Design and Access Statement

Proposed Conversion and/or Replacement of Buildings to Create 5no. Dwellings

Gamford House, Gamford Lane, Rossett, Wrexham LL12 0EW

February 2026

CONTENTS:

1. BACKGROUND TO THE PROPOSAL
2. LOCAL CONTEXT
3. USE
4. AMOUNT
5. LAYOUT
6. SCALE
7. LANDSCAPING
8. DESIGN PRINCIPLES
9. CHARACTER AND APPEARANCE
10. PLANNING POLICY FRAMEWORK
11. FACTORS AFFECTING DEVELOPMENT
12. STRUCTURAL SURVEY OF BUILDINGS TO BE CONVERTED
13. BIODIVERSITY AND LOCAL ENVIRONMENT
14. ENERGY EFFICIENCY/CARBON REDUCTION
15. ACCESS
16. COMMUNITY SAFETY
17. CONSULTATION

Proposed Conversion and/or Replacement of Buildings to Create 5no. Dwellings
Gamford House, Gamford Lane, Rossett,
Wrexham LL12 0EW

1. BACKGROUND TO THE PROPOSAL

1.1 This DAS is intended to inform and support the full planning application for the conversion and replacement of buildings at Gamford House, Gamford Lane. It will demonstrate that the proposals are a suitable response to the site and its setting, and that it can be adequately accessed by prospective users.

VISION STATEMENT

1.2 The proposals are driven by the desire to re-use a mixed use site that has recently attracted anti-social behaviour, vandalism and even a tragic suicide. It is proposed that five of the most substantial buildings of the 19 buildings on the site are to be developed by a local developer with well designed, quality homes for sale in a semi-rural location. Five buildings would be converted and one replaced utilising Modern Methods of Construction that will improve energy efficiency and comfort for the residents, whilst also helping to reduce the overall carbon footprint of the development.

1.3 In response to advice from the Local Planning Authority (LPA), we have prepared a scheme that enhances the character of the site and it's location. The proposals use the footprint of existing buildings, and materials that are common to the local vernacular, such as natural slate, brickwork, powder coated aluminium and cladding.

2. LOCAL CONTEXT

2.1 The settlement pattern of Rossett comprises a core around the route of the B5445 Chester road and surrounding hamlets and clusters of agricultural buildings. The Settlement Review of January 2018 redefined the eastern boundary of Rossett to the extent that the site is now closer to the edge of the settlement. Early buildings are characterised by red brick, render and slate roofing construction materials. Building are constructed in a range of building styles. Early housing is linear, structured along and within the road and lane patterns.

2.2 The streetscape and building pattern has little correlation with the historic street and field pattern, creating less structured, less cohesive places. The River Alyn contains development to the south, while Chester Road contains development to the west creating a strong, intact parkland landscape edge. The A483 by passes the village and provides connections to Wrexham, Chester and beyond.

3. USE

3.1 The proposed housing mix comprises 5no. three, four and five bedroom houses. The proposals include for the demolition of most of the 19no. buildings that currently occupy the site. Five of the buildings will be converted to four dwellings, whilst one of the demolished buildings will be replaced by a dwelling.

3.2 The design seeks to make best use of the most positive features of the site, and it's 'openness' will be enhanced by the demolition of buildings and the reduction in ridge heights that the conversion proposals achieve. The visual amenity of the site and accessible location close to established residential developments and amenities are features that will be enhanced and exploited.

