Planning Statement

The Conversion and/or Demolition of Existing Buildings to Create 5no. Dwellings

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



Deeley Horton Planning **March 2026**

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

1. Introduction

1.1 This Planning Statement has been prepared to inform an Application for Full Planning Permission for the conversion and/or demolition of buildings to create 5no. Dwellings. It should be read in conjunction with the Design and Access Statement, Step-Wise Statement, Preliminary Ecological Assessment, Preliminary Roost Assessment, Green Infrastructure Statement, and the drawings referenced: BP1, ELO1, ST01, SC1 E45, E10, E1519, PR45, PR10, PR1519, J01, EL01 and FP01.

1.2 The site has a Lawful Development Certificate for a mix of uses that include B2 Light Industry, B8 Warehousing and Distribution, Agricultural and Sui Generis Uses of Haulage Business with HGV Maintenance Depot, whilst land adjacent to the LDC site, but part of the defined planning unit, is residential.

1.3 This Statement assesses the site and its context by considering the physical, social, economic and planning policy context. It explains how the proposals have embraced the national sustainable placemaking outcomes. The developer is therefore seeking approval to a proposal at a sustainable location that seeks to augment openness of the countryside, enhance biodiversity, provide residential amenity to residents that satisfies the policy requirements of Wrexham County Borough Council, and augment design quality in the County Borough through a scheme that is demonstrably viable and deliverable.

1.4 A public consultation on residential proposals in both October 2022 and July 2023 has confirmed support for the principle of redevelopment of the site and that the impacts of the development will be positive in the following aspects:

- The location is sustainable and the proposals will not place a strain on existing infrastructure.
- The development fits with the existing development pattern in this part of the County Borough.
- The proposals would bring less harm to water quality, air quality, soundscape, ecology and less vehicle movements than any of its previous lawful uses.
- Placemaking outcomes are measurable and have informed the design of the proposals.
- The low density of the development will enhance openness in the countryside in comparison to its current impacts.
- Development sustainability is not restricted to the location but includes the carbon zero specification of the buildings and the re-use of a previously developed site.

1.5 In a pre-application enquiry on 18th February 2026 the Duty Officer confirmed that the UDP 2005 was the extant development plan. The policies within that plan have previously allowed the creation of 8no. dwellings on the site, under P/2016/0384. The Committee Report concluded that:

'The development will enhance the overall appearance of the site, will not detract from the wider rural landscape, Green Barrier or highway safety and adequate ecological mitigation is proposed. As such, the proposals accord with policies GDP1, EC1, EC6 and T8.

The conversion of the existing buildings to dwellings accords with policy H3. Whilst erecting two new dwellings in place of the existing farmhouse does not fully accord with Policy H10, I am satisfied there are valid reasons for not strictly imposing the policy in this instance. Furthermore, the overall objective of the policy to protect rural landscape (paragraph 6.20 of the UDP) is satisfied.'

1.6 It is, therefore, considered that the current proposals are more modest yet comply with the policies of the extant UDP for identical reasons. A consistent interpretation and application of these policies is expected.

1.7 This Statement covers: replacement dwelling policy compliance; why existing dwelling is unsuitable; barn conversion justification (structural + design); sustainability; local character and policy references.

2. The Site and Context

2.1 The application site is located close to the eastern built-up edge of Rossett and its established residential estates. 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 0.2 miles east of the village of Rossett. The historic village of Rossett is located approximately 4 miles 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.

2.2 The site is well located on Gamford Lane, within easy access of Rossett's village centre, with local schools, shops and bus routes all within a reasonable walking and cycling distance.

2.3 The site features a range of vacant, dilapidated farm buildings and a single derelict dwelling house. Gamford Farm was originally a working pig farm, then used for the production and distribution of whey and pig-swill and a workshop depot for commercial vehicle repairs. It has not been in use for approximately 18 years. The few agricultural buildings are not suitable for any other agricultural purpose, having been constructed specifically for pig farming. Their layout and design are not appropriate for modern agricultural requirements and the economies of scale/mechanised handling that is essential for commercially successful modern farming. The proposals cover an area of around 1.25Ha.



Redundant buildings on site

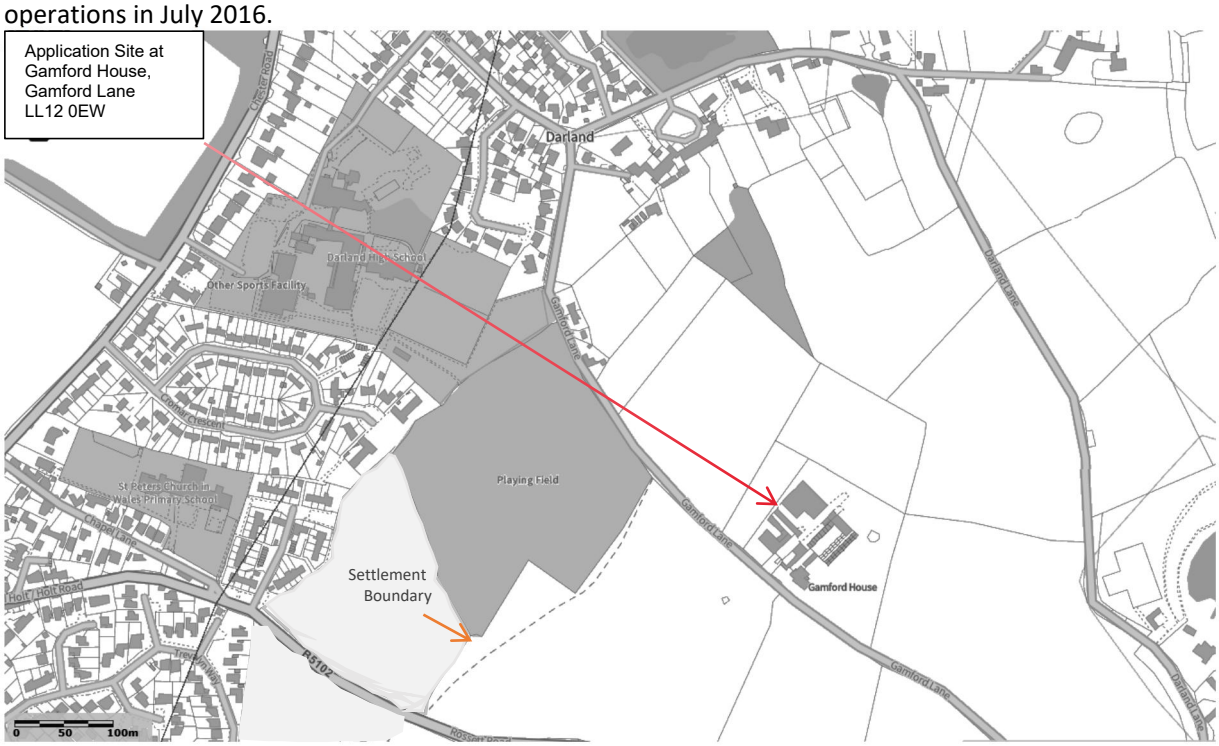
2.4 There are two main access points onto the site from Gamford Lane, one wider entrance to the west (accessing the workshops) and one smaller entrance to the east (accessing the dwelling house). The site is level with a slight fall from north to south towards the River Alyn. Perimeter hedgerows run along the eastern perimeter of the site and other 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.

