



## Lower Berse Farm, Ruthin Road, Wrexham

*Land and Buildings Parameters Statement*

OCTOBER 2025  
IN9730.002C



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## Land and Buildings Parameters Statement

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# Chapter 1: Introduction



# 1.0 Introduction

## 1.1 Introduction

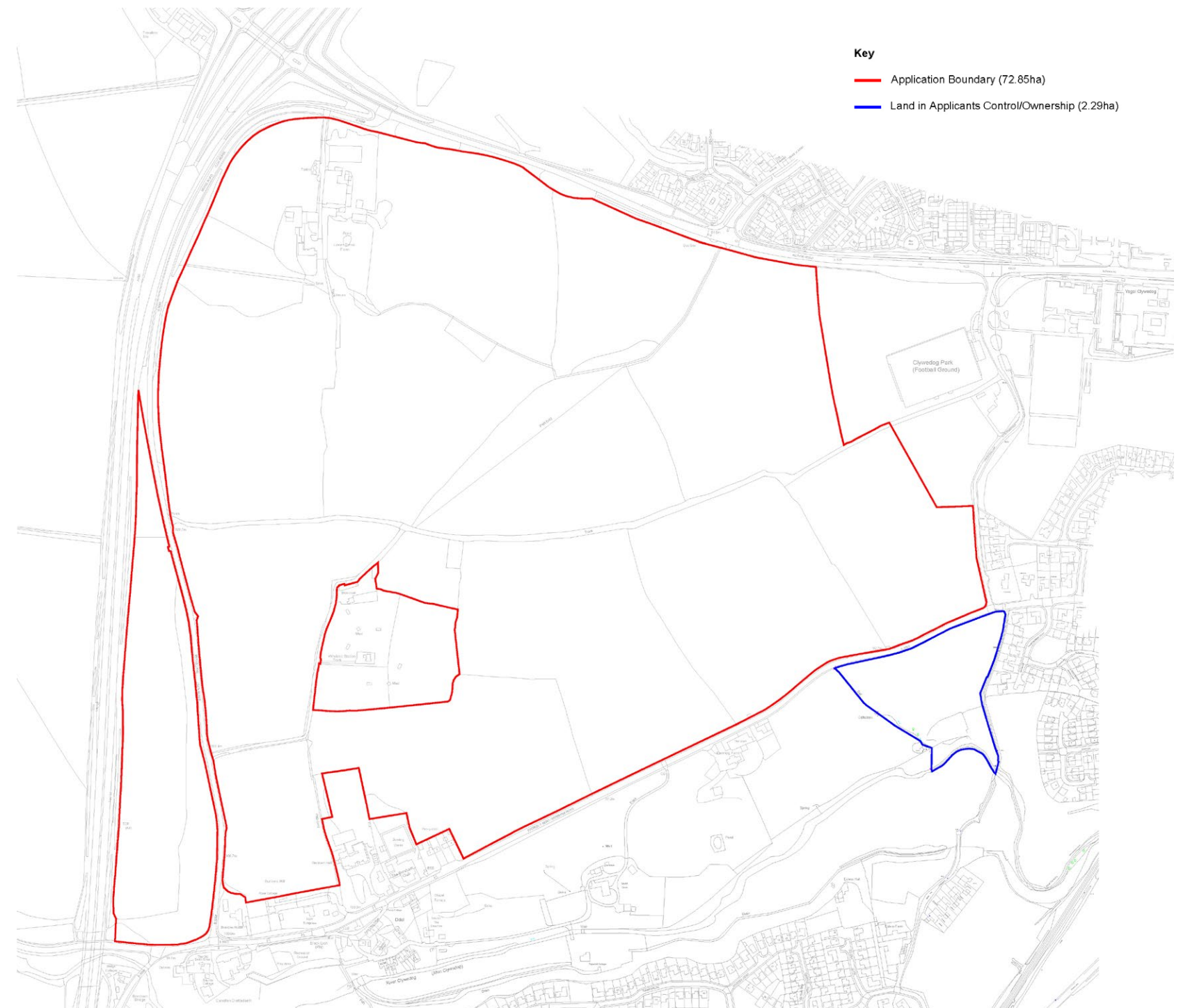
This Land and Buildings Parameters Statement provides additional information on the minimum and maximum parameters for the various building types and proposed land uses for the proposed development on Land at Lower Berse Farm, Wrexham. The Site is on the western edge of Wrexham, to the south of Ruthin Road east of Lower Berse Lane and north of Bersham Road.

The Site comprises generally flat agricultural land with arable areas and pasture bordered by trees and hedgerows, with a narrow belt of ancient woodland in the south-west corner.

This document should be read alongside the other documents submitted with the planning application. The parameter plans presented are the original plans submitted with the application. The document aims to support the application by providing additional detail on the size limits of buildings in the development and on the areas devoted to each land use.

The document provides an overall parameters plan and land use specific plans based on the overall plan.

The parameter plans provide the maximum and minimum parameters that the environmental assessment of the Proposed Development has been based on.



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Site Location Plan

# 1.0 Introduction

## 1.2 Description of Development

The Proposed Development seeks outline planning permission for a residential development of up to 1450 dwellings, plus associated roads, open space, community facilities, a site for a primary school and a waste water treatment plant (if necessary), on land at Lower Berse Farm, Ruthin Road, Wrexham, with all matters reserved except for access.

The proposals include a series of new access points from the surrounding highways network as well as the creation of a network of primary highway routes through the Site, including pedestrian and cycle paths.

The majority of the development is for residential use and would be delivered on a phased basis over 15 years, with a mixture of house types and sizes. The residential use would be supported by a local centre making use of existing buildings at Lower Berse Farm and a new primary school sized to accommodate the needs of new residents. There would be open space throughout the Site, with parkland in the south-west and a central play area.

The application site covers an area of 72.85 hectares. The proposals have been developed in response to an allocation for the Site in Wrexham Council's Local Development Plan, which removed the Site from the Green Barrier and established the principle for development.