4. AMOUNT

4.1 The proposed Accommodation Schedule:

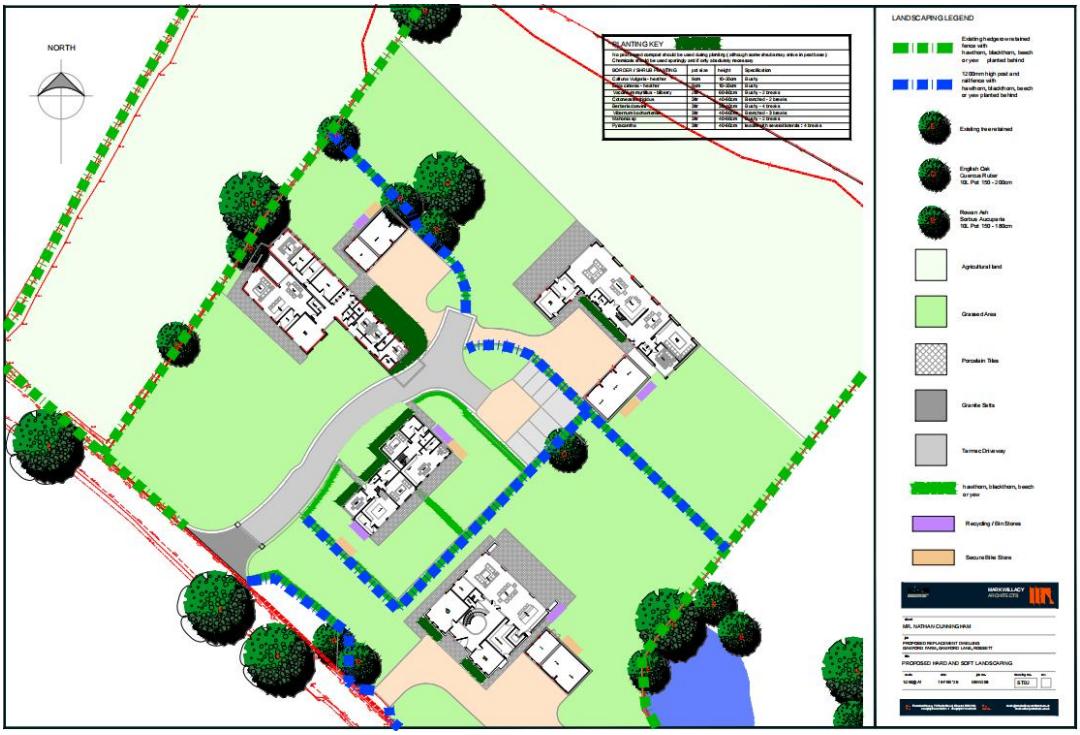
- 1no. 7P5B detached house with 3 car parking spaces (building 10)
- 1no. 5P4B detached house with 3 car parking spaces (buildings 4 and 5)
- 1no. 5P4B detached house with 3 car parking spaces (replacement building)
- 1no. 5P4B semi-detached house with 3 car parking spaces (building 15)
- 1no. 4P3B semi-detached house with 3 car parking spaces (building 19)

5. LAYOUT

5.1 The proposed development plot is relatively square in plan shape having approximate dimensions 118m in length by 98m in width at its widest points, providing a total area of 13,105m2 (3.23acres) including residential curtilage. There is adjoining agricultural land surrounding the application site to North, East and West boundaries also owned by the Applicant having a total area of 8,215m2 (2.03acres). A pond is included within the site red line boundary, as it is important to biodiversity mitigation and enhancement proposals, integral to the scheme.

5.2 The site features a range of vacant, dilapidated farm buildings and a single derelict dwelling house. Gamford Farm was originally a working pig farm and an animal food production facility and then a distribution workshop depot for commercial vehicle repairs. It has not been in use for over 18 years. The site is gently sloping and largely buildings and hardstanding with a hedge line and metal railings fronting onto Gamford Lane along the southern boundary.

5.3 There are three main access points onto the site from Gamford Lane, one wider entrance to the west (accessing the barns) and two smaller entrance to the east (accessing the Gamford House) one of which will be amended to increase highway safety. The site is level with a slight fall from north to south towards the River Alyn. Perimeter hedgerows run along the western and eastern perimeter of the wider site, (edged in blue), and short stretches of hawthorn hedgerows and buildings define all other boundaries. Direct vehicular access is available to the site off Gamford Lane which links Rossett with Holt to the south east and the A534. The Block Layout Plan ref.ST02 is reproduced below:



ST02

5.4 The layout has been dictated by the existing building footprints but the elevations and fenestration optimise the relationship between the new homes and their surroundings. The dwellings have been designed to benefit from passive solar gain and ensure good levels of natural light within the primary living spaces, contributing to the scheme's sustainability credentials. Additionally, either the living rooms or kitchen dining rooms of the houses open onto private gardens, allowing the residents to enjoy the outdoor space and access to external drying areas. All houses have generous gardens with some planted areas to the front looking onto public spaces.

