



- 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)

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|     |                                                                            |       |          |          |
|-----|----------------------------------------------------------------------------|-------|----------|----------|
| L   | Wastewater treatment plant amended                                         | SO    | NKH      | 03/10/25 |
| K   | Wastewater treatment plant amended                                         | WJ    | NKH      | 22/09/25 |
| J   | Added wastewater treatment plant                                           | SO    | NKH      | 11/08/25 |
| I   | Updates to Active Travel                                                   | SO    | NKH      | 16/07/24 |
| H   | Updates to Active Travel                                                   | SO    | NKH      | 25/06/24 |
| G   | Updates in relation to land for future highways scheme and removal of WWTW | SO    | NKH      | 12/06/24 |
| F   | Title amended to Option 1                                                  | SO    | NKH      | 07/08/23 |
| E   | Spine Road and NDA amended                                                 | NKH   | NKH      | 23/03/23 |
| D   | Removal of WG highway scheme                                               | NKH   | NKH      | 17/03/23 |
| C   | Parcel L update                                                            | AJG   | NKH      | 01/02/23 |
| B   | Update to primary school site                                              | EL    | NKH      | 09/12/22 |
| A   | Updates following DTM 06/12/22                                             | EL    | NKH      | 08/12/22 |
| Rev | Description                                                                | Drawn | Approved | Date     |

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Project  
**Lower Berse Farm, Ruthin Road, Wrexham**

Title  
**Masterplan Framework - Option 1**

Drawing Number  
**PS9730.001L**

Scale  
**1:2500 @ A1**

Date  
**24/11/2022**

Drawn  
**EL**

Checked  
**NKH**

Approved  
**NKH**