The proposed masterplan demonstrates the proposed outline layout, including the location of roads, residential development, local centre, school site, open space, planting and footpaths.



Masterplan Framework - Option 1

# Chapter 2: Parameters



## 2.0 Parameters



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*Aerial view of Site*

### 2.1 Development Parameters Overview

A series of parameter plans have been produced which set out the minimum and maximum parameters for the proposed development and the different building types and land uses within it. These parameter plans comprise:

- *Overall Parameters Plan*
- *Residential Buildings Parameters Plan*
- *School Buildings Parameters Plan*
- *Local Centre Parameters Plan*
- *Open Space Parameters Plan*

These plans are presented in this document and are accompanied by explanatory text.

The plans specify the maximum and minimum parameters which the outline elements of the Proposed Development must be contained within. The width represents building frontage and the length represents building depth.

As the Proposed Development is submitted in outline form, there may be some variation on the exact location of land uses and layouts in the submission of subsequent reserved matters. However, this statement confirms the parameters that the different uses must stay within.

## 2.0 Parameters

### 2.2 Land Use Parameters

The first parameter plan presented in this document is an overall parameter plan for the Proposed Development as a whole.

The plan shows the different land uses which comprise the Proposed Development and their proposed location within the Site.

The residential elements of the Proposed Development are divided into different densities and heights:

- *Residential Development at up to 40 dwellings per hectare (dph) and up to 3 storeys (12 metre maximum ridge height).*
- *Residential Development at up to 38 dph and up to 2 storeys (10 metre maximum ridge height).*
- *Residential Development at up to 35 dph and up to 2 storeys (10 metre maximum ridge height).*

The residential element is split into 15 parcels.

The Proposed Development would also include a Primary School Site in the east. The School would be up to two form entry (2fe) and up to 2 storeys high.

A Local Centre is Proposed in the north-west of the Site, potential facilities could include: nursery, shops, cafe, public house and community facilities. Buildings would be 1 storey high with a ridge height up to 7 metres.

Land is identified for a wastewater treatment plant (if necessary) with a surrounding buffer zone, located in the southeast corner at the lowest part of the Site. If an off-site solution is deemed to be most practical and suitable through the application's

determination, then this site would become a residential development parcel at up to 38 dph and up to 2 storeys (10m) high.

An area of land (2.54 hectares) is also reserved in the west of the Site to protect the potential Welsh Government Future Highways Scheme at the A483 junction 4, ensuring the application does not prejudice the road scheme's delivery.

#### Key

##### Existing

 Application Boundary (72.85ha)

 Existing Buildings Retained

##### Proposed

 Residential Development at up to 40dph and up to 3 storeys high with 12m maximum ridge height (21.36ha)

 Residential Development at up to 35dph and up to 2 storeys high with 10m maximum ridge height (14.35ha)

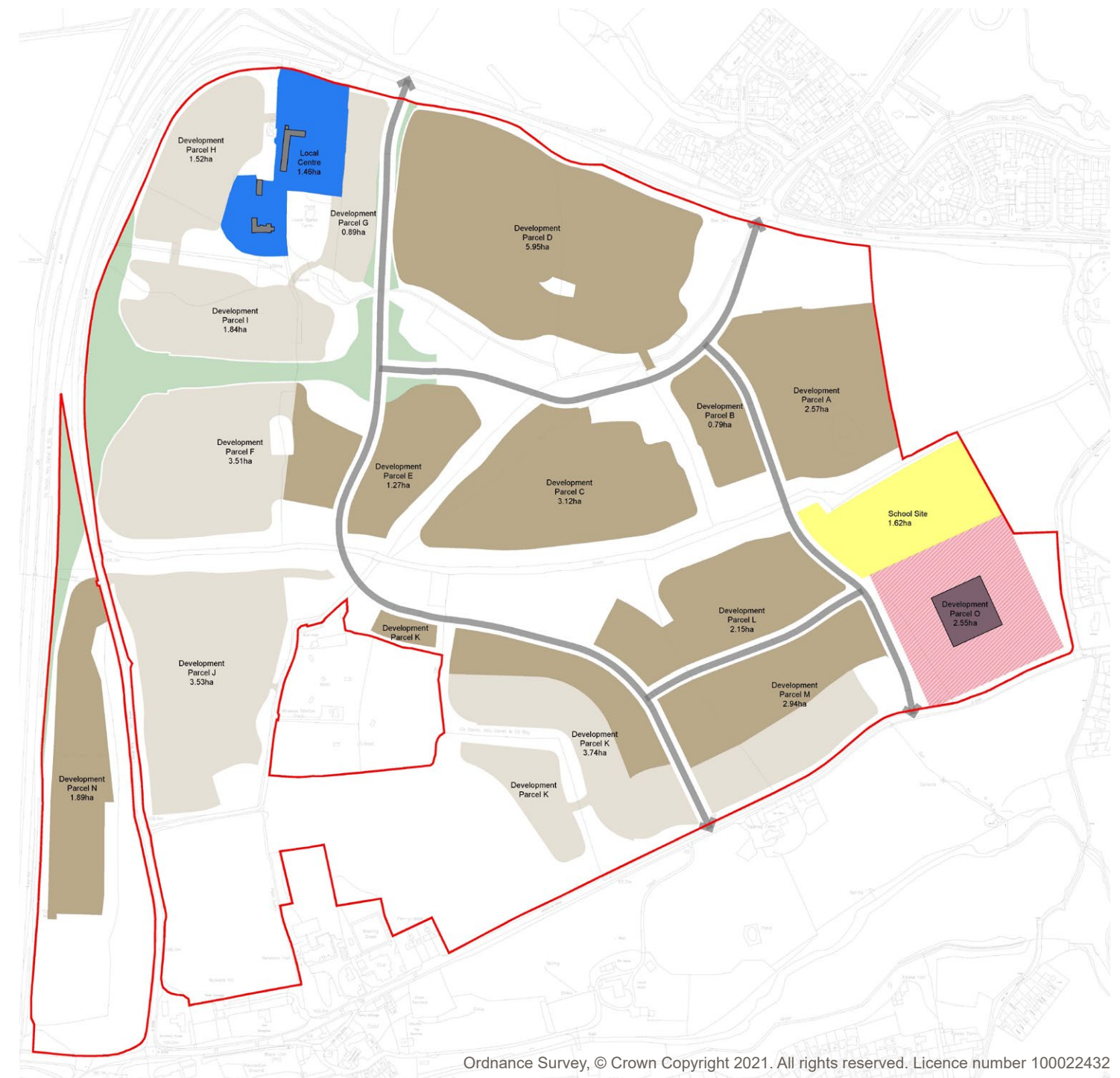
 Wastewater Treatment Plant (if necessary), up to 10m high and 3,364m<sup>2</sup> with surrounding buffer zone, or if not necessary, then Residential Development at up to 38dph and up to 2 storeys (10m) high (2.55ha)