All properties will have associated car parking spaces to meet UDP Policy T8.

5.5 The existing access to the site has been designed to adoptable standards. The house types, strong visual elements, boundary railings and edge planting will create a pleasant and varied streetscape with clear plot demarcations. Private rear gardens facing public space have been minimised in order to enhance security. We can confirm that very careful and selective hedgerow management will be undertaken to ensure the established landscape screening will remain in place along with the perimeter boundaries of the site. The scheme has been designed to ensure that the rural edge is maintained and enhanced and that the style and character befits the location and its surroundings.

6. SCALE

6.1 The four dwellings created by the conversion of 5no. existing buildings, will retain the scale and massing of the original structures. The proposed replacement dwelling will have a volume 15% greater than that of the existing dwellinghouse that it will replace.

The proposed development is residential in scale, providing a mix of house types in varying sizes.

7. LANDSCAPING

7.1 Planting has been provided to improve the biodiversity on site while also creating interest throughout the year. Off road parking is provided for all properties with level access paths into each home. Landscaping proposals are integral to the scheme and are illustrated in drawing ST02, above. It is anticipated that a full landscaping and maintenance scheme will be produced on consent for the proposals.

8. DESIGN PRINCIPLES

8.1 All homes will be arranged to maximize natural surveillance of public and semi-public spaces and adjacent approaches, while taking advantage of the site's flat topography and vistas. The design of both the converted buildings and the replacement dwelling will be carefully considered to create a positive and varied frontage that provides visual interest and retains the character of the site.

8.2 Manageable private gardens will be provided to each house, whist the extensive site boundary affords the opportunity for enhancements to biodiversity. The 'Step-Wise Approach' to site selection, prescribed in Chapter 6 of Planning Policy Wales edition 12, has informed the retention of habitat on and around the buildings and the creation or enhancement of habitat throughout the extensive area of the site.

8.3 PPW12 states; *'Placemaking In Action Good Design Making Better Places 3.3 3.4 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable development, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development,*

including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surrounding area'.

Please refer to the submitted drawings of existing and proposed elevations, floor plans and roof plans:

8.4 The four converted dwellings and the replacement dwelling have been designed to retain and reflect the original character of the site. The position of the dwellings has been dictated by existing footprints, but residential amenity has been secured with careful placing of openings and the use of high quality materials. Landscaping has been an essential and integral element of the design, for biodiversity as well as visual amenity.

8.5 Manageable, secure, private gardens with lockable gates and sheds, enclosed by boundary treatments will ensure private properties are not overlooked, and parking spaces will be provided to each residence. The scheme aims to maximise the benefits of natural light, reducing the need for artificial lighting.

8.6 The total B2 and B8 floorspace lost to residential amounts to 586.8 square metres. This will be replaced by 561.0 square metres of residential floorspace. The replacement dwelling will increase in volume by 15% compared to the original dwelling.



Proposed Block Plan ST01

9. CHARACTER AND APPEARANCE

9.1 The village of Rossett and the surrounding nucleated hamlets have a distinct local character and appearance - buildings with red brick facades and slate roofs typify the residential vernacular. These vary in scale, with bungalows and two-storey dwellings found in close proximity to the site. Cladding details and facades reflect the agricultural vernacular. It is proposed that the new residential development will

be sympathetic to the typical local character and materiality, maintaining traditional pitched roof forms and domestically scaled fenestration while providing architectural interest through variety within the building forms, materials and detailing.

Proposed external materials (some of which will be provided for approval) are:
• Cladding
• Off white render on key facades
• Slate or interlocking reconstituted slate tiles to roofs

9.2 The scheme is domestic in scale and appearance and the proposed massing, use of materials and irregular fenestration patterns reference and complement the vernacular.



