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1. EXECUTIVE SUMMARY

This document represents a considered proposal to develop the land around Home Farm to provide a sustainable extension to Llay Village, strengthening the existing facilities, and providing appropriate homes for North Wales.

Its objective is to establish in principle whether a residential development on this site would be acceptable to Wrexham Borough Council.

Our aim is to provide approximately 370 dwellings, carefully considered in the context of national and local planning policy, including public open spaces, landscaping, contributions to schools, affordable housing, and biodiversity.

There is a presumption in favour of proposals in accordance with the key principles and key policy objectives of sustainable development. We believe that Llay Village is a sustainable community, and would ask Wrexham Borough Council to support this proposal.

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.

We believe that Llay has a well established presence, and has many amenities and facilities that would be strengthened by an increase in the local population.

Llay borders several other villages, has a country park with a small golfing range, is well served by local transport links, has a nursery and primary school and a post office. The site is within 250 metres of the nearest pub, and within walking distance of shops and churches, and the industrial estate.

We aim to support the project through from start to finish. By remaining with the project, we can ensure that the end result is consistent with the aims and aspirations developed at the outset.

We include a draft programme, indicating how the development could take place over two and a half years.

We look forward to successful dialogue and development of these outline ideas.



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2. VISION PLAN



3. INTRODUCTION

Michael Cunningham Architects

Michael Cunningham Architects (MCA) is an award winning architectural practice based the North West. Our clients include Peel Ports, Manchester City Council, Liverpool City Council, Fylde Borough Council, Network Rail, Northern Rail, Mersey Rail, The Ministry of Defence, Kier Construction, Crudens, and National Express. We have designed over £70 million worth of buildings in the UK. In 2012, we had a team based in Manchester City Council's offices, working on £20 million educational projects.

We are able to bring our skills to each stage of a project, from work on development appraisals, through the technical aspects of design and construction, and engaging with funders and end users.

We work in close relationships with local authorities, planners and clients, in order to create appropriate, sustainable developments.

Home Farm, Llay

MCA have entered into an agreement with the owners of Home Farm, to explore its development potential in light of Welsh National and Local Housing policy.

The land is identified on the location plan. It is our view that the land could form a sustainable extension to Llay Village, strengthening the existing facilities, and providing appropriate homes for North Wales.

Delivery

Our aim will be to support the project through from start to finish. We have strong connections with developers and house builders working throughout the UK. By remaining with the project from the outset, we can ensure that the end result is consistent with the aims and aspirations at the outset.





4. THE NEED FOR HOUSING

NATIONAL STRATEGY

From "Planning Policy Wales. Edition 5, November 2012."

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. It must do this in a way that pays regard to: overall sustainability principles, outcomes and objectives and paying particular attention to climate change as a key sustainability concern.

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.

4.2.2 The planning system provides for a presumption in favour of sustainable development to ensure that social, economic and environmental issues are balanced and integrated.

Local planning authorities should therefore exercise their planning functions with the objective of contributing to the achievement of sustainable development. There is a presumption in favour of proposals in accordance with the key principles and key policy objectives of sustainable development in the planning system.

4.6 Priorities for urban and rural areas

4.6.1 Recognising the strengths of urban communities, which are home to the majority of the population of Wales, the Welsh Government's priorities for urban areas are, through integrated approaches, to:
secure environmentally-sound and socially inclusive regeneration in those urban areas which require it, so that they become more desirable places in which to live and work; and foster sustainable change, in particular making it possible to live with less noise, congestion and traffic pollution, and improving the quality of life.