2.5 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.

2.6 The site provides an opportunity for 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), and 1no. 4P3B semi-detached house with 3 car parking spaces (building 19). These have

been designed to blend in with the existing landscape and will remove the blight that this brownfield site is causing in its current condition.

2.7 This 1.25 Hectare parcel of land has a Lawful Development Certificate -Existing Use, granted on 9th July 2021, for Mixed Use of Land and Buildings for Agriculture, B2 General Industry, B8 Storage and Distribution and Sui Generis Uses of Haulage Business with HGV Maintenance Depot, (application ref. ROS/P/2021/0293) along with dwellinghouse and curtilage. The commercial uses on the site ceased operations in July 2016.



3. Character and Landscape

3.1 An accurate definition of the character of the site and its surroundings is essential to establishing the policy framework against which these proposals will be assessed. With regard to the Council's evidence base on landscape character, there is an important resource to be consulted. In response to advice in PPW12 paras 6.3.12-19, we have undertaken a Landscape Character Assessment of the application site and its immediate context, already examined and validated at the strategic level by The National Landscape Character Areas Assessment of Wales carried out by Natural Resources Wales and, at the local level by the Wrexham LANDMAP SPG, referring to the Dee Terraces Landscape Character Area 13c. The Landscape and Visual Impact Assessment is included as a supporting document and should be read in conjunction with this Planning Statement.

3.2 The process of landscape character assessment provides for more detailed appraisals to be carried out within a confirmed wider context, with accredited guidance on this procedure being supportive of this method for providing vital information for use in the proper determination of planning applications.

3.3 Our assessment has been prepared following guidelines published jointly by the Institute of Environmental Management and Assessment and the Landscape Institute in 2002 and updated in 2013 . These acknowledged sources of guidance were originally produced for use in England and Scotland but have been used in Wales for undertaking their current Landscape Character Assessments. They are therefore relevant reference sources to use in this case. Natural Resources Wales have confirmed these sources are valid for this purpose.

3.4 From evidence already observed on the site and submitted to the Council on previous occasions, our landscape character assessment has examined the site and its immediate context, making reference to elements of landscape character that are referred to in existing recognised assessments. For example, the strategic assessment for Character Area 13c Dee Terraces, prepared by NRW, includes in its list of Key Characteristics a reference to "compact nucleated Hamlets.." as components of landscape character. These features are relevant determinants of landscape character and are found at Darland Lane North, Trevalyn Farm, Trevalyn, Harwood Lane and Gamford Cottages.

3.5 Within them, the majority of residential properties are urban in character, in others there are examples of suburban residential character, whilst others are of rural character, with some having been converted into residential accommodation from former farm buildings. These nucleated hamlets are integral elements of local landscape character and therefore are a material consideration in assessing this application, because they are an established part of the character context.

3.6 Buildings on the site are dominated by larger industrial-style steel frame structures with asbestos and tin sheet cladding, once used in the commercial production of whey. All these buildings sit alongside a large residential brick building of distinctly urban character, of no merit, and are extensively fire-damaged and vandalised. Between the buildings are expanses of concrete roads and hardstanding. We contend that these features and the lawful uses designated on the site provide the context for the design and materials proposed and clearly have a justified role in defining the character of the site. The Design and Access Statement will expand on the justification for the materials proposed for elevations and roofs.

3.7 We have followed the guidelines published jointly by the Institute of Environmental Management and Assessment and the Landscape Institute in 2002 and updated in 2013, for Landscape Character Assessments and conclude that the proposals do not have a net harmful effect on character.

3.8 Planning Policy Wales edition 12 (PPW12) states;
'6.3.12 Planning authorities should draw upon LANDMAP in the preparation of landscape plans and assessments needed to inform development plans, SPGs and the development management process'. The guidelines clearly require parcels of land such as the application site to have a specific landscape character assessment. With regard to the sustainability of the location and the proposals, PPW12 (2.16) states;
'Effective strategic placemaking requires early collective consideration of placemaking issues at the outset, in the formulation of a development plan, or when developing specific proposals. The ***policy issues should not be considered in isolation from one another*** *(my emphasis). This includes considering the design of a development and its impacts upon everyday lives as well as thinking holistically about where people might live and work and which areas should be protected. These crucial, early decisions will have the greatest impact on the type of development which is ultimately delivered and its contribution to sustainable development and the environmental, social, cultural and economic well-being of Wales.'*

3.9 The site is industrial in character and meets all the criteria of the statutory definition of dereliction'. Planning Policy Wales edition 12 (PPW12) states that previously developed land should, wherever possible, be used in preference to greenfield sites where it is suitable for development. Accordingly, reliance on Policy H5 is considered unreasonable and the site's lawful use and brownfield designation should be acknowledged. Furthermore, the proposals satisfy policies H3, H4, GDP1, EC1, EC6 and T8.

3.10 The character of the site is a function of its use, as well as the more subjective consideration of the appearance of the buildings. The LANDMAP Landscape Character Classification has identified the site as having an employment character within a rural landscape setting. (PPW12 para 6.3.12- 6.3.19). In designing the proposals, Policies GDP1 and PS2 of the UDP, Policy DM1 of the LDP and the placemaking principles in PPW12 have been considered.



View of derelict workshops

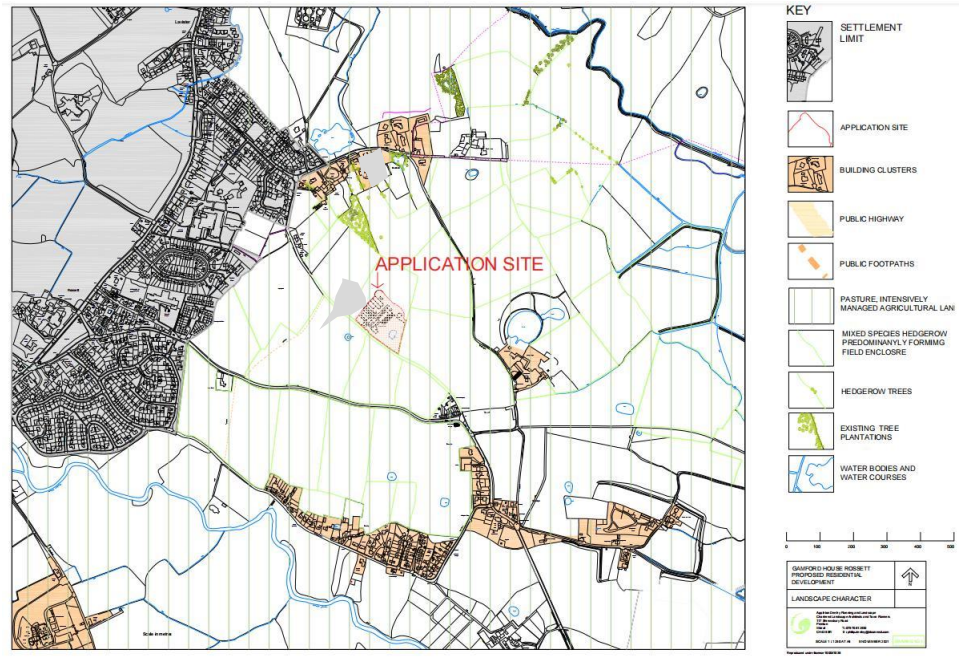
4. Proposals

4.1 The proposed scheme comprises demolition of the existing dwelling, retention and conversion of selected barns, construction of a replacement dwelling and associated residential curtilage. The proposals will redevelop a derelict site within 200m of the settlement boundary to the village of Rossett.