 Primary School Site up to 2FE and up to 2 storeys high (1.62ha)

 Local Centre with possible nursery, shops, café, public house and community facilities 1 storey high and up to 7m ridge height (1.46ha)

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

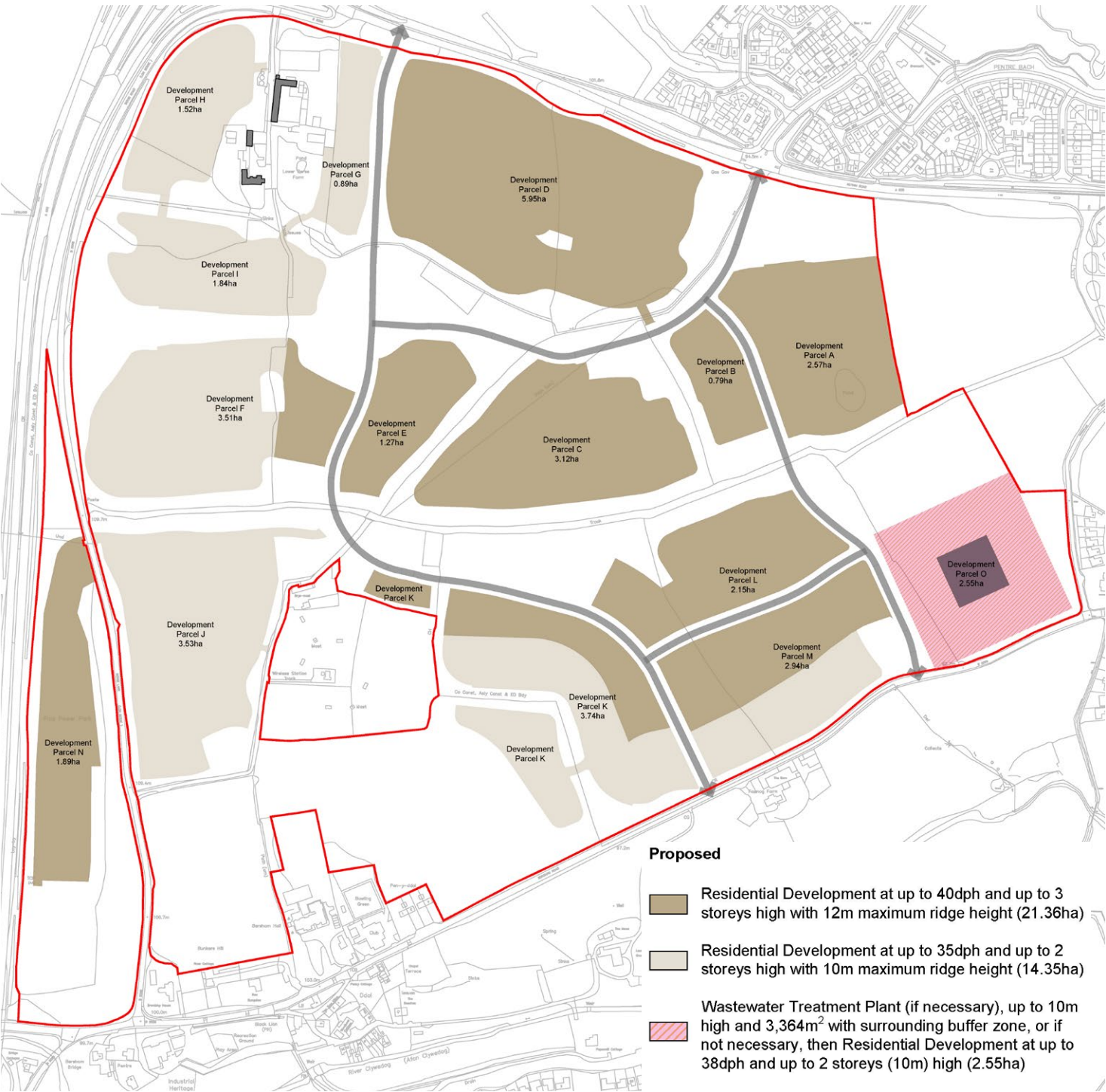
 Spine Road



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Overall Land Use Parameters Plan

## 2.0 Parameters



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Residential Parameter Plan

### 2.3 Residential Parameters

It is proposed that the residential element of the scheme would be divided into 15 parcels (A-O) of varying size and densities.

Denser residential development would be developed at up to 40 dph with a maximum of three storeys and 12 metre maximum ridge height. Less dense areas would be developed at up to 35 dph and up to two storeys and a 10 metre maximum ridge height. If a waste water treatment plant is not necessary Parcel O would be developed as residential development at up to 38 dph and up to two storeys and a 10 metre maximum ridge height.

There would be up to 21.36 hectares of residential development at the higher density and up to 14.32 hectares of the lower density. There would be 2.55 hectares of residential development at the medium density if a waste water treatment plant is not necessary.

