in development plans on residential amenity. It relates to the construction and conversion of new houses and will form a material consideration in the determination of all relevant planning applications.

It is desirable to make the best possible use of land by increasing housing densities, however, residents are entitled to enjoy a reasonable degree of privacy and daylighting in and around their homes - factors that are usually termed 'residential amenity'. This note sets out a series of guidelines, to ensure that new development provides residential amenity.

**21** This leaflet is available in alternative formats

**SPACE AROUND DWELLINGS**

**LOCAL PLANNING GUIDANCE NOTE NO. 27**

## Developer Contributions to Schools

This is one of a series of local planning guidance notes designed to amplify policy GCP2 in the Wrexham Unitary Development Plan (UDP) and identifies the circumstances and locations in which developer contributions to the provision of education facilities, such as additional classrooms, will be necessary. The UDP was adopted by the Council in February 2005 and this note is a material consideration in the determination of all relevant planning policies.

**27** Available in accessible formats

**DEVELOPER CONTRIBUTIONS TO SCHOOLS**

**LOCAL PLANNING GUIDANCE NOTE NO. 32**

## Biodiversity & Development

This is one of a series of local planning guidance notes amplifying local development plan policies and reflecting national legislation. This guidance note is intended to raise the quality and profile of nature conservation, protected species and biodiversity issues when submitting and considering planning applications.

This document will be treated as a material consideration in the determination of planning applications and relates to the following relevant policies of the adopted Wrexham Unitary Development Plan.

**32** Available in accessible formats

**BIODIVERSITY & DEVELOPMENT**

**LOCAL PLANNING GUIDANCE NOTE NO. 10**

## Public Open Space in New Housing Development

This is one of a series of local planning guidance notes amplifying development plan provisions in a clear format, with the objective of improving design standards. Public open space makes an important contribution to people's quality of life, providing opportunities for informal recreation and enhancing the visual appearance of an area. The proposed and guidelines which follow have been prepared and adopted by the Council to foster a better standard of design and to clarify methods of housing future maintenance costs. By taking note of the advice contained in this leaflet it is hoped that developers will have a better understanding of public open space requirements and funding. These guidelines cannot cover all situations and applicants are advised whenever the circumstances are unusual to discuss their proposals with a planning or landscape officer prior to the formal submission of an application.

**10** Available in alternative formats

**PUBLIC OPEN SPACE IN NEW HOUSING DEVELOPMENT**

**LOCAL PLANNING GUIDANCE NOTE NO. 17**

## Trees and Development

**1 Introduction**

The purpose of this Local Planning Guidance Note is to amplify Policy ECA of the adopted Wrexham Unitary Development Plan, regarding the protection of trees and to highlight the benefit of trees as an integral part of development design.

**2 The Importance of Trees**

Trees and hedgerows form an important part of our environment and in the delivery of sustainable development, the retention and the planting of new trees and hedges is crucial.

Trees contribute considerably to the amenity of the landscape and streetscene, add maturity to new developments, make places more attractive, and help soften the built environment by enhancing pleasant views, by breaking up view lines and by screening unattractive buildings and undesirable views. They contribute to the people's quality of life and sense of wellbeing and produce oxygen, store carbon, intercept and absorb rainfall thereby reducing flood risk, absorb pollutants which help in reducing the causes of respiratory illnesses, filter noise, provide shelter and shade and provide habitat for wildlife.

This guidance note will be a material consideration in the determination of planning applications. Much of this guidance's requirements should be undertaken by a qualified and experienced arboricultural. The term 'Tree' is used throughout this document, however much of the guidance is also applicable to hedgerows and large significant shrubs.

**17** Available in alternative formats

**TREES AND DEVELOPMENT**

**LOCAL PLANNING GUIDANCE NOTE NO. 24**

## Designing out Crime

This guidance note amplifies, in a clear and concise format, development plan policies which encourage the design of the built environment to help influence human behaviour. It relates to the construction and conversion of new houses and will form a material consideration in the determination of all relevant planning applications.