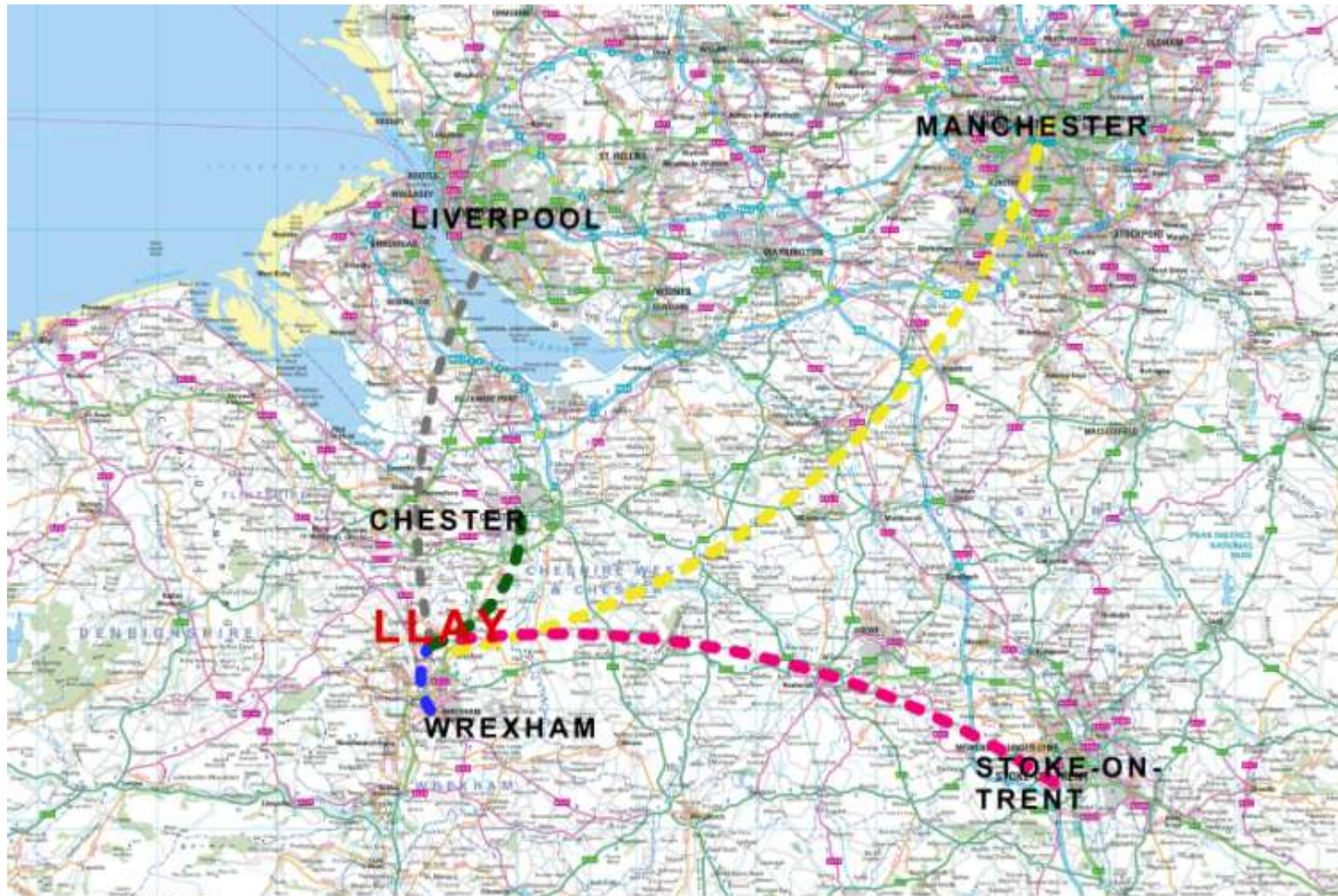
4.6.2 An effective way to achieve regeneration is to foster integrated communities within the existing settlement pattern by promoting mixed use development, comprising appropriate combinations of housing (including affordable housing), employment, retailing, education, leisure and recreation uses and open space.

4.6.5 For these aims and priorities to be realised it will be essential that social, economic and environmental policies are fully integrated.

In their land allocation policies and proposals, local planning authorities should:

- promote sustainable patterns of development, identifying previously developed land and buildings, and indicating locations for higher density development at hubs and interchanges and close to route corridors where accessibility on foot and by bicycle and public transport is good;
- maintain and improve the vitality, attractiveness and viability of town, district, local and village centres;
- foster development approaches that recognise the mutual dependence between town and country, thus improving linkages between urban areas and their rural surroundings;
- locate development so that it can be well serviced by existing infrastructure (including for energy supply, waste management and water);
- ensure that development encourages opportunities for commercial and residential uses to derive environmental benefit from co-location;
- ensure that tackling the causes and consequences of climate change is taken into account in locating new development.

A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Local authorities should adopt policies to locate major generators of travel demand such as housing, employment, retailing, leisure and recreation, and community facilities including libraries, schools and hospitals within existing urban areas or in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling.



DISTANCES



Llay - Wrexham = 4.1 Miles, 11 mins by car, 46 mins by train
 Llay - Chester = 9.9 Miles, 19 mins by car, 1 hour 39 mins by train
 Llay - Stoke-On-Trent = 42.4 miles, 1 hour 6 mins by car, 2 hours 42 mins by train.
 Llay - Manchester = 50 miles, 1 hour by car, 1 hour 49 mins by train.
 Llay - Liverpool = 30.4 miles, 44 mins by car, 1 hour 49 mins by train.

