



Key

Existing

Application Boundary (72.85ha)

Trees/Woodland

Hedgerow

Watercourse

Public Right of Way (PRoW) Footpath

Public Right of Way (PRoW) Bridleway

Public Right of Way (PRoW) BOAT

Proposed

Residential Development in the region of 1,450 dwellings (38.10ha)

2FE Primary School Site (1.62ha)

Local Centre with possible nursery, shops, cafe, public house and community facilities subject to viability(1.46ha)

Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)

Telecom Mast Exclusion Zone

Spine Road with Tree Avenue, Landscape Verge and Swale

Secondary Road/Shared Drive

Emergency Access

Walking Route

Walking and Cycling Route

Public Open Space (15.39ha)

Strategic Open Space (7.89ha)

Drainage Attenuation (1.96ha)

Tree Planting

Hedgerow Planting

Neighbourhood Equipped Area for Play (NEAP)

Multi Use Games Area (MUGA)

Locally Equipped Area for Play (LEAP)

Local Area for Play (LAP)

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B	Updated Parcel O planting	SO	NKH	03/10/25
A	Updated to drawing PS9730.0011	AL	NKH	21/08/25
Rev	Description	Drawn	Approved	Date

TEP

THE ENVIRONMENT PARTNERSHIP

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Project
Lower Berse Farm, Ruthin Road, Wrexham
Title
Masterplan Framework - Option 2

Drawing Number
PS9730.002B

Scale 1:2500 @ A1	Date 21/11/2022
Drawn SO	Checked NKH
	Approved NKH

- 1 Residential development up to 1,450 dwellings
- 2 Two site access points onto the A525 Ruthin Road
- 3 Two site access points onto Bersham Road
- 4 Main access roads suitable for buses with active travel walking and cycling routes, tree avenue planting and landscape verges with swales for drainage
- 5 Site for a primary school up to 2FE located close to the existing high school
- 6 Local centre reflecting historic courtyard layout with Lower Berse Farmhouse and associated buildings of heritage value retained and enhanced
- 7 Development blocks to front onto existing and proposed roads and open space to create active frontages
- 8 Development overlooking Ruthin Road and set back to create a green frontage to the road
- 9 Development to sensitively integrate with Bersham Conservation Area and create a rural character along Bersham Road and Berse Lane
- 10 Variations in density and building heights to be used to create different character areas with lower density development to the south and west to respect the Conservation Area and rural character
- 11 Development set back from the existing dwelling Bryn-moel at the site centre
- 12 East-west green corridor and active travel route along the PRoW Bridleway with buffers to development and central open space
- 13 Northeast southwest green link and active travel route along PRoW connecting Bersham to Wrexham and providing a wildlife corridor
- 14 Retention of the existing watercourse as a wildlife corridor and feature providing a green link through the northern part of the site
- 15 Retention of existing landscape features to create a strong landscape framework, including important hedgerows, veteran trees, and ancient woodland
- 16 Drainage attenuation basins integrated at low parts of the site and along primary roads as swales
- 17 Land to the south of the site retained as a strategic green space and Green Wedge to Bersham
- 18 Series of distinctive and attractive green spaces through the development to create a sense of place and legibility with play provision focused along the PRoW Bridleway at the centre of the site
- 19 Ancient Woodland adjacent Berse Lane protected and sensitively integrated with development with public access restricted
- 20 Access to the western development parcel from Berse Lane or if feasible from development on the east side of Berse Lane. Consider potential access/interconnectivity between development if Berse Lane closed and becomes a Greenway, or provide emergency access and ped cycle connection
- 21 Potential to close Berse Lane and Holmstead Lane to vehicles and create Greenways as active travel walking and cycling routes