**24** Available in alternative formats

**DESIGNING OUT CRIME**

**LOCAL PLANNING GUIDANCE NOTE NO. 28**

## Affordable Housing

This leaflet provides a guide to supplementary information required in connection with applications for Affordable Housing.

**28. AFFORDABLE HOUSING**

**Introduction**

This guidance note amplifies Unitary Development Plan policies aimed at securing affordable housing through the planning system. It will form a material consideration in the determination of all relevant planning applications.

**Background**

Some local people have genuine difficulties in securing affordable housing. The problems associated with affordability are caused by a range of factors - influencing supply and demand. Supply has become more restricted due to a significant decline in the numbers, and availability of council housing, rises in house prices, accessibility of mortgage finance and limited supply and relatively high rent levels in the private rented sector. At the same time demand has increased due to newly forming and smaller households, growing numbers of older people and inward migration. The planning system is one of the most important mechanisms to secure affordable housing to meet the needs of those unable to compete in the local housing market.

**Planning Policy Context**

The Wrexham Unitary Development Plan (UDP) sets the local planning policy context for the delivery of affordable housing in the County Borough. This Local Planning Guidance Note amplifies the following UDP policies:

Policy HT: Affordable Housing  
Policy HE: Affordable Housing (Pursuant Exception Sites)

**30** This leaflet is available in alternative formats

**DESIGN**

**A Guide for Developers and Architects when Designing Residential Developments**

**30** This leaflet is available in alternative formats

**DESIGN**

**A Guide for Developers and Architects when Designing Residential Developments**

**LOCAL PLANNING GUIDANCE NOTE NO. 30**

## Design

This is one of a series of local planning guidance notes amplifying local development plan policies and reflecting national legislation. This guidance note is intended to raise the quality and profile of nature conservation, protected species and biodiversity issues when submitting and considering planning applications.

This document will be treated as a material consideration in the determination of planning applications and relates to the following relevant policies of the adopted Wrexham Unitary Development Plan.

**30** This leaflet is available in alternative formats

**DESIGN**

**A Guide for Developers and Architects when Designing Residential Developments**

## Response to Local and National Policies

### Housing supply and need

Paragraph 9.2.3 of 'Planning Policy Wales' states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types.

Wrexham County Borough Council Joint Housing Land Availability Study 2013 found that Wrexham has a housing land supply of 3.4 years. **This equates to a deficit of 673 dwellings.** Dwellings proposed on sites allocated for housing in the UDP, and those already having planning permission, have already been taken into account in this calculation.

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies advises that the results of the JHLAS should be treated as a material consideration in determining planning applications for housing. Where the JHLAS shows a land supply below the 5 year requirement TAN 1 (paragraph 5.1) advises that the need to increase supply should be given

considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. Planning Policy Wales includes a presumption in favour of sustainable development.

## Affordable Housing

The Wrexham Unitary Development Plan (UDP) sets the local planning policy context for the delivery of affordable housing in the County Borough. This Local Planning Guidance Note amplifies the following UDP policies: Policy H7 requires an element of affordable housing to be provided on developments of 25 or more dwellings. The Council will normally expect that 25% of the total site capacity to be provided as affordable housing.

We have spoken with the Affordable Housing Officer, and the Community Well-being and Development Department, prior to the submission of this planning application. Details of these discussions and their outcomes can be found in the 'Consultations' section of this document.

The location and design of all affordable dwellings will be shown on the plans submitted with a full planning application. The affordable housing will reflect identified local need in terms of tenure and type of property.

In the case of housing supported by Social Housing Grant, comply with Welsh Government's Development Quality Requirements in terms of floor space for the property type.

Design proposals should be visually integrated into the development in terms of design and site layout; be distributed throughout the development and also subject to a legal agreement made under

Section 106 of the Town and Country Planning Act 1990, to ensure affordability in perpetuity.