Higher density development, including residential development, should be encouraged near public transport nodes or near corridors well served by public transport (or with the potential to be so served).

Local service centres, or clusters of smaller settlements where a sustainable functional linkage can be demonstrated, should be designated by local authorities and be identified as the preferred locations for most new development including housing and employment provision.

Development in the countryside should be located within and adjoining those settlements where it can be best be accommodated in terms of infrastructure, access and habitat and landscape conservation.

All new development should respect the character of the surrounding area and should be of appropriate scale and design.

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)

We would look to address each of these issues in the design development.

Housing Strategy

The Welsh Government's approach, set out in the National Housing Strategy, is to:

provide more housing of the right type and offer more choice;
improve homes and communities, including the energy efficiency of new and existing homes;
Improve housing-related services and support, particularly for vulnerable people and people from minority groups.

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.

Local planning authorities, **in partnership with the community, including the private sector**, must develop policies to meet the challenges and particular circumstances evident in their areas in specific locations.

Local planning authorities should consider the following **criteria in deciding which sites to allocate for housing** in their development plans:

The location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;

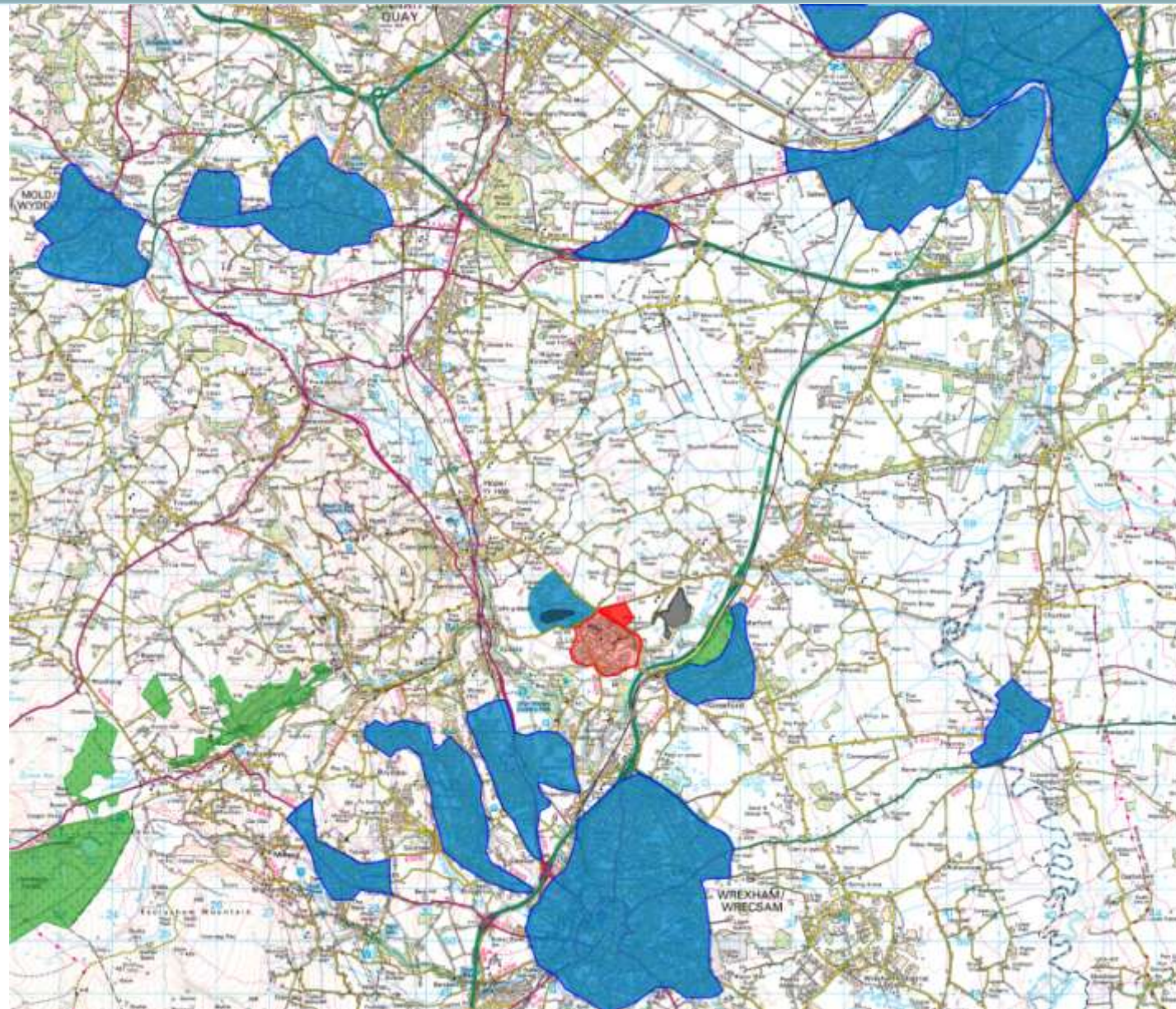
The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;

