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Design and Access Statement



Statement prepared for:

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Statement required for:

Creation of eco friendly chalet development to provide holiday accommodation.

1. Summary of Proposal

1.1 The proposal is to develop a small-scale, eco-friendly chalet scheme on land adjacent to 1 Wayside, Aberoer.

1.2 The vision is to create a sensitive, low-impact holiday-use development that harmonises with the local rural character, respects the local environment, and provides safe, accessible accommodation.

1.3 The development will consist of 5 number of chalets designed to high environmental standards (low-carbon construction, sustainable materials, energy efficiency, and minimal landscape impact), with appropriate access, parking and landscaping.

2. Brief

2.1 The chalets will be designed to minimise energy consumption (well-insulated, possibly timber or other low-carbon construction with landscaping that supports biodiversity.

2.2 The scheme aims to respect and reflect the rural character of Aberoer, blending into the existing landscape and built environment, rather than imposing a suburban or urban layout.

2.3 Provide safe and convenient access for vehicles, pedestrians, and where possible cycles. Ensure movement to/from the site is designed to avoid adverse impacts on highway safety and to integrate with existing networks.

2.4 Designed to avoid isolation, promote natural surveillance (through layout, orientation, lighting, landscaping), ensure safe access, and mitigate environmental and amenity impacts (noise, privacy, privacy buffer, landscaping).

2.5 Ensure the proposal addresses local planning policy requirements, in particular those of the relevant development plan for Wrexham County Borough Council and relevant national planning guidance.

3. Site Analysis

3.1 The site lies adjacent to an existing dwelling ("1 Wayside") in the Aberoer area. The surrounding area is rural or semi-rural, with a mix of dwellings in small clusters and open/green land.

3.2 Given the rural context, potential issues to evaluate include: landscape character; impact on neighbouring dwellings topography, access and highway safety.

3.3 Without a currently adopted newer development plan for the area attention to visual impact, and sustainable design becomes more important.

4. Planning Policy

4.1 The most recent Wrexham Local Development Plan (2013–2028) (LDP) has been subject to legal and political challenges. As of August 2025, the Council formally requested its withdrawal as a result, there is presently no adopted LDP in force.

4.2 The older Wrexham Unitary Development Plan (1996–2011) (UDP) remains a relevant policy framework at present following the withdrawal of the LDP.

4.3 The LPA also relies on a collection of local planning guidance notes—such as those on landscape & development, access & use of buildings, rural building conversion, etc.—to guide development in rural and semi-rural settings.

4.4 Under rural planning guidance for Wales (e.g., Technical Advice Note 6: Planning for Sustainable Rural Communities (TAN 6)), there is recognition that sustainable rural economies and rural diversification (including home/work developments, small-scale rural development) can be supported — provided that impacts on amenity, environment, and local services are acceptable.

4.5 Although such guidance is often oriented toward business or employment uses, its principles of sustainable rural development, careful site selection and minimisation of adverse impacts are relevant for sensitive development schemes.

5. Appearance/Design Principles & Concepts.

5.1 The chalets are arranged to respect existing site boundaries, trees, hedgerows or landscape features — avoiding the need for excessive site clearance, levelling or disruptive earthworks.

5.2 Parking and vehicular access is designed to minimise visual intrusion (e.g., parking discreetly located, use of permeable surfacing, parking spaces to be screened behind hedging or screened by the proposed Chalets.

5.3 Use of natural or locally appropriate materials (e.g., timber-clad chalets, low-impact finishes) to help the development blend with the rural character.

5.4 The proposed chalets are modest in scale and height — avoiding overly large footprints or overbearing forms.

5.5 Landscape planting should prioritise native species, biodiversity, and wildlife corridors; preserve existing hedgerows/trees where possible; include green buffers and natural screening.



Existing access point to be utilized.