4.2 The accommodation schedule is as follows:

- 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)

4.3 The dwellings will be sited within a landscaping scheme that is integral to the character of the development and sympathetic to the surrounding landscape, in accordance with PPW12 para 2.9. The proposed dwellings have been designed to reflect sizes and proportions of existing dwellings within the surrounding rural area. The landscape at this part of Wrexham is characterised by satellite hamlets of single and two storey dwellings. The proposed dwellings, in terms of height and mass, are consistent with the existing dwellings in Rossett. The combination of sympathetic building height, mass and good separation together with good landscaping ensure enhancement rather than harm to the landscape character.



Landscape Character Plan

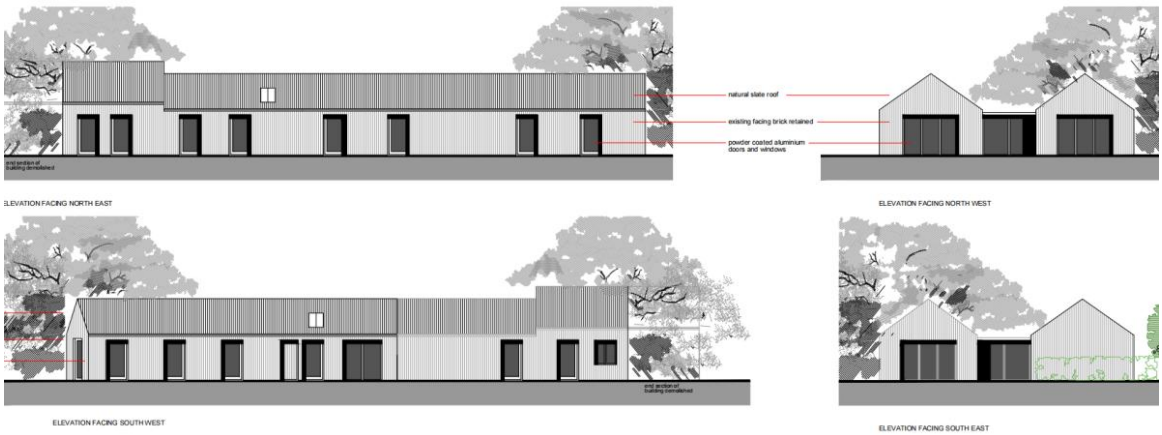
4.4 PPW12 states that '*Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape*

conservation'. This Planning Statement demonstrates both that the site location is sustainable and that the scheme can be accommodated by existing infrastructure and access arrangements, and that the proposals have no harmful impacts upon habitat and landscape conservation. The proposals for the redevelopment of this brownfield site meet the following objectives of the extant UDP and the emerging Wrexham Local Development Plan:

- Redevelopment of brownfield land
- Provision of high quality residential amenity for residents
- Limited infilling in open countryside
- Augmented design standards and building quality in the County Borough
- Protecting and enhancing openness in the countryside
- Meeting a need for high quality executive homes in the County Borough



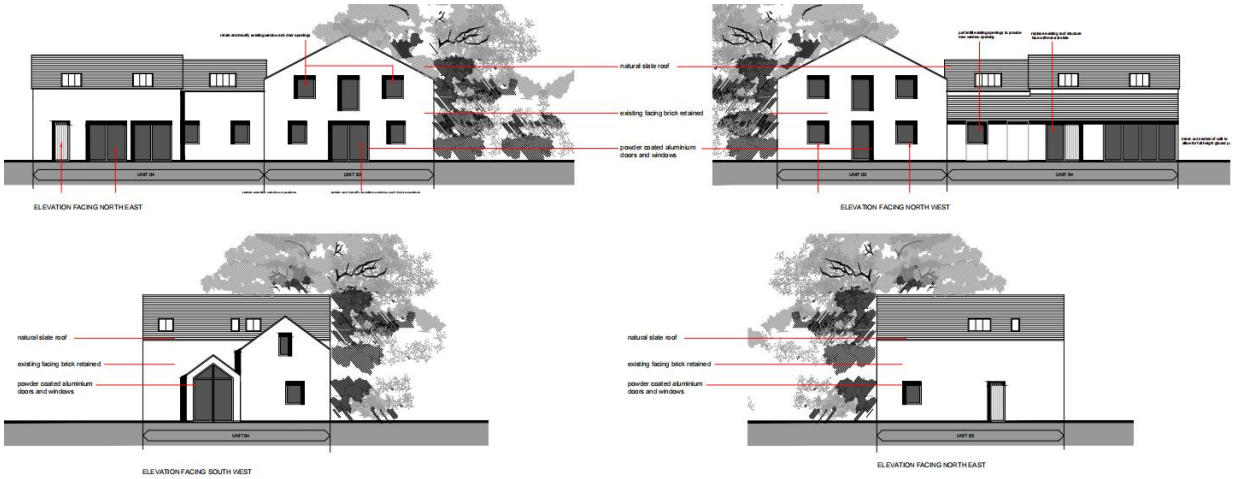
Proposed Elevations - please refer to drawings P45, P10 and P1519:



Buildings 4&5 - as proposed



Building 10 - as proposed



Building 15-19 as proposed

Planning Issues

4.5 The development plan for the area is Future Wales 2040 and the Wrexham Unitary Development Plan, 1996 to 2011, adopted in 2005 (UDP). To satisfy this Policy Framework must address the following issues:

- Are the proposals acceptable under Policy H5 – Housing in the Countryside, GDP1 General development principles relating to design, Policy EC1 Green Barrier and Policy EC5 – Special Landscape Areas?
- The evidence base of the LDP removes the site from Green Barrier and Special Landscape Area designations; what weight should be afforded to the site being in an area for consideration as Green Barrier?
- Will the proposals enhance the character of the location?

5. Planning History

P/2023/0738 Demolition of Existing Buildings and Erection of 10no. Dwellings
Approval by Planning Committee, 'Called-In' and Refused by Welsh Government on 11th March 2025. Ref: CAS-03494-D4F5X8

P/2021/0293 Lawful Development Certificate - Existing Use. Mixed Use Comprising of Agricultural, Class B2, Class B8 Haulage Operator's Yard and Haulage Business, Together with Ancillary HGV Maintenance Depot (Sui Generis) Approved 9th July 2021

P/2019/0246 Change of use, conversion and replacement agricultural barns and farmhouse to form 8. No detached dwelling houses including removal of derelict structures across the site. Refused and Appeal dismissed.