Proposed Streetscene from Gamford Lane

10. PLANNING POLICY FRAMEWORK

10.1 The application proposals must satisfy the requirements of the Wrexham Unitary Development Plan (2012), Forward Wales 2040 and Planning Policy Wales Edition 12 (2024). The Local Development Plan was formally Withdrawn on 20th March 2026 and does not form part of the LPA's Local Development Scheme.

PLANNING POLICY WALES Edition 12 (2024)

10.2 This Design and Access Statement explains the approach to creating a sustainable development through good design in accordance with Planning Policy Wales edition 12 (PPW). This goes beyond aesthetics to include the social, environmental, economic and other aspects of the development.
This Statement also aims to explain how the principles of Inclusive Design referred to in Planning Policy Wales have been incorporated to create a development that will be accessible, provide flexibility in use, and an
environment that is convenient and enjoyable to use for the residents while fitting in well with the existing settlement pattern of nucleated hamlets.

The following paragraphs in PPW12 have informed the design of the proposals:

2.9 - Placemaking
2.16 - Sustainable location
3.55 - Previously developed land
3.76 - Green Wedge
4.2.3 Housing Requirement
6.2.12 Green Infrastructure Assessments
6.4.15 Step Wise Approach
6.3.12 Landscape character classification
6.4.8 Biodiversity Enhancement
6.6.9 Phosphates and Drainage
6.6.21 Septic Tanks
6.8.1 Lighting strategy

10.3 Wrexham County Borough has a shortage of suitable, available and deliverable brownfield sites within the existing settlement limits. Whilst some of these brownfield sites may be developed as windfall sites over the plan period, the quantum of new development required cannot be met. The absence of an identified five year housing supply has implications for the County Borough's ability to constrain its supply to settlement limits, and indeed to brownfield sites. Both the lack of a five year supply and the need to increase supply are strong material considerations.

10.4 In considering the location of new housing there is a presumption against developing open countryside unless very special circumstances can be demonstrated. Our case, demonstrating that this development proposal meets the exceptional circumstances test as set out in Planning Policy Wales edition 10, is based on the following:

- The Authority cannot present any case for a 5 year housing land supply;
- The site is brownfield land, previously with a commercial use
- The approved scheme presents an opportunity to deliver on a range of social, economic and environmental policy objectives
- That TAN1 continues to have significant material weight despite the temporary suspension of para 6.2
- That the site does not meet any of the 4 purposes of including and retaining the land within the Green Barrier
- That there are no acceptable or deliverable alternative uses and indeed we have shown that in terms of Viability this site outperforms all other possible alternative housing sites, including the approved conversion scheme
- The proposals will achieve sustainable development in accordance with an emphasis on generating significant and mutually supportive economic, housing strategy and environmental benefits which collectively constitute sustainable development

10.5 We will demonstrate that the strategic policies of the Wrexham Unitary Development Plan for the broad location of development are satisfied in that:

- The settlement limits to which new housing should be directed are outdated and do not have the brownfield site capacity to meet housing and economic regeneration aspirations of the County Borough.
- The proposals for Gamford House do not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.
- The site is previously developed brownfield land and,
- The development maintains the existing settlement pattern and character of the County Borough

10.6 The proposals constitute a combination of conversion of buildings in accordance with Policy H3 and infill development to achieve residential amenity with a rural character, in compliance with Policy H5. The design approach taken in these proposals is forward looking and responsive to the development aspirations of the County Borough. A supporting Planning Statement is also provided, which will be submitted in conjunction with the planning application.

TAN 12 - DESIGN

10.7 Our approach to design development has been to incorporate the most distinctive characteristics and features of the existing site where appropriate. The design process has responded to advice within correspondence with Wrexham County Borough Council as well as planning determinations and Inspector's reports. The scheme seeks to deliver a high quality, contemporary development that creates a rural feel from the existing built elements, with a positive impact upon the character and openness of the countryside.