The scope to build sustainable communities to support new physical and social infrastructure.

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.

Development management and housing

New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern. Where housing development is on a significant scale, or where a new settlement or urban village is proposed, it should be integrated with existing or new industrial, commercial and retail development and with community facilities.



**SURROUNDING VILLAGES
AND QUARRIES**



KEY

- = The site
- = Llay Village
- = Neighbouring Villages
- = Llay Industrial Park
- = Surrounding Quarries

Development management and housing

New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented development pattern. Where housing development is on a significant scale, or where a new settlement or urban village is proposed, it should be integrated with existing or new industrial, commercial and retail development and with community facilities.

From “Improving Lives and Communities, Homes in Wales”

There are substantial challenges ahead:

- (i) The demand for housing continues to outstrip supply, which needs to be met by new houses and by bringing back into use empty properties.
- (ii) The credit crunch has increased the demand for affordable housing.
- (iii) The ageing population has significant implications for the design of houses and the support available to help people to live independently for as long as possible.
- (iv) The age and quality of current social housing stock means that substantial improvement is required, not least on energy efficiency. Stock transfers are addressing this in some areas.
- (v) There is increased demand on housing and housing-related support services, including those that deal with homelessness.

Priorities

3.8 There is a need to:

- (i) Increase the number of affordable homes for purchase or rent, in the right location and specifically in rural areas.
- (ii) Increase the level of private sector investment in housing.
- (iii) Improve the standard of new homes to make them more energy efficient and sustainable.

LOCAL STRATEGY

Wrexham County Borough Council Joint Housing Land Availability Study 2012, published March 2013, states that Wrexham County Borough Council has a housing land supply of 3.5 years.

The Wrexham Local Development Plan (LDP) was withdrawn in 2012 following inspection by an independent Planning Inspector. While a new plan is under preparation, we are making a separate approach through the planning system.

We want to work alongside and support the Local Authority, to assist in achieving a successful development that will strengthen the village of Llay, and improve the economy of North Wales.

From **Wrexham Housing Alliance “Local Housing Strategy 2007 -2012”** consultation we have identified the following aims:

1. To improve the quality and sustainability of existing homes and neighbourhoods
2. To develop more good quality affordable homes
3. To reduce homelessness and rough sleeping
4. To ensure that appropriate housing is available for all, particularly the vulnerable and those with special housing requirements
5. To provide effective housing advice and promote the full range of housing options available

The Council acknowledges that the land supply, as based upon past build rates, is below the necessary 5 years and is aware of the requirement in such cases to take appropriate steps to increase the land supply.



AMENITIES DIAGRAM

- | | | |
|--|--|---|
| = Surrounding Villages | = Site Boundary | = Straight Mile Road, (No Access) |
| = Neighbouring Industrial Estate | = Ponds | = Natural Minerals Zone |

5. LLAY AND SUSTAINABILITY

Llay has a well established presence, and has many amenities and facilities that would be strengthened by an increase in the local population.

It borders several other villages including Gwersyllt and Gresford. At the 2001 Census, the total population of the community of Llay, including Llay village, was 4,905.

The village has Alyn Waters Country Park, which has a small golfing range, and other sporting events take place on the large playing fields, such as football (home of Llay United Youth Football Club).

The site is well served by local transport links. There are bus stops adjacent to the site, and it is bounded on two sides by the B5102, Straight Mile, linking to the A483 and the B5373 Gresford Road.

The nursery and primary school are less than 500 metres away, as is the post office. The site is within 250 metres of the nearest pub, and within walking distance of shops and churches.

There is an industrial estate in Llay, similar in size to the whole village itself, which includes a Sharp Electronics factory.