Section 106 agreements (S106) will be used as required.

Policies must indicate that an authority will seek to negotiate with developers where it is intended to include an element of affordable housing in proposed developments. Policies should also state what the authority would regard as affordable housing and the arrangements it would expect for ensuring that such housing remains reserved for those who need it.

Developer Contributions to Schools

Welsh Office Circular 13/97 ‘Planning Obligations’ makes provision for developer contributions to offset the negative consequences of development provided there is guidance on this in the local development plan. The Wrexham UDP provides this guidance through Policy GDP2 on Capacity of Infrastructure & Community Facilities.

LPG 27 sets out further information on how this Policy will be applied:

**If the potential pupils generated by the proposed development cannot be accommodated within existing schools then a commuted payment will be calculated by multiplying the additional places required by the pupil cost figure (see Table 1) to produce the commuted sum to be included in the planning obligation.**

Contributions by way of a release of land for a new school or direct construction may be considered as an alternative to payment of a commuted sum at the Council’s discretion.

For developments that generate 100 pupils and above consideration will be given to a new school on a new site, dependent on location and future growth potential of the area, and the applicant will be expected to contribute in proportion to the number of school places the development generates. The Council will specify the nature of the works or the area which the contribution will

finance, which may include a completely new school. We would expect to discuss the above through in detail with Wrexham County Borough Council.

**We met with Dafydd Ifans, Head of Education Infrastructure and Support Services, on the 25 November 2014, in order to review the proposal.**

Table 1: Cost guidelines

| School Type                | No. of pupils generated by each 2-3 bed house | Building Cost Multiplier<br>£ | Contribution<br>£ |
|----------------------------|-----------------------------------------------|-------------------------------|-------------------|
| Primary<br>4 - 11 years    | 0.28                                          | 7000                          | 1960              |
| Secondary<br>11 - 16 years | 0.20                                          | 10000                         | 2000              |
| Post 16                    | 0.04                                          | 12000                         | 480               |
| Totals                     |                                               |                               |                   |
| School with 6th Form       | 0.52                                          |                               | 4440              |
| School without 6th Form    | 0.48                                          |                               | 3960              |

Notes form LPG 27:  
Building cost multipliers are based on Department for Education guidelines, pupil allocations and average building cost assessment.

1 bedroom and accommodation for the elderly no charge. 2/3 bedrooms standard charge (shown above). 4+ bedrooms plus 20%

**We explained that we expect a contribution to be made in accordance with policy, in particular LPG 27. Dafydd would be looking for flexibility in how the developer contribution was to be used. We have no issue with this, and would be guided by the experts.**

School catchment areas are secondary schools and their feeder primary schools plus current Council policy on pupil proximity to schools.

School population assessments to be reviewed annually.

# Concept and Design Development

## Design Constraints

The discussions with planning officers, subsequent surveys, Local Planning Guidance Notes and public consultation provide a comprehensive overview of design issues which can be addressed within the design of the site. These constraints have informed the design development.

Design constraints include;

- the number of houses of the site
- the density of housing
- public and green space provision
- vehicular access to the site
- number and location of entrances to the site
- parking provisions

Based on these constraints we developed the design whilst holding discussions with consultants to arrive at the most appropriate solution.

## Design Development

The concept diagrams and layouts that follow show the development of the design.

These diagrams show various stages of design development. Several scheme layouts were considered based on our design constraints, to arrive at our final proposed design solution (see



One of the earliest design layouts showing basic areas of plot sizes and locations of accesses to the site.



The second stage of design developed slightly with specification of each plot. The plots include provision for green space, commercial development and also outlines housing density.



## Proposed Scheme

### Design Overview

Whilst the proposed layout is indicative, we have developed the scheme to form a comprehensive design that sits comfortably within the site and locality.