P/2016/0384 Change of Use and Conversion of Barns to Form 8no. Residential Units, Construction of 2no. Semi Detached Dwelling Houses (replacement of existing farm house) and Demolition of Remaining Structures Across the Site. Granted 7th November 2016.

CB1060 Redevelopment of the site with 18 no. dwellings and associated garages, including conversion of existing buildings and alteration to existing vehicular and pedestrian access. Refused 16.5.97. Appeal dismissed 19 November 1997.



6. Step-Wise Approach

6.1 The proposals must satisfy the requirements of PPW12, Chapter 6, as well as those of UDP Policy E6, LDP policies SP14 and NE1 and TAN5.

6.2 The step- wise approach outlined below has been used to demonstrate the steps which will taken towards securing a net benefit for biodiversity. We have taken account of and promoted the resilience of ecosystems, in particular the following attributes, from the DECCA Framework:
• diversity between and within ecosystems;
• the extent or scale of ecosystems;
• the condition of ecosystems including their structure and functioning;
• the connections between and within ecosystems; and
• adaptability of ecosystems including their ability to adapt to, resist and recover from a range of pressures likely to be placed on them through climate change for example.

6.3 The proposals have been prepared to align with the stages of the step- wise approach in the figure below, and we have provided evidence in the Green Infrastructure Statement that the step- wise approach has been followed, and that a scheme of enhancements are proposed to ensure a net benefit for biodiversity. The Green Infrastructure Statement should be read in conjunction with this document. The following information has been presented within the GI Statement:
• Reasonable Avoidance Measures,
• Mitigation/Compensation Measures,
• Site management/roost maintenance scheme,
• Post Construction monitoring,
• Measures required to prevent or reduce accidental capture or killing,
• Ecological Compliance Audit identifying Key Performance Indicators to be used for the purposes of assessing and evidencing compliant implementation of proposals.
• External lighting/internal light spillage assessment (bats).

6.4 Where all design options for avoiding damage to biodiversity have been exhausted (step 1), we have sought to minimise the initial impact on biodiversity and ecosystems by:

• maintaining the largest possible area of existing habitat supporting biodiversity and functioning ecosystems, particularly Section 7 habitats and species where present, by minimising development size and appropriate orientation on site, paying due regard to the potential for continued long term maintenance and management of retained areas to benefit biodiversity;

• ensuring that retained habitats continue to be well connected to adjacent habitats to provide connectivity for key species and ensuring that the favourable conservation status of local species populations is maintained;

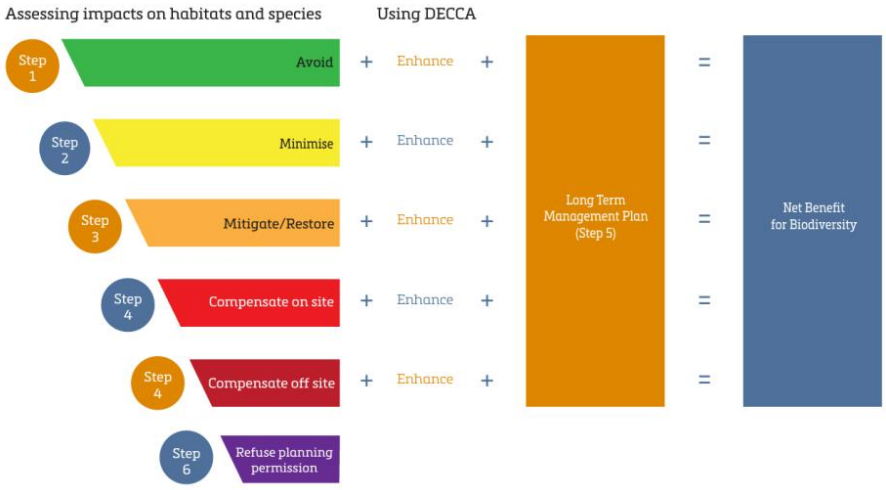
• retaining existing features, develop a management plan for their future care (e.g. trees, hedgerows, species- rich grasslands, heath, wetlands, ponds and freshwater habitats) and use appropriate buffers to protect these from construction and operational impacts; and

• using proven innovative/creative solutions to minimise damage and maintain existing biodiversity features and ecosystems.

6.5 Where, after measures to minimise impact, biodiversity and ecosystems could still be damaged, or lost through residual impacts, the proposed development will mitigate that damage. Mitigation measures will be put in place to limit the negative effects of the development. Mitigation or restoration measures have been designed to address the specific negative effects by repairing damaged habitats and disturbed species.

6.6 The step-wise approach requires that all development must deliver a net benefit for biodiversity and ecosystem resilience from the baseline state. We have embarked on a pro- active process to look for and secure enhancement through the design and implementation of the development, in a manner proportionate to the scheme.

Stages in the Step-Wise Approach (PPW12)



Preliminary Ecological and Preliminary Roost Assessments

Please see the Reports by Ecological Consultants Arbtech, in support of this submission. The survey was conducted on 22 January 2026 and is valid for 18 months. Further Bat Surveys are scheduled for June and July 2026, to inform mitigation and enhancement measures.

6.7 Key Findings

Habitats

- The site contains a native hedgerow and a pond, both listed as habitats of principal importance under Section 7 of the Environment (Wales) Act 2016.
- Other habitats (scrub, grassland, scattered trees) are of good quality for local wildlife, but some areas are common and widespread with low ecological value.
- The proposed development will result in the loss of some grassland, scrub, scattered trees, and sparsely vegetated land. However, the demolition of buildings that are not being replaced or converted will result in a net gain in biodiversity. Likewise,the site is currently developed with extensive areas of concrete hardstanding. The removal of much of these areas will again result in an enhancement of biodiversity.

Protected Species

Bats

- Several buildings (B1, B2, B4a, B5) have moderate habitat value for bats, with historic records of common and soprano pipistrelle roosts.
- Three bat emergence surveys are required for B1 and B2, and two for B4a and B5, during the optimal survey season (May–September) before any works that could affect roosting features. These surveys have been commissioned for June/July 2026.
- A low-impact lighting strategy is recommended to reduce disturbance to commuting bats.

Birds

- Evidence of nesting birds (swallows) was found in B5; other buildings and vegetation are suitable for nesting.
- No barn owl nests were found, but anecdotal evidence suggests occasional presence.
- Vegetation clearance should be outside the bird nesting season (1 March–31 August), or checked by an ecologist if unavoidable.

Amphibians

- Great crested newts (GCN) were confirmed in two ponds (P1 and P2) on/adjacent to the site in 2019 and 2023.
- Updated bottle-trapping surveys are required for P1 and P2, and a European Protected Species Mitigation Licence (EPSML) will be needed if GCN are present.
- The development poses an "Amber: Offence Likely" risk if GCN are present within 100m, requiring mitigation.

The proposals include areas of gravel that provide a habitat for GCN.

Reptiles

- The site offers suitable habitat for reptiles, especially in hedgerows, grassland, and scrub.
- A non-licensed reptile mitigation plan is required to minimise harm during construction.