Prior to the 1960s, Llay was a coal mining village. Llay Main Colliery, at one time the largest colliery in Wales and after 1952 the deepest pit in the UK, was a major employer for the area before its coal reserves were exhausted in 1966.

There are four churches in the village: the Roman Catholic St. Francis of Assisi, Llay Community Church of the Nazarene, St. Martin of Tours of the Church in Wales and the Bethel Baptist Church.

There are three drinking establishments, the Royal British Legion club, The Crown public house and Llay Miners Welfare Institute

The Llay Resource Centre was opened in 2005, and has a library, cafe, youth club and runs various courses and groups for the local community. The infant and junior schools were merged in 2008 to form Park CP School Llay which provides education for children from the age of 3 to 11.

6. SITE DESCRIPTION

The Site is about 24 acres, comprising 91,500sqm clear, plus 6,295sq m Farm dwellings, a total area of 97,795 sq.m, or 9.77 Hectares.

It is situated off Gresford Road, opposite the existing housing estate. The immediate area around the site is a mixture of residential and agricultural. Our understanding is that the land is grade 3 agricultural land.

The site itself is relatively level, and abuts the existing dwellings at New Farm and the adjacent barn conversion scheme.

The site includes an area of land currently used as a car park for farm vehicles.

Coal Mining

We commissioned a report from the Coal Authority in June this year. A full copy is available. From the report we can determine that there are no foreseen issues with the proposed development.

Past: The property is in the likely zone of influence from workings in 5 seams of coal at 660m to 970m depth, and last worked in 1966. Any ground movement from these coal workings should have stopped by now.

Present: The property is not in the likely zone of influence of any present underground coal workings.

Future: The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.



Image 01 - View of site in relation to Home Farm



Image 02 - Local Business



Image 03 - Local Pub



KEY - Showing where images are taken from
■ Site



Image 04 - Existing Hedges and Trees



Image 05 - St. Francis of Assisi Church



Image 06 - Showing the variety of housing surrounding the site



Image 07 - Showing the variety of housing surrounding the site



Image 08 - View across the site



Image 09 - Showing the variety of housing surrounding the site



Lloy Miners Institute



Image 10 - View of home farm



Image 11 - View of junction and site



Existing Public Right of Way running through the village

7. DESIGN DEVELOPMENT

At present, we have done an exercise to establish the scale and principle of development. We look forward to working closely with Wrexham Borough Council to establish the details of tenure, house sizes and mix; recreation and public open space, benefits to all members of local community; enhancements to the general appearance of area; and the opinions of local groups.

The development will have a high standard of specification, incorporating environmental and energy efficient design features, combined with modern facilities and technology.

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

- 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

As part of the planning application we will make full reference to these and other advice. Here we focus on those items that will have an immediate impact on the concept design.

10. Public Open Spaces on New Housing Developments.

The National Playing Fields Association (NPFA) has proposed a standard of 6 acres (2.43 hectares) of public open space per 1000 population comprising:

4 acres (1.62 ha) of playing fields. These should be suitable for youth and adult use; facilities include pitches, bowling greens, and tennis courts and athletics tracks.

1.5 acres (0.61 ha) of informal public open space, such as informal play space and landscaped amenity areas.

0.5 acres (0.20 ha) of children's equipped playground facilities.

The local Planning Authority is therefore keen to ensure that:

- a) Adequate public open space is provided within new housing developments.
- b) Developers should enter into legal agreements in order that funding can be provided for the future maintenance of open spaces and play equipment.

In all cases public open space should: be well related to dwellings but not so as to cause nuisance to residents (e.g. kicking of balls against a dwelling). Furthermore, location, design, layout and lighting should seek to ensure peace of mind for users and to minimise creating opportunities for vandalism and crime; be designed and laid out for easy maintenance; be usable.

Within the proposal we will incorporate existing public footpaths and rights of way, and establish new public rights of way. Wherever possible we have incorporated enhanced existing site features such as landforms, trees, hedgerows, vegetation, water features and wildlife habitats.

Within the site, we have identified several areas that are visible and well located, with safe pedestrian access, to ensure that small children can play in safety.

Standard of Provision

Public open space should be provided in all new housing developments at a minimum level of **0.4 hectares per 50 dwellings**, for all schemes of 10 dwellings or more.

Provision should include an equipped children's play area, and/or informal open spaces, and, where the necessary open space requirements is 0.6 hectares or more, a playing field.