Minimum and maximum dimensions are provided in the below tables for dwellings and associated garages. The first table provides the parameters for individual detached dwellings and apartment blocks. The second table provides the parameters for a pair of semi-detached dwellings and rows of terraced housing.

#### Individual Dwelling and Apartment Block Parameters

| Parameter | 35/38dph        |                 | 40dph           |                 |
|-----------|-----------------|-----------------|-----------------|-----------------|
|           | Lower Limit (m) | Upper Limit (m) | Lower Limit (m) | Upper Limit (m) |
| Length    | 8.5             | 18.5            | 8.5             | 18.5            |
| Width     | 4.0             | 15.5            | 4.0             | 15.5            |
| Height    | 7.5             | 10.0            | 7.5             | 12.0            |

#### Semi-detached and Terraced Dwelling Parameters

| Parameter | 35/38dph        |                 | 40dph           |                 |
|-----------|-----------------|-----------------|-----------------|-----------------|
|           | Lower Limit (m) | Upper Limit (m) | Lower Limit (m) | Upper Limit (m) |
| Length    | 8.5             | 18.5            | 8.5             | 18.5            |
| Width     | 11.5            | 22.0            | 11.5            | 22.0            |
| Height    | 7.5             | 10.0            | 7.5             | 12.0            |

#### Garage Parameters

| Parameter | Single Garage   |                 | Double Garage   |                 |
|-----------|-----------------|-----------------|-----------------|-----------------|
|           | Lower Limit (m) | Upper Limit (m) | Lower Limit (m) | Upper Limit (m) |
| Length    | 6.0             | 7.0             | 6.0             | 7.0             |
| Width     | 3.5             | 4.0             | 5.5             | 6.5             |
| Height    | 3.5             | 4.0             | 4.0             | 5.0             |

# 2.0 Parameters

## 2.4 Wastewater Treatment Plant (if necessary)

If a Wastewater Treatment Plant is necessary, this will be located in Parcl O and will be up to 10m high and 3,364m<sup>2</sup> with a surrounding buffer zone. The surrounding buffer zone would be landscaped and include earth bunds and tree planting to help screen and buffer the plant structure from surrounding receptors.

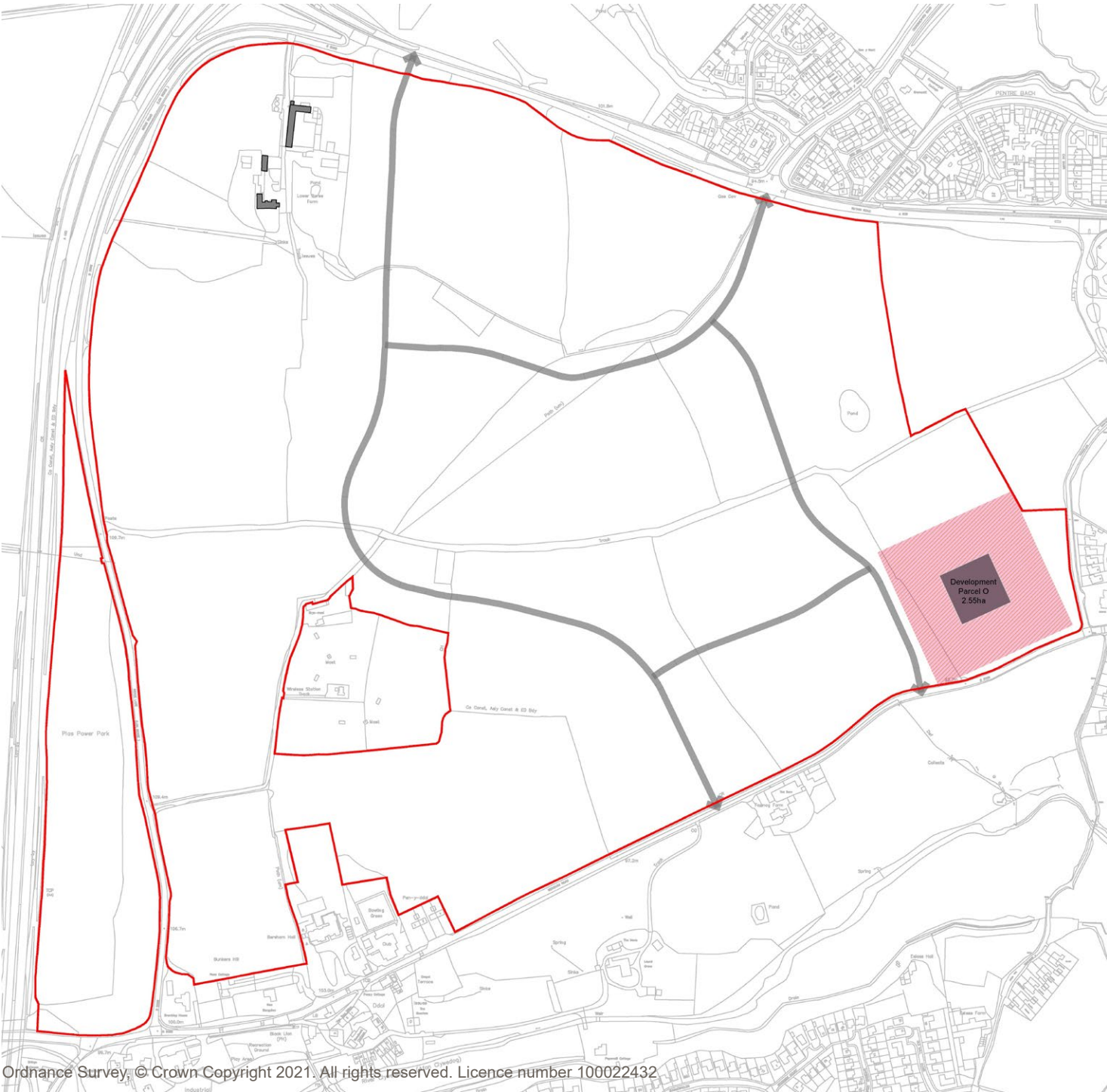
Maximum parameters are provided in the below table.