Other Species

- No badger setts were found, but the site is suitable for badgers; precautionary measures are recommended.
- Water voles may use the pond; precautionary working methods are advised.
- The site is suitable for hedgehogs; measures to avoid harm during works are recommended.
- No evidence of otters or hazel dormice was found, and impacts are not anticipated.

Designated Sites and Invasive Species

- The site is not designated, but lies within the impact risk zone for the River Dee SAC/Ramsar.
- No impacts to statutory or non-statutory designated sites are anticipated due to distance.
- Buddleia, a problematic non-native species, is present and should be controlled to prevent spread.

6.8 Recommendations and Enhancements

- **A Green Infrastructure Assessment**: This will demonstrate net biodiversity benefit/enhancement and maintenance during development.
- **Habitat Creation**: Incorporate species-rich grassland, native shrubs, and trees to compensate for habitat loss.
- **Biodiversity Enhancements**: Install bee bricks, bird boxes, amphibian hibernacula, log/brash piles, and hedgehog-friendly features.
- **Precautionary Working Methods**: Toolbox talks, pre-commencement checks, covering excavations, and pollution prevention for all works.
- **Further Surveys**: Required for bats, GCN, and potentially other species depending on updated biological records.

The Arbtech Report concludes that: *'The proposed development at Gamford House will require careful ecological management, further species surveys, and the implementation of mitigation and enhancement measures to comply with planning and wildlife legislation. These will be designed to meet the requirements of the 'Step-Wise' approach to site selection, as detailed in Chapter 6 of Planning Policy Wales, edition 12. The recommendations in this report are essential for securing planning permission and ensuring the long-term ecological value of the site'.*

7. Phosphates

7.1 There are measures being put in place to reduce phosphorus losses from the land use sector to the river environment including voluntary interventions such as riparian fencing, tree planting, and in-river habitat restoration. It is expected these measures will form part of Nutrient Management Plans being developed by Nutrient Management Boards. This development proposes that a Package Sewage Treatment Plant will be installed to intercept any discharge from the five dwellings.

7.2 Regarding application P/2023/0738, the Inspector's report para 56 stated that at the time the application was made to the Council, capacity existed within the public sewerage network to receive domestic foul flows from the proposal. The Lavister Wastewater Treatment works has a phosphate consent limit of 1 mg/l, which includes ferric dosing, and operates within the current consent limits. There are proposals to achieve improvements to overall discharges from the works but the P limit remains at 1 mg/l, in accordance with the review of permits undertaken by NRW. In July 2023 Natural Resources Wales ('NRW') completed the permit review for Five Fords WwTW and issued the new permit, confirming that the existing phosphorus consent limit of 1mg/l requires tightening to 0.7mg/l by 31st March 2030.

8. Relevant Policy

Local Planning Policy: Wrexham Unitary Development Plan 1996-2011 (Adopted 2005)

8.1 The driver for the development of these proposals is the current policy framework of Planning Policy Wales and the local development framework. The relevant development plan, despite being time expired, is the Wrexham Unitary Development Plan, as adopted by the Council in February 2005. On 20th March 2026 the following Notice was issued: 'The Welsh Ministers, in exercise of powers conferred by section 66(1) of the Planning and Compulsory Purchase Act 2004, direct the local planning authority, Wrexham County Borough Council ("the authority") to withdraw the emerging Wrexham Local Development Plan ("the LDP").

The development plan for Wrexham now comprises **Future Wales: the national plan 2040** and the **Wrexham Unitary Development Plan 1996-2011**, adopted 2005.'

This submission has been informed by the following policies of the Wrexham UDP 2005:

PS1, PS2, PS3 and PS4 - Strategic policies relating to the broad location of new development;
GDP1 – General development principles relating to design;
GDP2 – Capacity and infrastructure contributions;
EC1 – Appropriate development in green barrier designations;
EC2 – Development on agricultural land;
EC4 – Development and hedgerows, trees and woodland;
EC5 – Special Landscape Areas;
EC6- Biodiversity
EC12 -Flood Risk
EC13 – Surface Water run-off;
EC15 - Small Scale Neglected Sites;
H5 – Housing in the countryside;
T8 – Parking.

8.2 In addition, the proposals reflect the advice contained in the following Local Planning Guidance Notes (LPGN):
LPGN Note 13 – Housing on the Countryside,
LPGN Note 16 – Parking Standards,
LPGN Note 17 – Trees and Development,
LPGN Note 21 – Space Around Dwellings and
LPGN Note 30 - Residential Design Guide.
The applicant has also been aware of the Technical Advice Notes contained within PPW11 .

8.3 The fundamental principles that have informed the design process for these proposals are contained within **Development Objectives Policy GDP1**:

All new development should:-
a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The proposals before you have been designed to meet each one of the above requirements of the development objectives in Policy GDP1.

8.4 **Policy H5** states that, outside defined settlement limits, new dwellings will only be permitted where:-
A) proposals accord with Policies H3, H4, and H8; or
B) proposals comprise infilling subject to Policy GDP1; or the proposed site is a brownfield site surrounded by dwellings, an essential need to house a full time agricultural or forestry key worker can be established. It is accepted that the proposals are a departure from the development plan, as far as policy H5 is concerned, but material planning considerations make this a justifiable departure, as H3, H4 and H8 are satisfied.

8.5 The Wrexham Unitary Development Plan 2005 has a Chapter on Housing, and sets out this sequential approach:

Housing 3.7 The housing element of the strategy reflects the overall approach towards settlement growth set out above. In essence, the aim is to allocate most new housing development to a range of sites within and adjacent to existing built up areas; to make optimum use of previously developed or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.

Further to this, Policy PS3 states; '***Development should use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible, particularly so where greenfield land is of ecological, landscape or amenity value, or comprises agricultural land of grades 1, 2 or 3a quality.***'

The UDP Policy on Small Scale Neglected Sites, Policy EC15 states; '***Action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites, and through the improvement of untidy sites, dilapidated buildings, and other eyesores, particularly those in sensitive locations.'***

8.6 The site lies within a Green Barrier identified in UDP Policy EC1 although the Inspector for the Called-In application P/2023/0738 gives this limited weight. Policy 22 of Future Wales states it is for a Strategic Development Plan ("SDP") to identify a green belt around Wrexham and Deeside.

Future Wales the National Plan 2040

8.7 Policy 20 identifies Wrexham and Deeside as a National Growth Area

National Planning Policy: Planning Policy Wales Edition 11 (PPW11)

Planning Policy Wales (Edition 11) February 2021 at paragraph 1. 22 states that:
"Up-to-date development plans are the basis of the planning system and set the context for rational and consistent decision making … Planning applications must be determined in accordance with the adopted plan, unless material considerations indicate otherwise". The Wrexham UDP 2005 remains as the adopted plan.

This legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.

Active and Social Placemaking and Well-being are the foundations of National policy. The outcomes that this scheme will bring include:

- Scheme prioritises the use of previously developed land and existing buildings

- Fosters economic activity
- Embraces smart and innovative technology
- Unlocks potential and regenerates
- Accessible by means of active travel and public transport
- Appropriate development densities
- High quality and built to last
- Enhances Biodiversity through the 'Step-Wise Approach.
- Removes a derelict eye-sore and enhances the landscape setting.