10.8 The development has been designed in accordance with the principles of Technical Advice Note (TAN) 12 - Design. The revised version of TAN 12 - Design was originally published in June 2009 and this Design and Access Statement has been formatted to reflect the revised content of TAN 12 (2016).
The scheme reflects the Planning Policy of Wrexham County Borough Council and Planning Policy Wales — please refer to the Planning Statement supporting this application for further information.

11. FACTORS AFFECTING DEVELOPMENT

FLOOD RISK - TIDAL, FLUVIAL AND PLUVIAL

11.1 The site is shown not to be within a Flood Zone from rivers and the sea in both the Development Advice Map and the Flood Map for Planning that includes climate change information. No part of the site falls within Flood Zones 2, 3a or 3b. A Flood Consequences Assessment under Welsh TAN 15 is not, therefore, required. Natural Resources Wales Flood Risk Maps confirms that the flood risk from pluvial and tidal sources is minimal. A Flood Consequence Assessment (FCA) has been considered unnecessary.

EXISTING SERVICES

11.2 All service utility searches have been sought for the scheme including electricity, gas, waste/ mains water & BT telecom, and all are available to the site.

SUSTAINABILITY

11.3 The site is located on the eastern edge of Rossett, on Gamford Lane, which runs between Rossett and Trevalyn. It is located close to the B5445 Chester Road off the A493 which runs from Chester to Swansea. The site is approximately 1.25 hectares in total and lies within 120 metres of the settlement boundary at the village of Rossett.

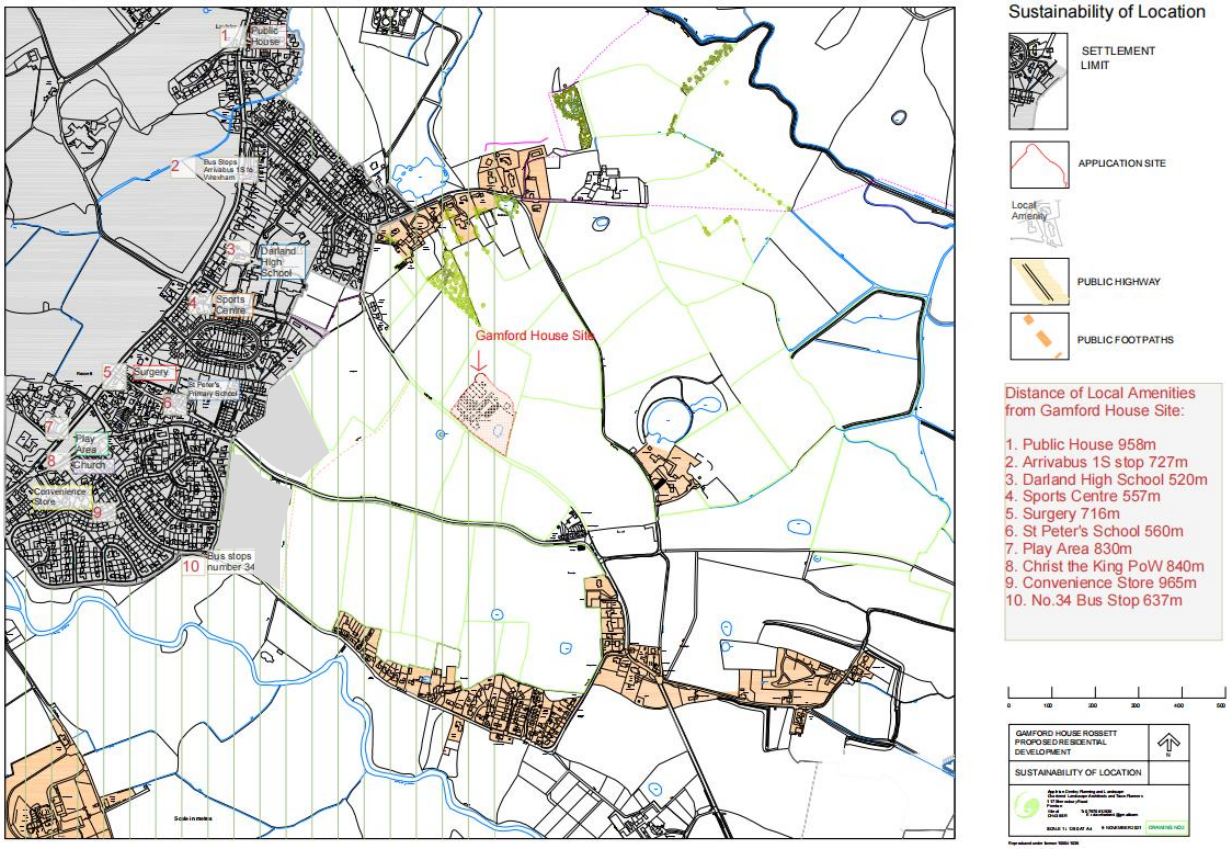
11.4 Rossett is a large village to the north of Wrexham and is home to some 3,500 residents. Gamford House is located on the northern side of Gamford Lane, approximately 120 metres east of the village of Rossett. The historic village of Rossett is located approximately 8 kilometres north-east of Wrexham town centre. The village is structured along Station Road and Chester Road (B5445). The A483 (which forms a bypass for the Village) bounds the village and its landscape setting to the immediate west. The village is also bound to the south by the River Alyn. The site is well located within easy access to Rossett's village centre, with local schools, shops and bus routes all within a reasonable walking and cycling distance.