### Wastewater Treatment Plant Parameters

| Parameter | Lower Limit (metres) | Upper Limit (metres) |
|-----------|----------------------|----------------------|
| Area      | 2,000m <sup>2</sup>  | 3,364m <sup>2</sup>  |
| Height    | 6.4m                 | 10m                  |

Proposed

 Wastewater Treatment Plant (if necessary), up to 10m high and 3,364m<sup>2</sup> with surrounding buffer zone, or if not necessary, then Residential Development at up to 38dph and up to 2 storeys (10m) high (2.55ha)



School Parameter Plan

# 2.0 Parameters

## 2.5 School Parameters

As shown in the parameters plan, the school site would be in the east of the Proposed Development Site. The school site covers an area of 1.62 hectares. The area would be the site for a Primary School which would be up to two form entry (2fe). The school would be up to two storeys high.

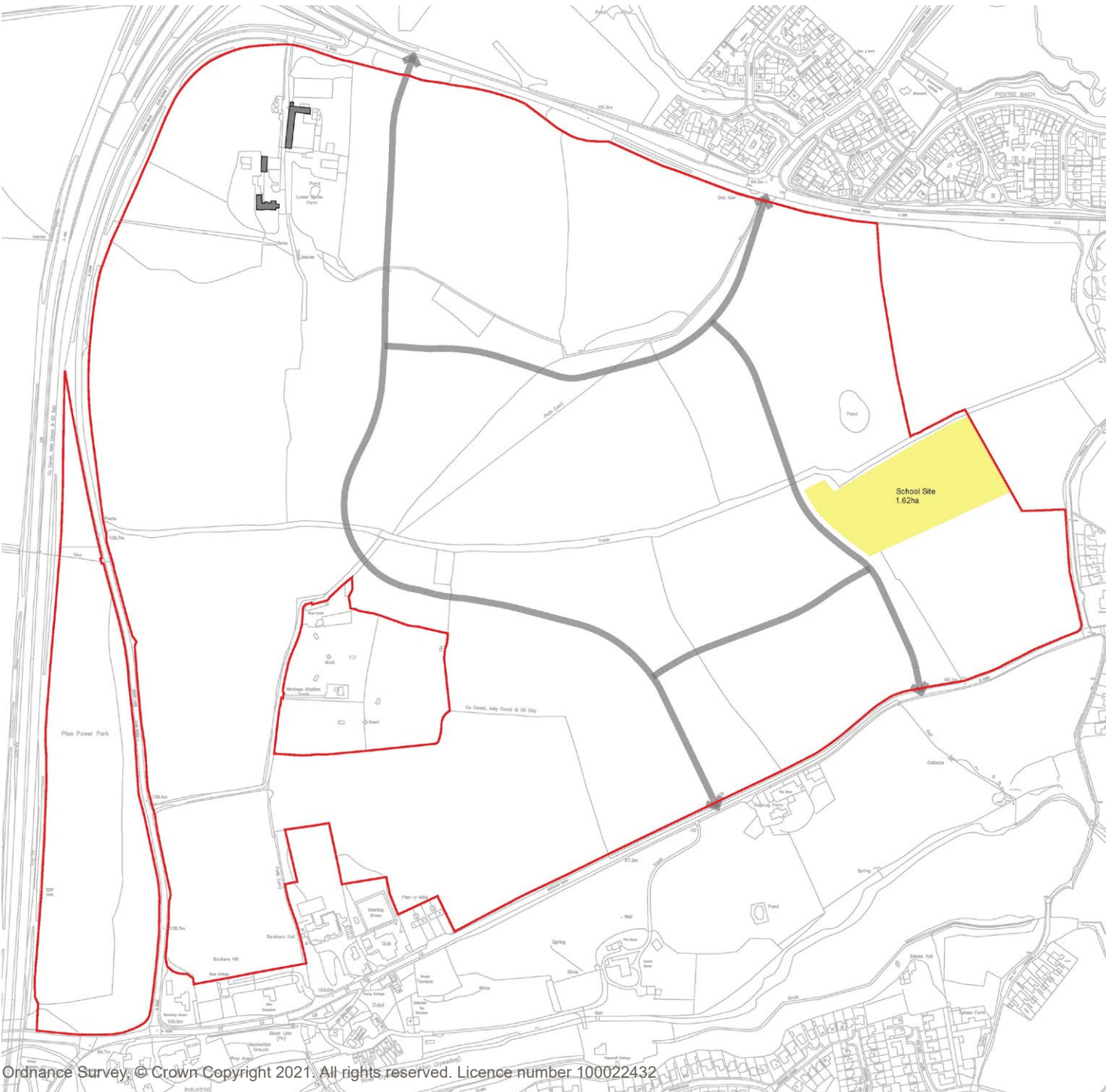
Maximum and minimum parameters are provided in the below table.