This scheme has been developed through discussions with the local authority, local consultation and through the undertaking of various surveys including Landscape, Ecological and Highways.

Full details of these surveys and the results / proposals can be found in the application documents.

### Key Design Elements

The key elements of the proposal are -

- A residential development of 365 dwellings the master plan also includes a possible location for a small 'corner shop'
- Development set back from the site edges to allow retention of hedgerow boundaries and trees, and their protection in accordance with the BS5837:2012.
- Internal circulation structure with hierarchy of roads including shared surface and a bus only link preventing general through traffic between Gresford Road and the Straight Mile.

- Provision of public open space, including the potential for sustainable drainage measures.
- Public open space area.
- Provision of community facilities such as play provision

### Use and amount of development

The proposed use of the site is primarily residential with a small commercial unit, to serve the needs of the future residents and existing neighbourhood. The amount of development has been guided by various policies including green space requirements and the existing urban grain of Llay. The overall density of the site is 23 units per hectare. Removing the statutory green space requirements, the density for developable area is 28 units per hectare. The indicative mix is as follows:

| House Type                   | House Size | Number of units | %          |
|------------------------------|------------|-----------------|------------|
| 1 Bed Flat                   | 540sqft    | 16              | 4.4        |
| 2 Bed House                  | 700sqft    | 24              | 6.7        |
| 3 Bed House                  | 940sqft    | 133             | 36.3       |
| 3 Bed House. Integral Garage | 1100sqft   | 64              | 17.5       |
| 4 Bed House                  | 1140sqft   | 85              | 23.3       |
| 4 Bed House. Integral Garage | 1190sqft   | 43              | 11.8       |
|                              |            |                 |            |
| <b>Total</b>                 |            | <b>365</b>      | <b>100</b> |



## Layout

The layout was developed to take into consideration the surrounding landscape, topography, highways and adjacent properties. It was also designed in line with local policy and guidelines.

Reviews and surveys of these elements are contained within the application.

The layout remove the straight linear form seen within more urban development's to create a layout more suited to the locality.

A central green forms a central focus of the site, creating a space suitable for a variety of recreational uses. The commercial unit will also be situated within this central area and it is envisioned that this could also be a point for a bus stop.

The houses are set within residential clusters either accessed from main carriageways or shared surfaces. The layout takes on an organic form with areas of green space and green corridors becoming an important design feature.

## Green space

An Arboricultural survey, landscape & Visual Appraisal and landscape strategy has been undertaken. This is included in the application.

The existing green boundary is retained where possible, and the mature trees on the site are also included the proposals.

The green boundary is strengthened through the use of 'Green buffers'. These will form a separation along the Gresford road boundary with the existing road and houses, with the proposed development.

There will be a variety of green spaces which will include formal and informal play space, 'nature' areas and open spaces. Pedestrian foot-ways will be provided throughout the site, these will also link to the existing public footpaths seen to the north of the site.

## Access / Highways

A detailed Traffic assessment has been undertaken and included in the application. This also includes a traffic plan which promotes the use of sustainable transport.

There are three proposed new accesses to the site, one from the 'Straight Mile' and two from 'Gresford Road'. The location of these has been chosen with input from the local highways department and using information gained from the traffic survey.