8.8 Section 38 of the Planning and Compulsory Purchase Act 2004 advises planning authorities that; "*Where, in making any determination under the Planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise"*. We contend that the scheme meets significant placemaking and well-being bjectives and that these are material considerations in the assessment of this application, with significant weight afforded in the planning balance.

LDP 2013-2028 (Withdrawn 20th March 2026)

8.9 Whilst the LDP is not part of the development plan as it was formally Withdrawn on 20th March 2026, the LDP policies have been subject to examination and found to be sound, and as such are a significant material consideration. (IR61-62). The evidence base excludes the site from Green Barrier and Special Landscape Area designations. The High Court found the decision to adopt the LDP was not lawful and it returned to the status of an unadopted plan (Inspector's report para 13). Other LDP policies of relevance include:

DM1 Development Management Considerations
CF2 Provision of New Open Space
T1 Managing Transport Impacts
T2 Active Travel

PPW Edition 12, 2024

8.10 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

Meeting Housing Needs

8.11 For housing needs to be met, schemes have to be available, developable and deliverable. Achieving the goal of meeting housing needs depends to a great extent on the willingness of land owners to make sites available. The applicant is a local developer who has proven track record of delivering high quality residential schemes in the Borough and in the proposals for this scheme strives to deliver similar

standards of design and architectural merit to their nearby development in Rossett, which may be referred to under application reference P/2015/00221.

8.12 The emerging Local Plan requirement is to deliver 7,750 homes which equates to 517 per annum. The actual rate of completions over the period 2013 and 2021 has only been 254 units per annum. This amounts to a significant shortfall of housing land in every one of the last 8 years. In addition to dwellings delivered through existing commitments and proposed brownfield and greenfield housing allocations, the LDP is expected to be delivered by other components including windfall sites. This site presents such an opportunity. The acknowledged housing requirements of the County Borough is therefore also relevant and an important consideration that carries considerable weight.

9. Design Process

9.1 The current proposals have been informed by the comments of the Case Officer at Wrexham County Borough and the Planning Inspectorate. A public consultation on the proposals in both October 2022 and July 2023 has confirmed support for redevelopment of the site and that the impacts of the development will be positive in the following aspects:

- The location is sustainable and the proposals will not place a strain on existing infrastructure.
- The development fits with the existing development pattern in this part of the County Borough.
- The proposals would bring less harm to water quality, air quality, soundscape, ecology and less vehicle movements than any of its previous lawful uses.
- Placemaking outcomes are measurable and have informed the design of the proposals.
- The low density of the development will enhance openness in the countryside in comparison to its current impacts.
- Development sustainability is not restricted to the location but includes the carbon zero specification of the buildings and the re-use of a previously developed site.



Proposed Streetscene from Gamford Lane

10. Structural Survey

Local Planning Guidance No.3 establishes that conversion is acceptable where buildings are structurally capable and where proposals do not result in the appearance of a new build. In this regard:

- The buildings are **traditional, permanent masonry structures**
- They are **not temporary, lightweight or utilitarian modern sheds**
- They are **not reduced to vestigial remains**
- Conversion can proceed **without rebuilding the majority of walls**
- Existing footprints, form and massing are **retained**
- Re-use of brickwork and roof slates is proposed where feasible

The guidance expressly recognises that roof loss, floor replacement or internal alteration **does not preclude conversion**, provided the primary structure is capable of reuse. The submitted structural evidence demonstrates this clearly.

10.1 Although the proposals to convert buildings on the site to 8 dwellings were approved in November 2016, many of these buildings have been subject to vandalism, leaving only five that are suitable for conversion, referred to as Buildings 4, 5 10, 15 and 16. (See plan below).



11. Assessment

11.1 On 4th May 2025 Wrexham CB Planning Committee recommended a scheme of 10no properties for Approval. That decision was 'Called-In' and eventually refused by Welsh Government. The matters which appear relevant to the Ministers' consideration are summarised as follows:

• *The proposal does not provide any affordable housing on site, is located outside a settlement boundary and within the countryside, contrary to national policy. The proposed development appears to be in a location where employment, education facilities or services would not be accessible by sustainable means of transport.*

• *The application has made no assessment of updated environmental/biodiversity issues, including the step-wise approach, as set out in Chapter 6 of Planning Policy Wales (PPW 12) and against which the application should be determined.*

• *Natural Resources Wales and the LPA's ecologist have concerns relating to the lack of detail and assessment of ecological issues.*

• *The proposed development appears to conflict with policies in the recently adopted LDP and raises concerns, regarding its conformity with national planning policy in PPW, particularly in terms of placemaking and the creation of sustainable places, and compliance with the step-wise approach to site selection.*

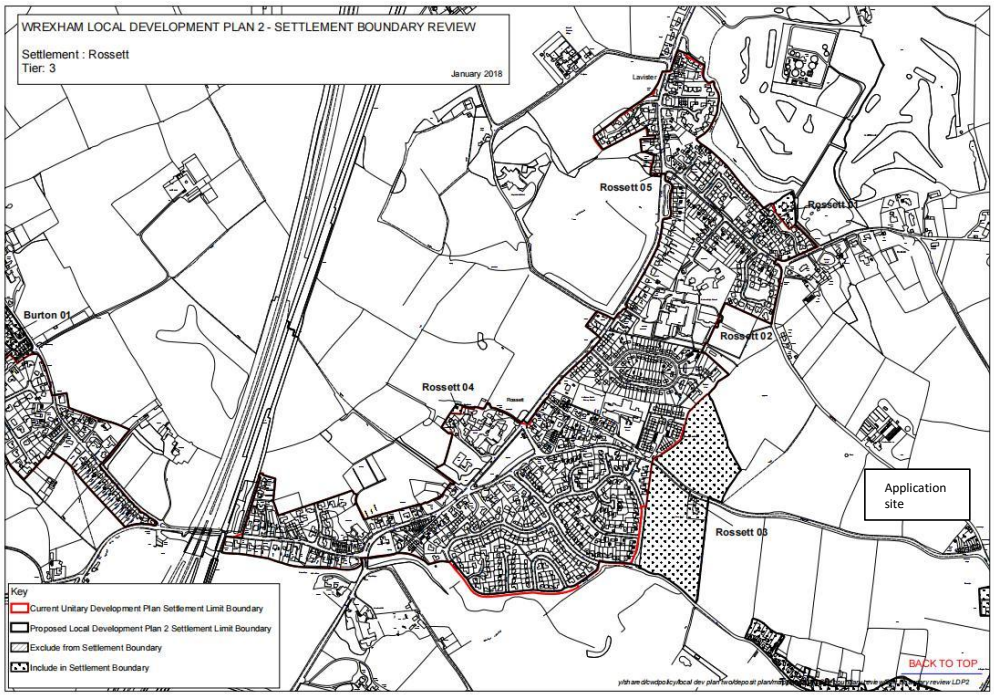
Each of these points will be addressed in turn:

Housing in the Countryside

11.2 With regard to application P/2023/0738, the Inspector's report paragraph 49 states: ***'The SDP is in the early stages of preparation and little weight should be given to the potential inclusion of the site within a Green Belt'.***

11.3 New building in the open countryside away from existing settlements or areas allocated for development must continue to be strictly controlled. (PPW 3.60). Green wedges have the same purpose as Green Belts wherein there is a presumption against inappropriate development (PPW paras 3.68 and 3.69). The site lies within the 'Green Belt – Areas for Consideration' shown on the Regional Strategic Diagram for North Wales. In such areas, Policy 22 resists **major** development except in very exceptional circumstances, until the need for green belts and their boundaries has been established by a Strategic Development Plan (SDP). However, these proposals do not constitute **major** development.