11.5 The site is considered to be located in a highly sustainable and accessible position to take advantage of existing community facilities and transportation related infrastructure and the redevelopment of this brownfield site making use of existing buildings is the most sustainable approach to the provision of new housing in the County Borough, particularly in a sustainable location. The sustainability credentials of the proposals are augmented by the fact that the developer, Urban Developments and Construction Ltd., is a local Company that employs a workforce from the Wrexham area and sources local sub-contractors and suppliers.

SUSTAINABLE LOCATION

11.6 The residents will be living within walking distance of local amenities and within close proximity to the A483 for commuting to a wider area. The development is in a prime location with a short walk from the local primary school, secondary school , and a day nursery allowing the residents to have a positive relationship with the local community. The site is close to a cycleway which runs in sections between Caego and Wrexham. The site is therefore, ideally located for car free recreation and commuter travel.

The proximity to local amenities and services is illustrated below:



12. STRUCTURAL SURVEY OF EXISTING BUILDINGS TO BE CONVERTED

12.1 A Structural Survey was undertaken by John Evans Associates in April 2026 and has been made available as part of the Planning Application, document reference GF-0182-JEA-XX-ZZ-RP-S-001.

The outcomes of the Structural Survey are summarised below:

A number of trial pits were undertaken to get an understanding of:

- ✓ Existing extent and nature of foundations
- ✓ Preliminary sub soil data (type, likely properties)
- ✓ Ground water regime
- ✓ Suitability for excavation

The findings and recommendations of the structural survey are summarised as follows:

- From the visual inspection of the buildings and the trial pitting, there is no evidence of foundation movement.
- The existing foundations are considered suitable for accommodating the proposed works and will be supplemented where necessary with additional foundations for new walls, liner walls on external

elevations, isolated or combined foundations (ground beams or similar) for columns carrying vertical load.

- Roof structures – slates from buildings 4, 5, 15, 17 and 18 can be salvaged for reuse as required. Additional slates will be required
- Steel trusses to building 10 are not suitable for reuse due to buckling and damaged/missing members
- Steel trusses to building 15 are suitable for retention, but require maintenance and corrosion treatment; if retaining the trusses, they should be analysed and proven suitable for incorporation into the scheme
- Timber trusses to building 17 should be inspected and assessed when safe access is available
- Masonry walls require minor consolidation and repair with localised sections of rebuild needed at failed lintels. Cut out frost damaged bricks and replace. Infill voids with brickwork.
- Remove Buddleia roots from structure and make good masonry
- Take up floor slabs, provide insulation and damp proofing along with new floor slabs to suit current
- Building Regulations; do not undermine existing wall foundations
- Provide new concrete pad and strip foundations to new buttress walls, columns, liner walls for external cavity walls (reusing existing facing brick leaf as outer leaf as required – subject to architectural and structural design
- Introduce lateral restraint straps to new and existing floors and roofs at walls; location and spacing to Approved Document A, Building Regulations