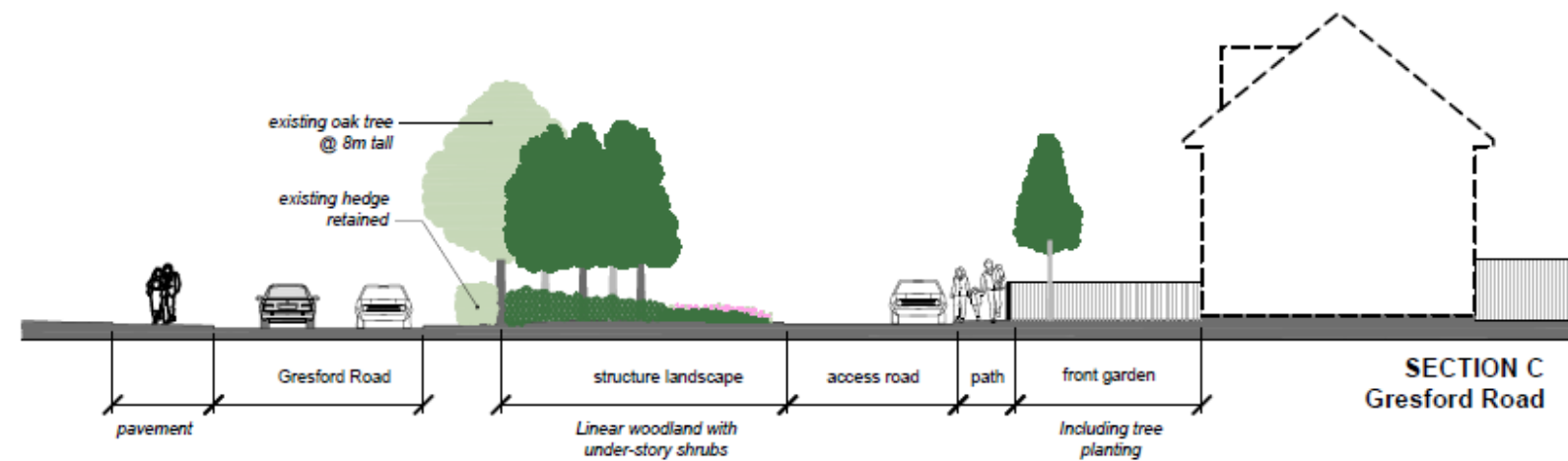
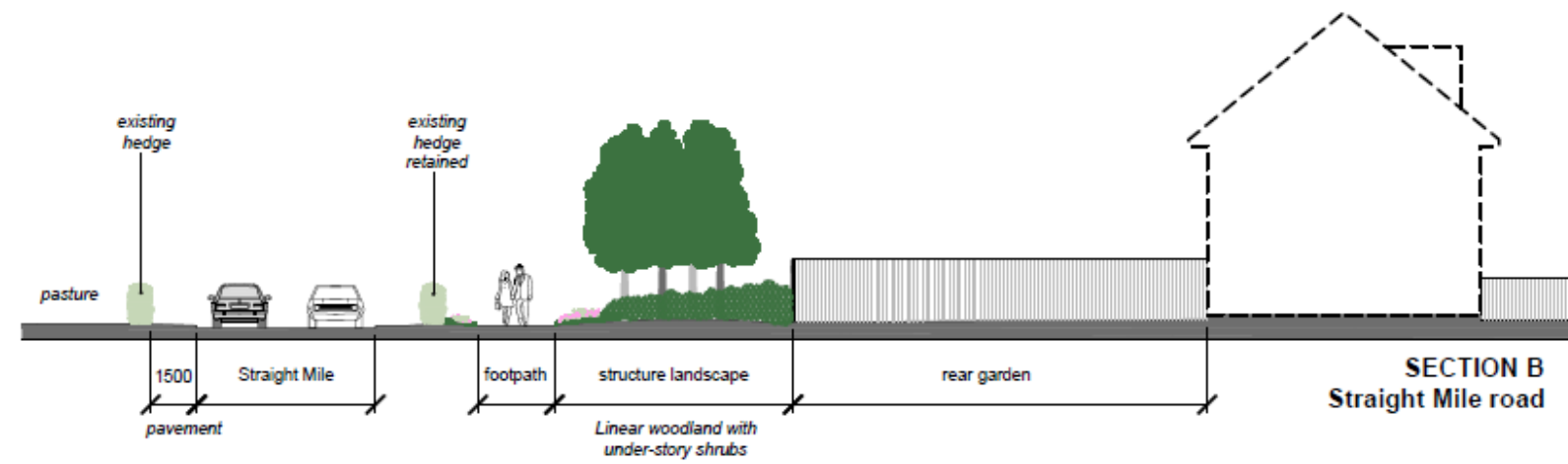
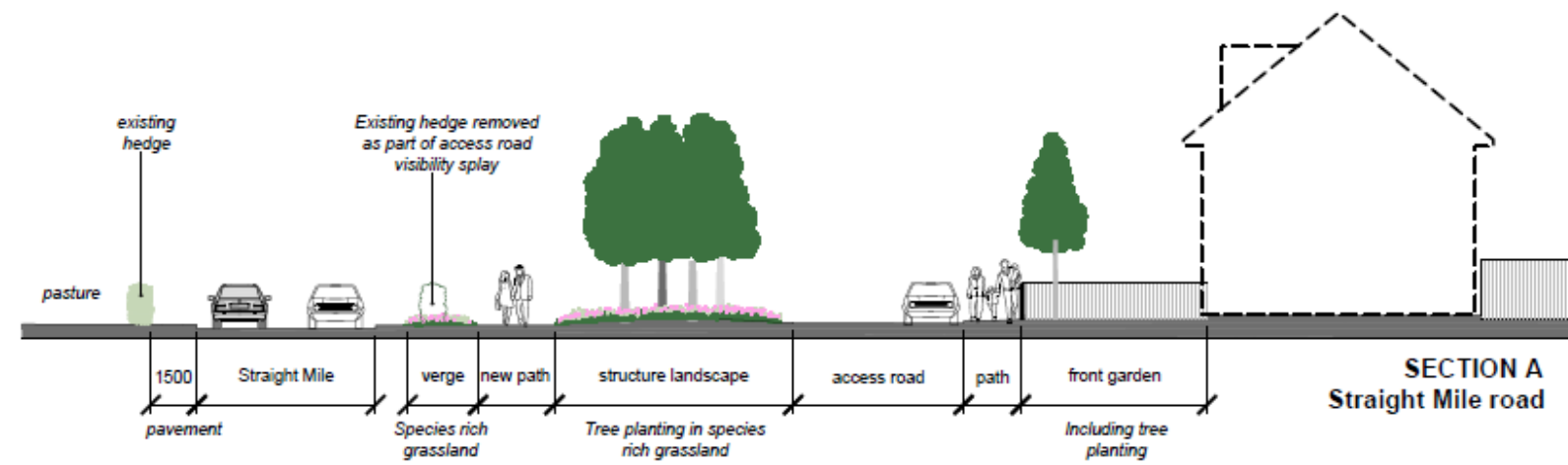
There will be a compact roundabout at the 'Straight Mile' access and mini roundabouts at the junctions with Gresford Road.

The internal roads within the site will be a mix of 5.5m carriageways with pedestrian walkways and shared surface areas.

We will propose measures such as the reduction of the speed limit on the straight mile and the upgrading of the lights at the crown junction to mitigate any impact of the development.



Location plan  
not to scale



# Conclusion

## Summary

With advice and guidance from Wrexham County Borough Council during the pre-application process, advice from consultants and findings from all necessary surveys, we have built up a detailed understanding of the site's opportunities and constraints and considered these carefully to arrive at our final indicative site proposal.

The layout design proposes a high quality, sustainable development which will:

- Provide 365 houses, lowering the current 5 year housing supply deficit.
- Create new public open spaces on land which is currently private and not accessible to the community.
- Help to meet the needs of the current social housing waiting list by providing a proportion of units to the local council in line with policy.
- Provide the area with new public footpaths, improving existing access to the National Trails Network for Llay.

- Provide a variety of housing types for a broad section of the local community.

- Improve the overall housing stock of Llay for the future.

We are pleased to submit this scheme on behalf of our client for consideration for outline planning approval.



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