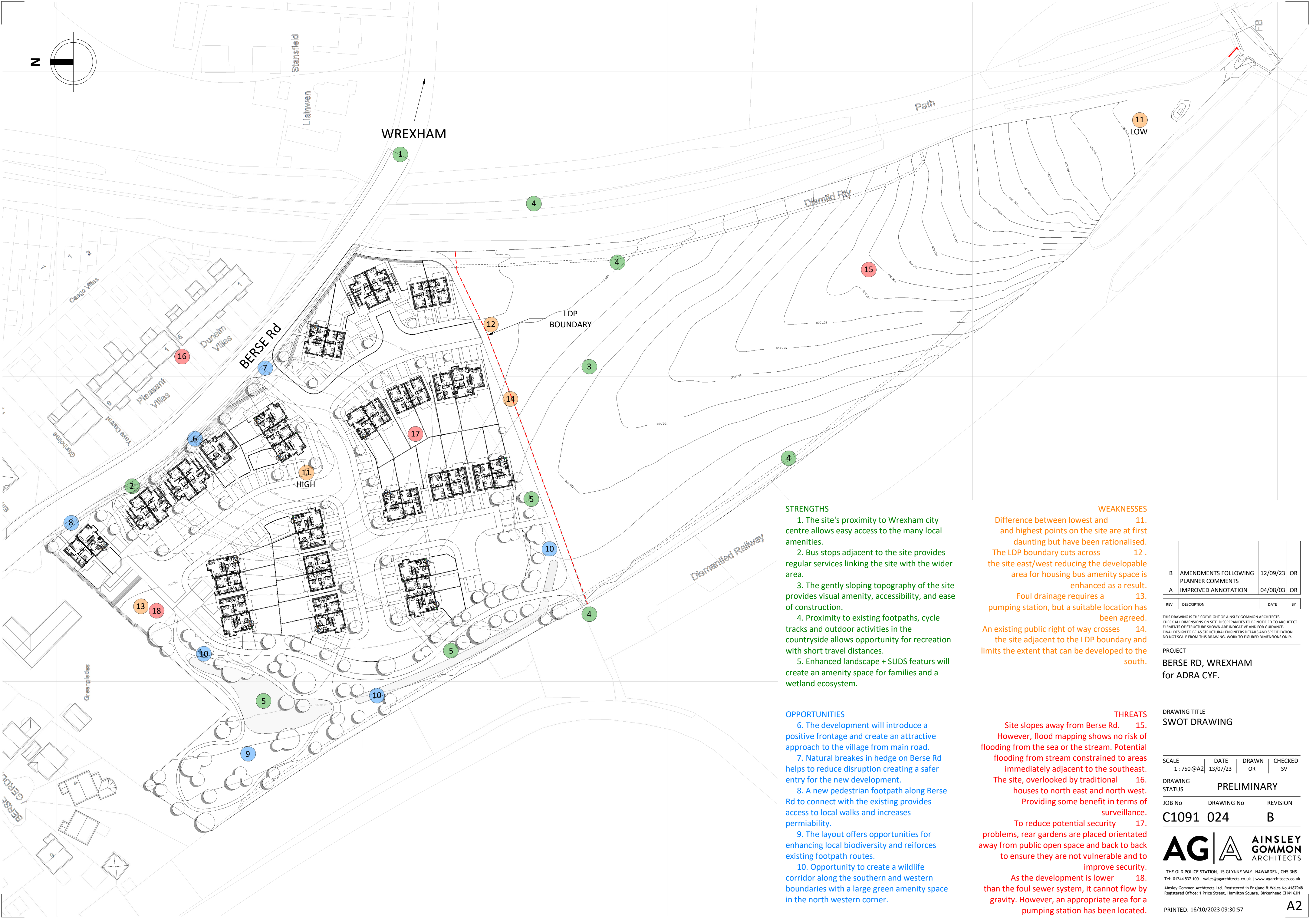




STRENGTHS

- 1. The site's proximity to Wrexham city centre allows easy access to the many local amenities.
- 2. Bus stops adjacent to the site provides regular services linking the site with the wider area.
- 3. The gently sloping topography of the site provides visual amenity, accessibility, and ease of construction.
- 4. Proximity to existing footpaths, cycle tracks and outdoor activities in the countryside allows opportunity for recreation with short travel distances.
- 5. Enhanced landscape + SUDS features will create an amenity space for families and a wetland ecosystem.

OPPORTUNITIES

- 6. The development will introduce a positive frontage and create an attractive approach to the village from main road.
- 7. Natural breaks in hedge on Berse Rd helps to reduce disruption creating a safer entry for the new development.
- 8. A new pedestrian footpath along Berse Rd to connect with the existing provides access to local walks and increases permeability.
- 9. The layout offers opportunities for enhancing local biodiversity and reinforces existing footpath routes.
- 10. Opportunity to create a wildlife corridor along the southern and western boundaries with a large green amenity space in the north western corner.

WEAKNESSES

- Difference between lowest and 11. and highest points on the site are at first daunting but have been rationalised.
- The LDP boundary cuts across 12. the site east/west reducing the developable area for housing bus amenity space is enhanced as a result.
- Foul drainage requires a 13. pumping station, but a suitable location has been agreed.
- An existing public right of way crosses 14. the site adjacent to the LDP boundary and limits the extent that can be developed to the south.

THREATS

- Site slopes away from Berse Rd. 15. However, flood mapping shows no risk of flooding from the sea or the stream. Potential flooding from stream constrained to areas immediately adjacent to the southeast.
- The site, overlooked by traditional 16. houses to north east and north west. Providing some benefit in terms of surveillance.
- To reduce potential security 17. problems, rear gardens are placed orientated away from public open space and back to back to ensure they are not vulnerable and to improve security.
- As the development is lower 18. than the foul sewer system, it cannot flow by gravity. However, an appropriate area for a pumping station has been located.

B	AMENDMENTS FOLLOWING PLANNER COMMENTS	12/09/23	OR
A	IMPROVED ANNOTATION	04/08/03	OR
REV	DESCRIPTION	DATE	BY

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PROJECT
BERSE RD, WREXHAM
for ADRA CYF.

DRAWING TITLE
SWOT DRAWING

SCALE	DATE	DRAWN	CHECKED
1 : 750 @A2	13/07/23	OR	SV
DRAWING STATUS	PRELIMINARY		
JOB No	DRAWING No	REVISION	
C1091	024	B	