6. Access, Movement to and from the Site:

6.1 The site is located in Aberoer and accessed off the B5426, this highway provides an almost direct link to the A483. The A483 provides excellent road links to motorways such as the M53 and M56, allowing larger cities to be within an hour of the application site.

6.2 The re-use of an existing agricultural access of the highway will avoid unnecessary alteration or relocation of an access point.

6.3 Clearly laid out vehicular access off the existing lane sited so as not to dominate the site's frontage/visual appearance with the use of hardstanding to comply with highways requirement for the minimum distance back off the highway.

6.4 Despite the absence of an adopted new LDP, the proposal aligns with the existing UDP and local planning guidance: it is modest in scale, sympathetic to rural character, and uses sustainable design and materials — avoiding the kind of speculative, high-density housing that can have adverse landscape or infrastructure impact.

6.5 By providing eco-friendly chalets, the proposal embodies the principles of sustainable rural development and diversification, as encouraged under broader rural planning guidance (e.g., in the spirit of TAN 6).

6.6 The attention to landscaping, ecological sensitivity reflects best practice for rural development, helping to protect and enhance biodiversity and respect landscape character.

6.7 Access and movement considerations, along with parking provision, are designed to meet highway safety standards and avoid undue impact on existing roads or lanes.

7. Environmental Sustainability & Ecology

7.1 Consideration is given to energy-efficient building design, insulation, possibly renewable energy sources. Use sustainable drainage — e.g., soakaways,— to minimise surface run-off.

7.2 Landscape design aimed at enhancing biodiversity: native trees/hedgerows, planting to support local fauna, buffer areas, natural screening, and minimal hard landscaping.

7.3 Retention of existing natural features (trees, hedges, topography) where possible; avoid unnecessary landform alteration.

7.4 Installation of bird boxes, & bat boxes, and insect hotels to be allowed for on site. Bird and bat boxes to be fitted to mature trees surrounding the site.



Example of Bird box, bat box and insect hotel.

8. Community Safety

8.1 Layout promotes natural surveillance orientation of chalets, position of windows, to avoid hidden corners or isolated areas.

8.2 The design that creates a sense of community among chalet occupants — shared amenity or green space, paths, clear boundaries, communal landscaping — while retaining privacy and tranquillity.

8.3 Layout and orientation to avoid overlooking or overshadowing existing dwellings (especially 1 Wayside and other neighbours).

9. Character and Appearance

9.1 The proposed chalets, by virtue of their modest scale, natural materials, pitched-roof and vernacular-inspired design, along with landscape buffers and native planting, will appear as a small-scale, low-density rural development.

9.2 This will preserve the rural, semi-rural or village-edge character of Aberoer, rather than creating a suburban estate.

9.3 The use of appropriate materials and building forms will help the chalets to "sit lightly" in the landscape. The landscaping — hedgerows, native trees, ecological planting — will enhance biodiversity, help maintain local rural character, and help the scheme to blend visually with the surrounding countryside.

10. Conclusion

10.1 The proposed eco-friendly chalet development represents a modest, sustainable, and context-sensitive scheme that is appropriate for the site adjacent to 1 Wayside, Aberoer. Its design responds to local and national planning policy, even in the absence of an adopted new LDP for the area — by adhering to the existing UDP and relevant local guidance.

10.2 The proposal combines high-quality, low-carbon construction; sensitive landscaping and ecology; careful layout for access, movement, parking and amenity; and a design that respects the rural character and visual amenity of the surrounding area.

10.3 The development minimises environmental and landscape impact, and delivers safe, accessible and attractive accommodation — while preserving the character, amenity, and community safety of Aberoer / Wayside.

10.4 A development such as the one proposed promotes the area, and brings into use existing public footpaths as documented in the definitive maps. The use of footpath ESC 5 will provide occupants access to the woodland of Bersham local landmarks such as Bersham waterfall and Nant mill all of which are within walking distance of the site.

10.5 Due to the location of the site only a short distance from the city of Wrexham, such accommodation could appeal to non-car users such as cyclists and ramblers.

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