13. BIODIVERSITY & LOCAL ENVIRONMENT (Please refer to the Preliminary Ecological Assessment and the Preliminary Roost Assessment - Arbtech March 2026)

13.1 Currently, the site consists of open grassland, mixed pasture with arable and farm woodland cover and some small areas of shrub. The site is generally enclosed by mature planting to its eastern and southern borders, alongside a hedgerow to the border Gamford Road. If required an eradication scheme of invasive non native plants will be carried out if any are found on site. The native species of the site and area will inform the detailed landscape proposals that will be provided in due course and submitted for planning approval.

13.2 The proposed new development will also have a positive effect on the biodiversity within the local environment by providing new planting areas allowing the creation of possible habitats and feeding opportunities.

13.3 In addition to the garden spaces, the scheme introduces a number of new trees and hedges that help mitigate overlooking issues, provide greater privacy and stronger edges to boundaries, and increase site biodiversity and greening. The exisiting pond will provide additional habitat areas as well as a sustainable drainage system, decreasing the risk of any future flooding due to climate change.
13.4 A landscape scheme has been produced by Arbtech which explains how the shared public amenity space can be developed to enhance the natural diversity including planting of native species hedgerows, trees and planting.

14. ENERGY EFFICIENCY/CARBON REDUCTION

14.1 The aim of the sustainability strategy is to minimise the energy demand and carbon emissions associated with the proposed development, and therefore limit the effect on the environment.

14.2 Orientation, micro-climate and built form have all been considered to promote passive solar gain, natural light and wind protection, which will all contribute towards reducing the energy demand.
The following strategies will be used to reduce energy usage:
• External elements (walls, floor, roof and windows and doors) to have high thermal properties to reduce heat loss
• Energy efficient heating and hot water systems will be specified within the units.
• Photovoltaic panels to meet the electrical demands of the properties
• 100% low energy light fittings will be used within all the properties.
• External drying areas are provided to help reduce energy usage
• 'A' rated domestic appliances will be specified within the dwellings.

SUSTAINABLE MATERIALS

14.3 Environmentally responsible methods of construction and a palette of sustainable, locally sourced, materials will be chosen wherever possible to produce a design that is both energy efficient and environmentally conscious.
Materials will be selected from local sources wherever possible to minimise transport energy use and help sustain the local economy.
The materials have been chosen for their sustainability in reference to the 'BRE' Green Guide to Specification.

WATER

14.4 In order for the houses to utilise as little water as possible, water efficiency within the building will be maintained through the installation of dual flush toilets and the use of flow restrictors on taps.

Dialogue has taken place with Welsh Water, the Local Authority and SAB Approval Body. Water butts will be provided to collect rainwater and reduce the use of potable water for watering garden plants.
All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste. It is anticipated that removal of standard refuse, recycled and garden waste will be dealt with by Wrexham County Borough Council.

FOUL DRAINAGE

14.5 A Package Wastewater Treatment will be utilised on the site. The design and specification of the Package will be produced should consent be granted.

CLIMATE RESILIENCE

14.6 Over the next 50 years the climate is expected to change. Although we cannot be certain what these changes will be, general trends have been predicted. The global mean temperature is expected to rise by between 1 and 3.5°C. In Britain this is expected to mean warmer summers and colder winters. We are also expected to have more extremes of weather, with greater risks of floods and droughts.

14.7 To ensure the proposed development can cope with any future changes a number of features have been designed in. The buildings have been designed to be as energy efficient as possible so as not to contribute further to climate change. The aim is meeting the needs of the present without compromising people's ability to do so in the future.

15. ACCESS

INCLUSIVE DESIGN

15.1 A primary aim of the scheme is to create a place that is easily accessible to everyone living within the scheme or visiting the new dwellings. All external surfaces on the site will have minimum undulation, be non-slip and well laid. Any joints between paving or between changes of material will be no more than 10mm wide and any utility access covers featuring within the hard landscaping will protrude no more than 5mm above the paving level. Where there are any changes in height or direction the surfaces will be clearly marked by a change of texture and a contrasting colour and where appropriate up stand kerbs or low rails.