At Home Farm we are proposing approximately 370 dwellings, leading to 2.8 hectares of public open space.

We recognise that any developers will be required to maintain the public open space provided on the site for a period of twelve months from satisfactory completion, and as a condition to any approval, must enter into a legal 'commuted sums' agreement with the Council for the future maintenance of the site, for a ten year period.

The current charge is £1000 per dwelling to cover maintenance costs for a ten year period.

16. Parking Standards

From table in LPG 16:

Dwellings	1 bedroom	1.5 car space per unit	Sufficient space to provide at least 2 secure cycle spaces per dwelling.
	2 bedrooms	2 car spaces per unit	
	3-4 bedrooms	3 car spaces per unit	
	5 or more bedrooms	4 car spaces per unit	

Driveways will be wide enough to allow pedestrian access alongside parked cars (including wheelchair access).

17. Trees and Development

The relevant works will be undertaken by a qualified and experienced Arboriculturist, working alongside our Landscape Architects. Appropriate new tree and hedgerow planting, amongst other landscaping proposals will be identified.

The development will have tree planting along principal frontages and access routes; avenue tree planting on principal routes within the site, and individual street tree planting on other internal roads.

Hedgerows

The site is bounded by significant hedgerows. It would be our intention to retain these, and strengthen them. They form a strong natural edge to the development, and reflect the historic field boundaries.

24. Designing Out Crime

Sitting, Layout, and Movement

The scheme will be designed with buildings sited to allow unobstructed views of neighbouring properties while maintaining adequate privacy, and to provide direct views over public areas.

The mix of dwelling types will make it more likely that some of the homes will be occupied throughout the day.

Private rear gardens will interlock with other rear gardens to restrict unwanted access from public areas.

We will avoid plans where dwellings back onto public open space or footpaths.

Entrances, bin stores, communal drying areas and garden sheds will be sited in plain view from the principal rooms of adjacent dwellings. Through routes and numbers of entry and exit points are minimised in the design. We make good use of cul-de-sacs, while limiting pedestrian links between cul-de-sacs.

We will avoid rear access to dwellings.



Zoning diagram



Existing site
access



Primary vehicle
route



Site area



Existing green
boundary



Natural Minerals
Zone

Car parking and garages will be provided within the residential curtilage and be overlooked by habitable rooms.

Communal car parking areas will be well lit and not sited to the rear of buildings.

Footpaths will be clear, well lit, direct and overlooked by adjacent households without dark corners or blind bends.

Traffic calming measures will be adopted to reduce traffic speed.

Estate entrances will be identified by changes to road surface treatment, entrance pillars, or narrowing of the carriageway.

Single storey structures such as porches, extensions, and garages will have pitched roofs to prevent them being used to gain access to first floor windows or other openings.

Fences or walls will be used to define private areas. Boundaries between public areas and private rear/side gardens will be at least 1.8 metres in height and sturdy; defensible planting of spiny or thorny plants will be used where appropriate to help prevent graffiti and loitering as well as enhancing perimeter security.

Front boundaries will be defined with low walls or railings up to 1.0 metre in height, or, in open plan settings, shrub planting. Brick walls will have sloping or pointed copings to eliminate potential sitting and congregating. Boundary walls will be designed without external pillars to avoid creating easy climbing points.

Public Open Space and Landscaping

Any public open space in the development will be directly overlooked. The spaces will be of a size that is easy to maintain. Trees will be planted far enough from buildings to avoid them being used for climbing and gaining access to upper storeys; they will not be planted where they will obscure lighting or pedestrian routes, or where they might provide an opportunity for people to be able to hide or be able to congregate and engage in anti-social behaviour.

Children's play areas and their pedestrian access points will be sited within sight of adjoining properties, but not next to major roads or car parks.

27. 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.

Table 1: Cost guidelines

School Type	No. of pupils generated by each 2-3 bed house	Building Cost Multiplier £	Contribution £
Primary 4 - 11 years	0.28	7000	1960
Secondary 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

- 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%.
- 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.

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.

28. 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 will speak with the Affordable Housing Officer, and the Community Wellbeing and Development Department, prior to the submission of a formal planning application. We would also like to assess the availability of Social Housing Grant.

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.

Be visually integrated into the development in terms of design and site layout;

Be distributed throughout the development

Be 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.

30. Design: A Guide for Developers and Architects when Designing Residential Developments

The Council offers a 'Development Team Approach' for larger proposals to help scope the issues and opportunities. We will liaise with this team.