### School Building Parameters

| Parameter | Lower Limit (metres) | Upper Limit (metres) |
|-----------|----------------------|----------------------|
| Length    | 54                   | 80                   |
| Width     | 18                   | 35                   |
| Height    | 7                    | 12                   |

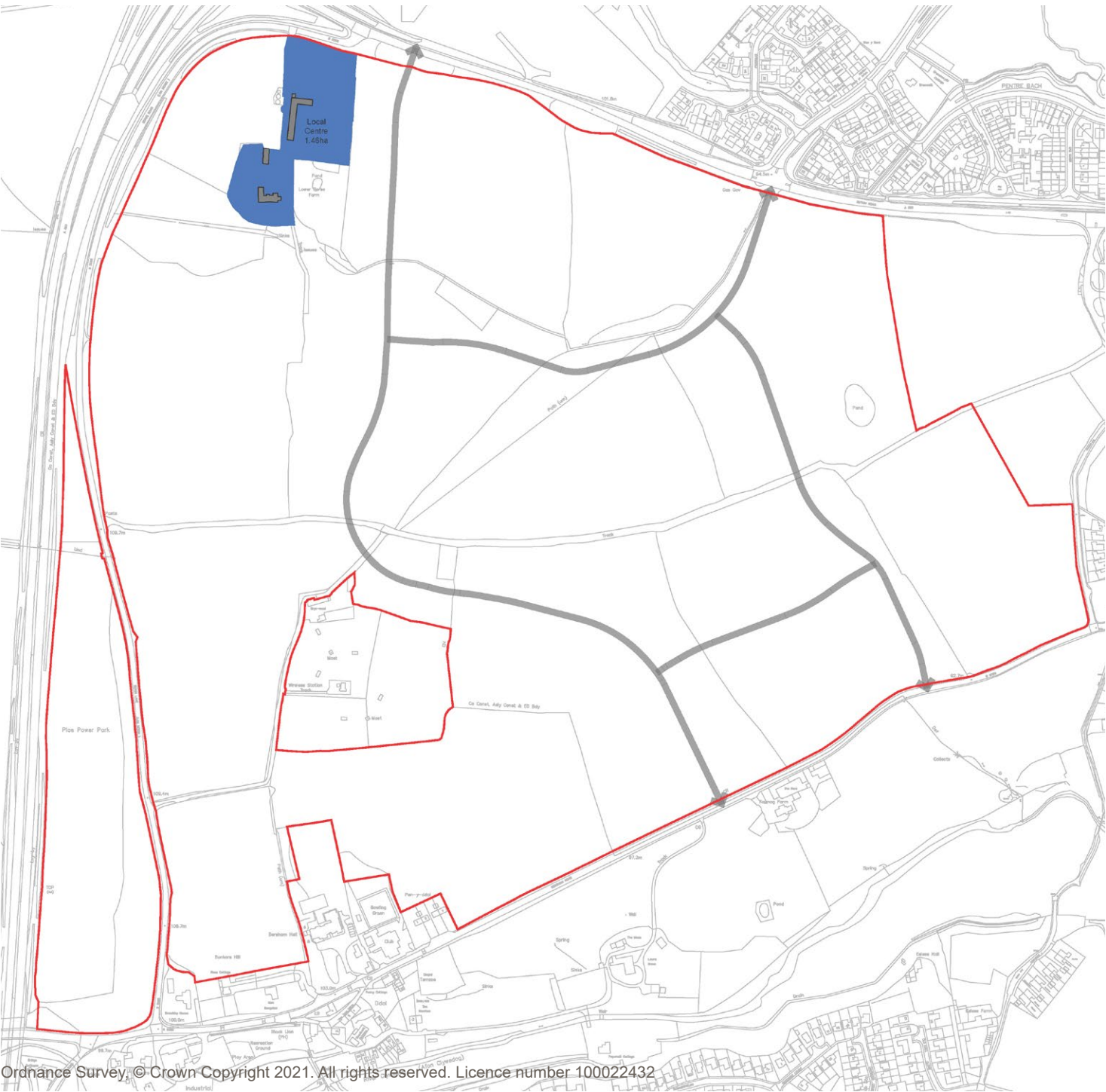
Proposed

Primary School Site up to 2FE and up to 2 storeys high (1.62ha)



School Parameter Plan

# 2.0 Parameters



Local Centre Parameter Plan

## 2.6 Local Centre Parameters

The proposed Local Centre would be located in the north-west corner of the Site, close to the junction of Ruthin Road and Berse Lane.

The Local Centre would occupy an area of up to 1.46 hectares and could include uses such as: nursery, shops, cafe, public house and community facilities. Buildings in the Local Centre would be limited to one storey high and a ridge height of up to 7 metres.

Maximum and minimum parameters for buildings are provided in the below table. The existing listed buildings are to be retained as part of the Proposed Development and the parameters relate to proposed buildings only.

Local Centre Building Parameters

| Parameter | Lower Limit (metres) | Upper Limit (metres) |
|-----------|----------------------|----------------------|
| Length    | 12                   | 60                   |
| Width     | 6                    | 20                   |
| Height    | 4                    | 7                    |

### Proposed

- Local Centre with possible nursery, shops, café, public house and community facilities 1 storey high and up to 7m ridge height (1.46ha)