11.4 The Settlement Boundary Review supporting the LDP led to the revision of the settlement boundary closer to the site. PPW states that when identifying sites for development, consideration should be given first to the reuse of previously developed and/ or underutilised land within settlements, then land on the edge of settlements. This brownfield site is within 200 metres of the settlement boundary.



11.5 The proposed development presents an opportunity for the redevelopment of a brownfield site to meet the following objectives of the outdated UDP and the LDP:

- Redevelopment of brownfield land before using greenfield sites
- Provision of high-quality residential amenity for residents
- Augmented design standards and building quality
- Protecting and enhancing openness in the countryside,
- Meeting a need for high quality executive homes,
- Better water quality, air quality, soundscape, ecology and less vehicle movements than the resumption of the lawful uses.

11.6 The proposal is not major development and the need for a Green Belt here has not been established. The recent developments in the vicinity of the site and change to landscape quality will inevitably rule the location out of inclusion within a Green Belt. The site is not in an isolated rural location and the recent developments at Rossett Road and Darland High School, ensure that the landscape is urban in character. A Green Belt would be inappropriate at this location.

11.7 The site is in a sustainable location. The proposed development would augment the openness of the countryside and enhance design quality in the area. UDP Policy EC15 states action will be taken to protect and enhance general amenity through the reclamation and restoration of derelict sites.

11.8 A previous application for conversion of buildings to residential was Approved under application P/2016/0384. The Committee Report stated: *' Policy H3 allows for the conversion of buildings in the countryside to dwellings, subject to the following criteria being met:*
a) In the case of agricultural buildings, there is no longer an agricultural need and alternative non-residential uses have proved inappropriate; and
b) The building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building.

Therefore, subject to meeting the other criteria of policy H3 and other relevant UDP policies, there are no planning reasons to object in principle to the conversion of the buildings to residential use.'

Technical Advice Note 6, which is more up to date than the UDP, advises that when assessing applications for the re-use of a rural building, the primary consideration should be whether the nature and extent of the new use is acceptable in planning terms.' (Report on the 2016 approval.)

Character

11.9 Regarding application P/2023/0738, the Inspector's report para 71 stated; '*Except for the proposed bungalow, the development would turn its back on Gamford Lane. The proposed development would appear as an enclosed, internally facing enclave of suburban executive style houses, at odds with its rural surroundings. I conclude that the proposed development would have a detrimental impact on the character and appearance of the area and conflicts with Policy DM1 of the LDP, Policies GDP1 and PS2 of the UDP and the placemaking principles enshrined in PPW.'*

The revised proposals have addressed these comments and respond positively.

Ecology and Biodiversity. The Step Wise Approach

11.10 Proposals which improve the biodiversity value of sites are supported by Policy PS11.
Development likely to affect protected species will only be permitted when there is no satisfactory alternative and no detrimental impact to the maintenance of the population (Policy NE1). Policy NE6 resists development that would have an adverse effect on the integrity of the River Dee and Bala Lake Special Area of Conservation (SAC). To ensure no adverse effect on the integrity of the SAC, development creating waste water discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.

Summary of Step Wise Approach biodiversity enhancement measures:

Bats
A low-impact lighting strategy will be implemented to reduce disturbance to roosting bats. Further Bat Surveys are scheduled for June/July 2026 and the report submitted as soon as possible.

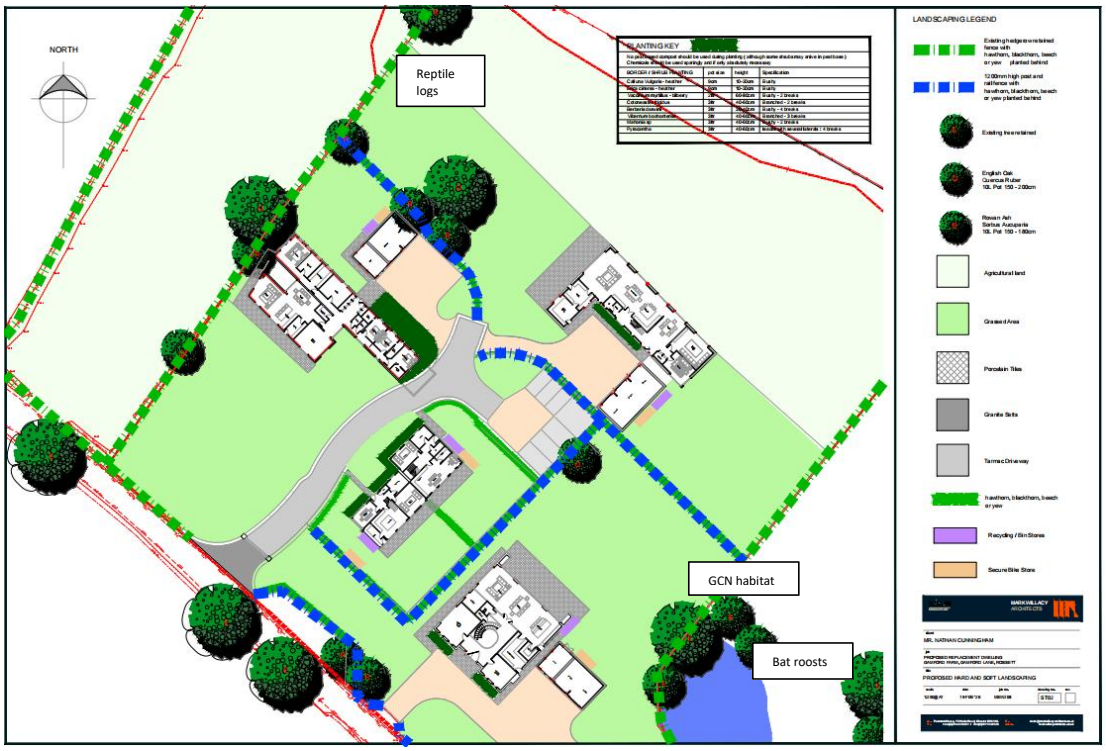
Amphibians
Updated bottle-trapping surveys are required on PI and P2, with Conditions agreed by NRW.

Reptiles
A non-licenced reptile mitigation plan will be produced for the site. The site could be enhanced for reptiles with the creation of log-piles and basking areas within the retained areas of grassland (see plan below).

Other Noteable Species
Toolbox talks and pre-commencement checks will be carried out for Water Voles, Badgers and Hedgehogs.