15.2 All paths will be a minimum width of 900mm and will be continuous with no obstructions. It is anticipated that paths around the buildings will be a minimum of 1000mm for wheelchair access, and where possible will be 1200mm wide. Dwelling entrances will be highly visible and ramped approaches to entrances will be a minimum of 1200mm wide with a maximum gradient of 1:12. All doors will have a minimum effective clear width of 900mm.

15.3 The proposed road has been designed to adoptable standards, complying with Highway Authority guidelines and is able to accommodate emergency vehicle access. All five properties have within curtilage parking or spaces adjacent to the properties, within close proximity to entrances to allow good accessibility.

MOVEMENT

15.4 The vehicular access to the site is proposed exclusively off Gamford Lane. Highway capacity was considered acceptable for the approved conversion scheme ref. P/2016/0384. The current proposals are for less dwelling units than that of the previously approved conversion scheme.

INTEGRATION/CONNECTIONS

15.5 The village of Rossett is a Tier 3 settlement and well situated, with the A483 just off Chester Rd. This is the primary route that links Chester to Swansea.

TRANSPORT MODES

15.6 The site is highly accessible via walking, cycling and public transport. A wide range of different transport modes are suitable for both residents and visitors. Local amenities and shops are within walking and cycling distance. The site is within safe and convenient walking distance of the local primary school, and secondary school, and the day nursery.

SITE ACCESS

15.7 The site access has been carefully considered with regard to highway safety and adoption standards with adequate visibility splays provided. The access road off Gamford Lane is 5.5m wide, with sufficient turning radii and 2m wide footpaths.

15.8 All parking spaces for the scheme are provided off the proposed road with a suitable number of spaces per property, to help reduce the need to park on the street with further visitor spaces spread across the scheme. Alongside generous visitor parking, this provision meets the requirements of UDP Policy T8.

SERVICING

15.9 All properties have designated areas to store wheelie bins to allow refuse to be removed by the local council. A post-construction domestic waste management and recycling scheme will be implemented. All kitchens will have internal recycling bins to encourage residents to recycle and minimise their own waste.

PARKING

15.10 The scheme allows each dwelling off street parking. In this case;

- 1no. 7P5B detached house with 3 car parking spaces (building 10)
- 1no. 5P4B detached house with 3 car parking spaces (buildings 4 and 5)
- 1no. 5P4B detached house with 3 car parking spaces (replacement building)
- 1no. 5P4B semi-detached house with 3 car parking spaces (building 15)
- 1no. 4P3B semi-detached house with 3 car parking spaces (building 19)
- Visitor Parking across the site

15.11 The parking spaces are accessed directly from the access road serving the site. All spaces are overlooked by their own property and neighbours.

16. COMMUNITY SAFETY

SECURED BY DESIGN & SURVEILLANCE

16.1 Security is of paramount importance for the proposed development and methods to prevent crime have been considered from the design's outset. The development has been designed to allow for sustainable management by ensuring that spaces are overlooked and naturally supervised. The form and layout of the housing helps to provide a sense of enclosure.

BOUNDARY TREATMENTS

16.2 A range of proposed boundary treatments ensure the scheme is suitably enclosed and protected. Secure rear garden fences will maintain garden privacy while creating a robust building line. Please refer to the Proposed Hard and Soft Landscaping Plan, (ref: ST02), to see boundary treatments.

17. CONSULTATION

17.1 As a Minor development proposal, consultation with statutory consultees and local residents is not mandatory. This was confirmed in a Pre Application consultation with the Duty Officer at Wrexham CB Planning on Thursday 19th February 2026. However, a PAC was undertaken in July 2023 over the mandatory 28 day Pre -Application Consultation Period. On completion of the consultation period a Pre-Application Consultation report was prepared prior to the Planning submission to summarise the consultation responses.