The new residential development will meet or exceed Level 3 of the Code for Sustainable Homes or recognised equivalent scheme and provide 10% of the future energy requirements of the building through renewable energy sources.

There are various means by which energy from renewable sources can be harnessed, details of which are contained in Wrexham's Planning Information Sheets on Renewable Energy. Renewable energy technology will form an integral part of the buildings and be considered and incorporated at an early stage of the design process.

A renewable energy statement will be submitted with the application which indicates the sources from which the renewable energy is to be obtained.

We are taking a three step process to develop the design.

Step I: Site Appraisal

Step II: Constraints and Opportunities

Step III: The Design Solution

Step I: The Site Appraisal will address the following

Site boundaries - their position, construction and condition.

Levels - the contours should be shown on a large site or spot levels on a smaller infill site indicating clearly the falls across the site and adjoining land.

Trees and hedges - positions, accurate canopy spread and species along with an indication of condition (a full arboricultural assessment may be required).

Ponds - wetland areas, ditches, watercourses, position, depth and flood levels.

Ecological constraints - protected species and wildlife habitats e.g. badger setts.

Existing Infrastructure overhead wires, drains, sewers, pipelines.

Walls and Fences - position, height, construction and condition.

Existing buildings - location, construction, condition and potential for re-use.

Footpaths and public rights of way.

Roads - width, class and distance to main junction. Visibility at junctions.

Planning history – Planning permissions granted or current applications on the site and adjacent land.

Designations – Listed Buildings, conservation areas, archaeology etc.

Public transport routes.

Important views into and out of the site.

Relationship with adjacent buildings, uses, features, trees, hedges ponds etc.

The form and character of the surrounding area where appropriate.

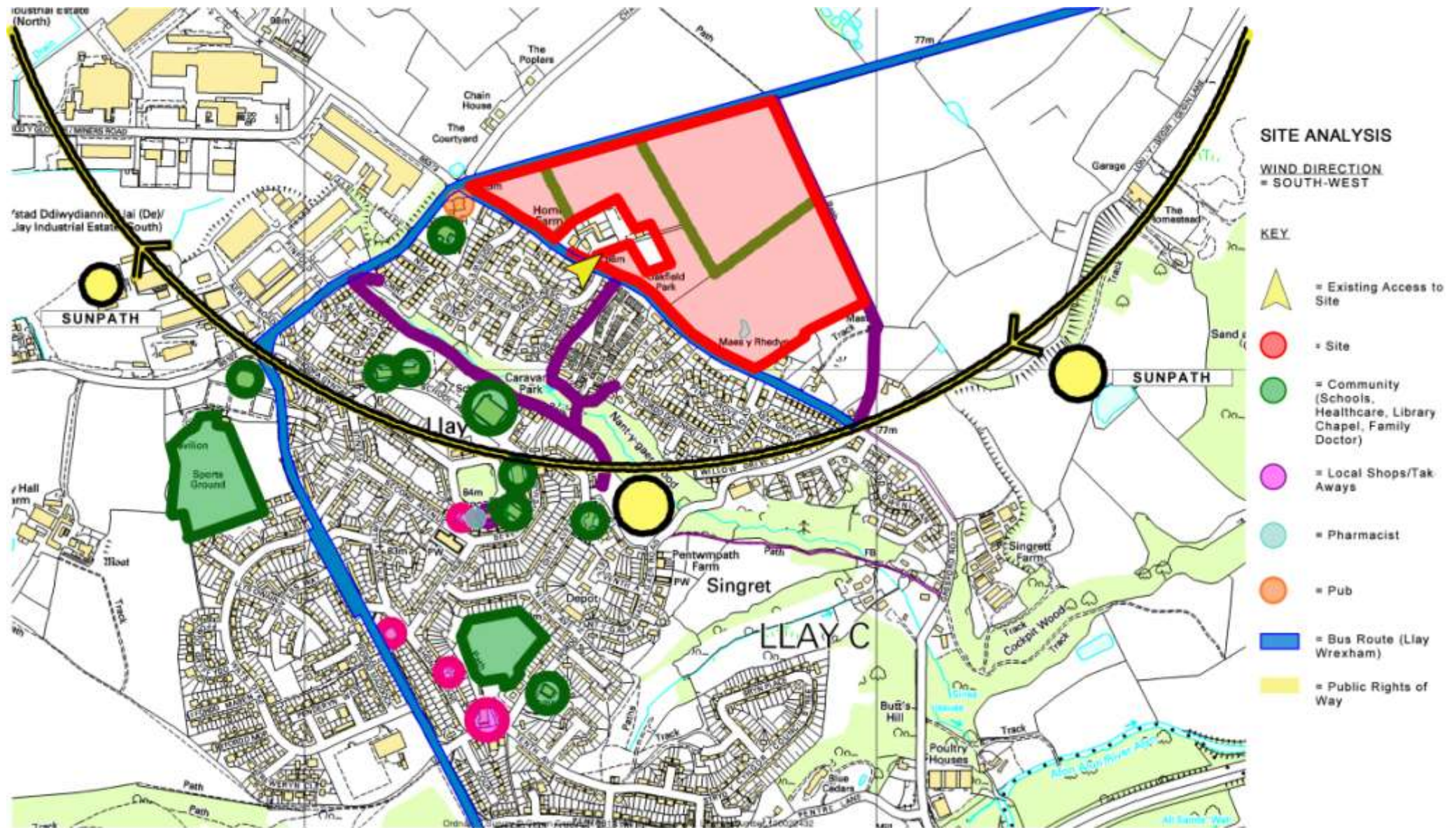
Microclimate - shelter, shade and sun.