## 2.0 Parameters

### 2.7 Open Space Parameters

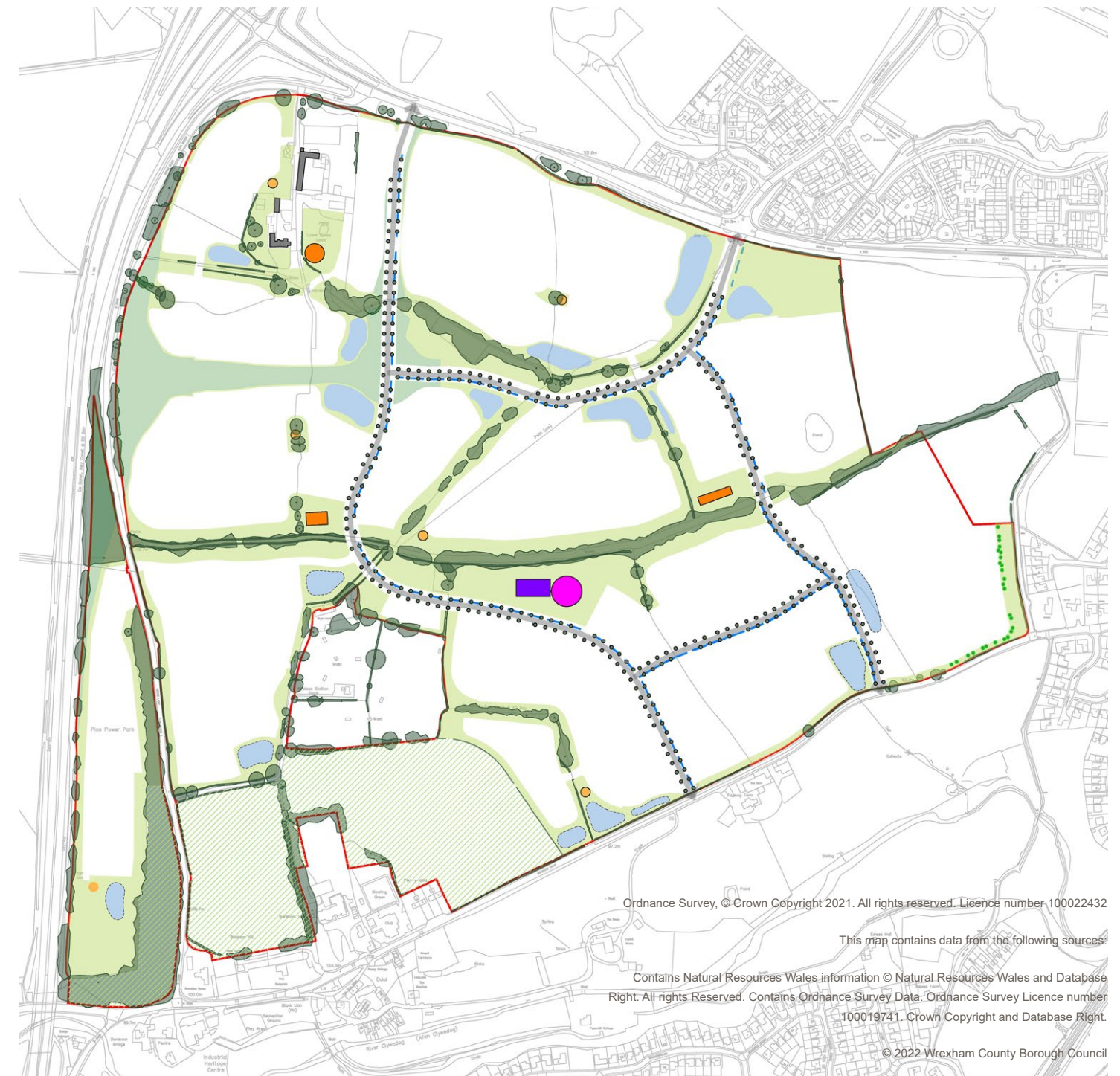
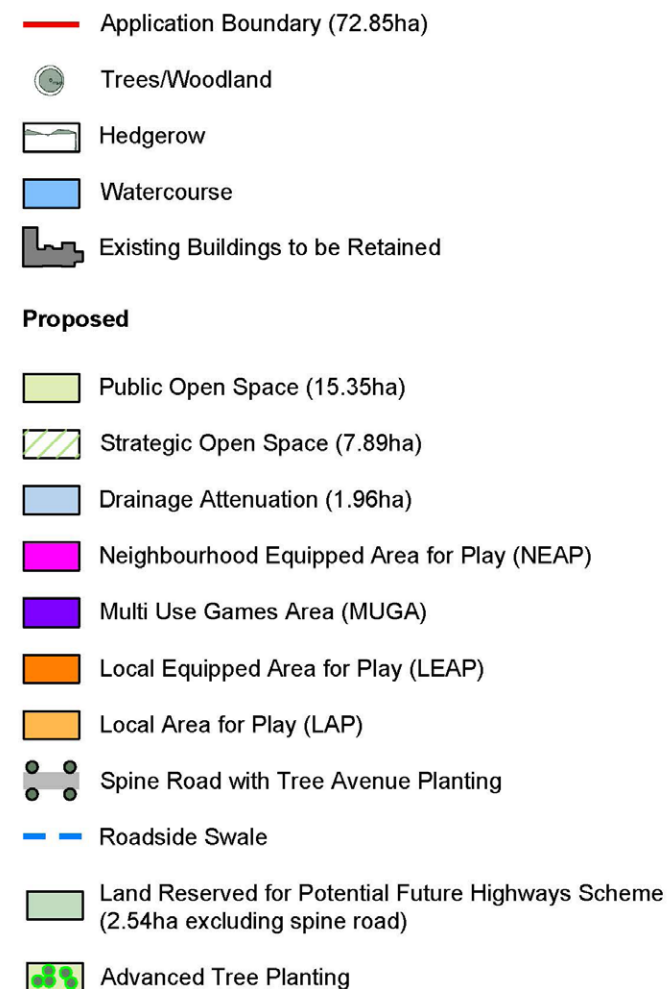
Open space would be provided throughout the Site to provide space for recreation, biodiversity and green infrastructure.

The Proposed Development would include 15.35 hectares of public open space and 7.89 hectares of strategic open space. Open space would be spread throughout the Proposed Development between development parcels. Drainage attenuation areas would cover 1.96 hectares of the Site.

Within the public open space, areas would be reserved for playing equipment of various types. The open spaces would include: Neighbourhood Equipped Area for Play (NEAP), Multi Use Games Area (MUGA), Local Equipped Areas for Play (LEAP) and Local Areas for Play (LAP).

A 2.54 hectare area of land in the west of the Site, connecting to the A483, would also be reserved for a potential future highways scheme.

Advanced tree planting is included to Parcel O.