Step II – Constraints and Opportunities study will:

Interpret the findings of the site appraisal into an annotated sketch plan.

This will show in broad terms how the site could be developed in response to the opportunities and constraints revealed in the site appraisal.

It will also form the basis of the Design and Access Statement which will accompany the planning application.



Step III - The Design Solution

In terms of the Design Solution, a range of potential design opportunities will arise having followed the first two steps. The aim will be to create variety and distinctiveness in the layout and design of housing so as to avoid residential developments which lack character and identity. Wrexham Borough Council design principles will be referred to in preparation of detailed plans. In particular:

Llay Housing Schedule (per Hectare)

We are aiming to provide approximately 370 dwellings. The typology will vary from apartments, 2-3 bedroom houses and 4-5 bedroom houses.

Plot No.	Area (Hectare)	Current Local Situation (28 per ha)	Planning Guidelines (Minimum 30 per ha)	Planning Guidelines (Maximum 50 per ha)
Plot no. 01	0.5ha	14 houses	15 houses	25 houses
Plot no. 02	1.1ha	33 houses	35 houses	55 houses
Plot no. 03	0.7ha	24 houses	23 houses	35 houses
Plot no. 04	1.6ha	42 houses	48 houses	80 houses
Plot no. 05	0.4ha	12 houses	12 houses	20 houses
Plot no. 06	1.1ha	33 houses	35 houses	55 houses
Plot no. 07	0.8ha	25 houses	28 houses	35 houses
Plot no. 08	0.7ha	24 houses	27 houses	45 houses
Plot no. 09	0.4ha	12 houses	12 houses	20 houses
TOTAL	7.3ha	219 houses	235 houses	370 houses

VISION DIAGRAM



8. PROGRAMME		Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19	Month 20	Month 21	Month 22	Month 23	Month 24	Month 25	Month 26	Month 27	Month 28	Month 29	Month 30	Month 31	Month 32	Month 33	
Pre-application submission																																			
Council Liaison (including meetings)																																			
Topographical Survey																																			
Ground investigation																																			
Phase 1 habitat survey																																			
Bat surveys																																			
Newt Surveys																																			
Other ecological surveys TBC																																			
Development of Planning Proposal																																			
Submission of Planning Application																																			
Allow for Planning Approval																																			
Dialogue with potential development partners																																			
Detailed planning design																																			
Detailed Planning submission																																			
Detailed planning process																																			
Detailed planning approval																																			
Detailed technical design																																			
site start																																			
phase 1																																			
phase 2																																			
phase 3																																			
phase 4																																			
first houses occupied																																			
site completion																																			

9. DELIVERY

Our aim is to manage the process right through, staying with the project from outset to completion.

We are experienced in delivering built projects across the North West, and have strong relationships with major builders and developers in the area, and we would look to develop further relationships as the project develops.

10. SUMMARY

This report is a considered argument for a development of around 370 houses around Home Farm.

We can only develop the concept in collaboration with the Wrexham Borough Council and their representatives.

We want to support a positive approach,.

If an "in-principle" agreement can be established, we can move forwards together to produce an exemplar development for Wales.

Within the document we have touched on a broad range of issues, all of which will require further dialogue with the local authority, and other stakeholders.

We look forward to successful dialogue and development of these outline ideas.