Open Space Parameter Plan

## 2.0 Parameters

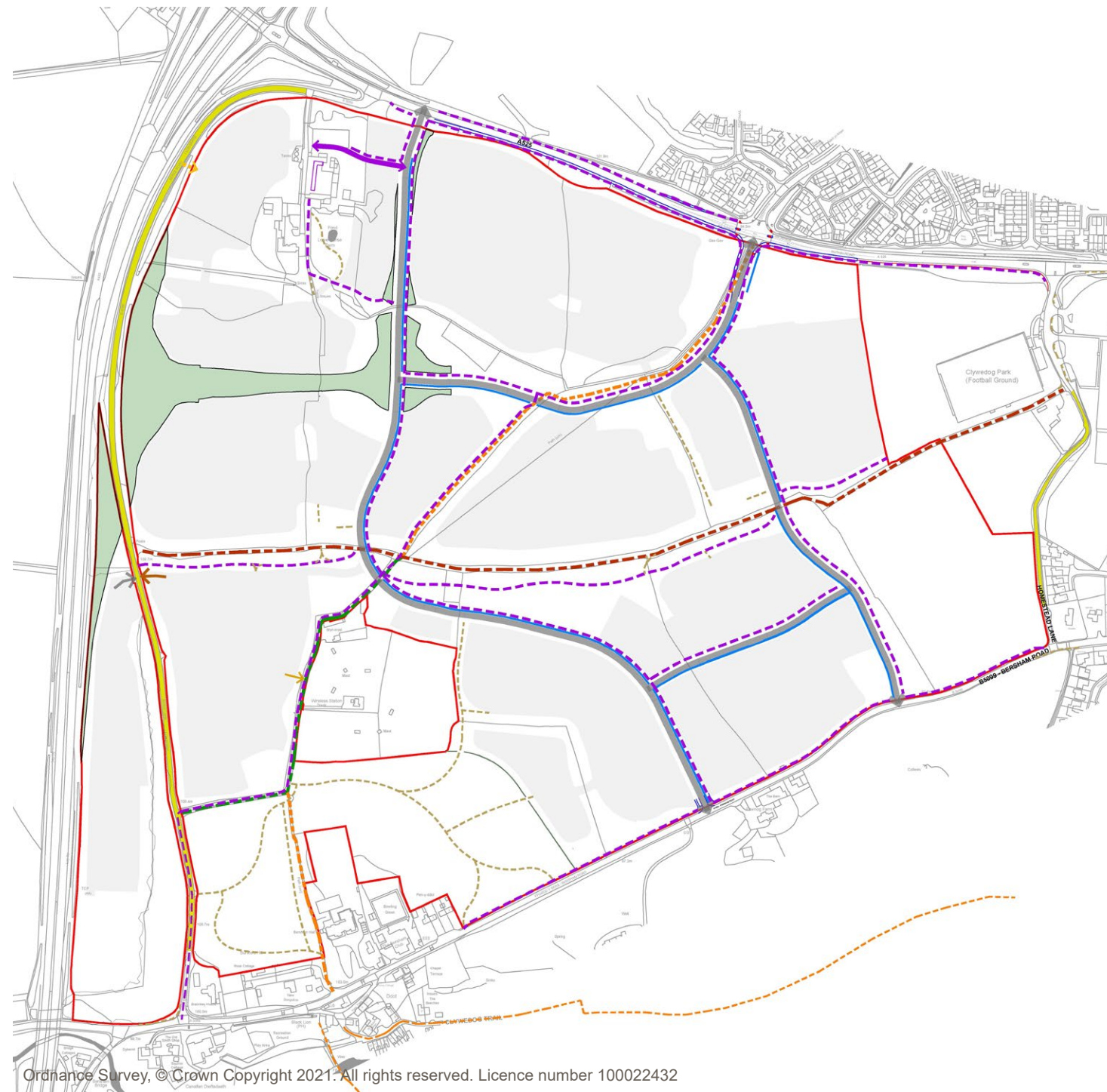
### 2.8 Access and Movement Parameters

The Access and Movement Parameter Plan shows the key routes for pedestrians, cyclists and vehicles travelling into and around the Site.

The plan shows the location of the Spine Road which will distribute the majority of vehicle traffic through the Site, providing access to all different areas and uses within the Site.

Walking and cycling routes are provided throughout the Site, demonstrating that sustainable modes of travel have been considered in access to all areas and land uses in the Site. A number of key access routes are shown on the plan.

The parameter plan also shows the 2.54 hectare area of land in the west of the Site reserved to protect the potential Welsh Government A483 junction 4 preferred route scheme from development, ensuring the application does not prejudice the road scheme's delivery. The area of land reserved excludes the spine road through the Site.



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Access and Movement Parameter Plan

#### Proposed

-  Spine Road
-  Emergency Access
-  Walking Route
-  Walking and Cycling Route
-  Roadside Swales
-  Land Reserved for Potential Future Highways Scheme (2.54ha excluding spine road)
-  Access to Western Parcel N
-  Potential Access/Interconnectivity between development either side of Berse Lane if Berse Lane closed and becomes a Greenway; or Emergency Access and pedestrian cycle connection to east parcel
-  Access to Local Centre
-  Potential new access to existing dwelling Bryn-moel and Telecoms Masts
-  Potential opportunity for closure of Berse Lane and Homestead Lane to vehicles to create Greenway for pedestrians and cyclists

#### Key

##### Existing

-  Application Boundary (72.85ha)
-  Public Right of Way (PRoW) Footpath
-  Public Right of Way (PRoW) Bridleway
-  Public Right of Way (PRoW) BOAT

# Chapter 3: Summary



# 3.0 Summary

## 3.1 Summary

This Land and Buildings Parameters Statement has been prepared in support of an outline planning application for the erection of 'a residential development for up to 1450 dwellings, plus associated roads, open space, community facilities, a site for a primary school and a wastewater treatment plant (if necessary) with all matters reserved except for points of access'.

This document outlines proposed land use and building parameters for the development; detailing the land uses proposed, including their areas and location within the Site, and minimum and maximum building sizes.

A parameter plan is presented for each land use, along with a table setting out building parameters.

The open space parameters plan shows the type and extent of green and blue infrastructure throughout the Site.

This provides further detail regarding the scale and extent of proposed development.

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 1,360 dwellings (35.71ha)

Wastewater Treatment Plant (if necessary) with surrounding buffer zone (2.55ha)

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 (15.35ha)

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)



Masterplan Framework - Option 1

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