Water Voles
Planting species rich grassland close to the watercourse will increase foraging opportunities for water voles.

Foreseen Impacts
If Great Crested Newts are present within P1 and P2 the development produces an Amber Risk score.



Hard and Soft Landscaping Proposals and Opportunities for On-Site Mitigation

Sustainable Location

11.11 One of the key requirements of inclusive design is the need to ensure that development is accessible to all users. This relates not only to its detailed design but also to its locational characteristics. In this case the site is accessible to all and is sited within an area where its occupiers would not have to rely solely either on the private car or on public transport. All users of the development would have equal and convenient access to the development itself and also to the local community and service facilities as those facilities are accessible by a range of transport modes.

11.12 The UDP Planning Strategy - Sustainable Development, states:

c) The Rural Villages. The range of services available in these settlements is generally confined to those meeting purely local needs. The settlements themselves are surrounded by attractive countryside and some are not conveniently accessible by public transport. New development is therefore restricted to small sites. The proposed dwellings would be on a brownfield plot in a sustainable location on the out skirts of the large village of Rossett, which has bus stops with a regular service between Chester and Wrexham.

11.13 Policy PS4 requires that development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car. The proposed redevelopment of a brownfield site, utilising existing access points, is consistent with the settlement pattern of satellite hamlets in this part of Wrexham.

11.14 Rossett is identified as one of the Tier 3 Settlements/Local Service Centres in the emerging plan, which are described as having relatively good accessibility by non-car modes. This is an acknowledgement of the fact that the village has a wide range of services including a primary and a secondary school, convenience shops and a regular bus service to Wrexham and Chester. Rossett is therefore a sustainable settlement. The application site itself lies within easy walking distance of the centre of the village, the primary and secondary schools and bus stops served by the Wrexham to Chester service and is therefore in a sustainable location.

11.15 Policy T8 requires that development provides vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Parking provision is shown on the accompanying plans. The development will comply with Local Planning Guidance Note No. 16. This requires provision of 4 no. spaces for each 5 bed dwelling. The site is considered to be within reasonable proximity to the local services and facilities of Rossett. It is acknowledged Gamford Lane is narrow but there is generally adequate room for two cars to pass. Although the national speed limit applies, in reality cars are not likely to be travelling more than 30mph due to the scale and nature of the road.

11.16 There is a pedestrian footpath to the West of the site from Gamford Lane which links up with the playing field, providing off road access for pedestrians to Rossett. An internal access road layout will provide access to 4 no. parking spaces for each five bedroom property. The existing poor quality concrete hardstanding will be removed and resurfaced with an appropriate material to the local environment. There will be sufficient turning space for delivery and waste collection vehicles. There will be the provision of resident cycling parking

Housing Need

11.17 The site lies in a National Growth Area and the proposed development would contribute to both housing numbers and economic growth. The LDP requirement of 7,750 homes equates to 517 per annum. The rate of completions between 2013 to 2021 was 254 units per annum. This is a significant under supply. In addition to allocations, the housing requirement is expected to be delivered by other components including windfalls. This development presents such an opportunity.

11.18 Recent Appeal decisions in Wrexham demonstrate very clearly the weighting to be given to the lack of a five year supply and therefore the need to increase supply:
Rhosrobin appeal decision – lack of a five year supply weighed heavily in favour of the proposed development (paragraph 25 of the decision letter)
Gresford appeal decision – lack of a five year supply carried considerable weight (paragraph 19 of the decision letter)
Minera appeal decision – the lack of housing land carried significant weight (paragraph 16 of the decision letter).
11.19 These weightings were applied notwithstanding the conflict of the proposals in the above cases with the Green Barrier policy (Policy EC1) of the UDP and the interpretation of paragraph 6.2 of TAN1. No different conclusion could be reached for the application at Gamford House. Both the lack of a five year supply and the need to increase supply carries considerable weight in this determination.

Delivery Challenges

11.20 An important element of our submission are the financial viability assessments of this scheme and the 2016 approved conversion scheme. The Gamford House site is available, suitable and, of significant

policy importance, it is viable. There are no site or viability constraints impeding deliverability of these proposals, and comparisons will be made with other sites in the County Borough. The site is currently detracting from the character of the County Borough and has a detrimental impact upon the residential amenity of nearby residents. The site will not exceed service capacity. We are confident that through appropriate dialogue with third parties that all services will be provided and improved if required. The development is limited to 5no. dwellings which ensures there will be no strain on local services and amenities.

11.21 In accordance with Planning Policy Wales 12 the following criteria should influence the allocation of housing sites in the LDP:-

- the availability of previously developed sites and empty or underused buildings and their suitability for housing use;
- the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;
- the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language, and to provide sufficient demand to sustain appropriate local services and facilities;
- the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes;
- the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and
- the potential to reduce carbon emissions through co-location with other uses

11.22 Although the Gamford House site was considered too small to be assessed for allocation it is clear that it would have scored well against these criteria. However, Gamford House is a prime candidate as a windfall site. It is clear that a significant number of windfall dwellings are required to meet the LDP Housing Requirement. With the principle of residential already accepted on the site the proposals at Gamford House should be considered favourably in order to meet this need.

Affordable Housing

11.23 Inspector's report para 63. '*The proposed development would not trigger a requirement for affordable housing under Policy H7 of the UDP. Given the age of the UDP and even older evidence base, little weight should be given to its policies regarding affordable housing. The evidence base supporting the LDP should be favoured, as should LDP Policy H2*.' This revised proposal for just 5no. Dwellings does not trigger an affordable housing contribution.

Highway Safety

11.24 Approved application P/2016/0384 Highway authority comments:

'I would recommend any proposed development is limited to previous traffic generation levels. The information submitted appears to indicate that the farm previously generated a high number of daily movements.'

11.25 In addition to these comments, it should be noted that the haulage and disribution uses on the site generated significantly higher traffic movements than would potentially arise from the proposals. The provision of 3 parking spaces per dwelling is considered adequate. With regard to street lighting and

speed restrictions on Gamford Lane, Circular 06/2014 confirms that any Conditions would not meet the test of being necessary.

11.26 The Committee Report on the approved application P/2016/0384, states that:

'*National and local planning policies allow for the conversion of buildings to residential use in the countryside, which inevitably result in dwellings in areas inaccessible by public transport and without dedicated pedestrian provision or street lights. The proposed development will result in a net increase of 7 dwellings on the site. This will not significantly increase pedestrian usage of Gamford Lane and, given the traffic generated by the previous use, will on balance be of benefit to pedestrians who use Gamford Lane. Finally, Highways have confirmed that the proposed access arrangements are acceptable. It would therefore be difficult to justify refusing permission.'*

11.27 The Report continues with further comments on Highway Safety:

'*Whist noting concerns regarding traffic from the site and along Gamford Lane, the existing site is a large farm complex. The site could revert to its previous use without planning permission and based on information submitted by the applicant , this used to generate up to 117 vehicular movements per day, including HGV's and agricultural vehicles. By comparison, 8 dwellings are likely to generate around 88 movements per day. With the exception of refuse collection vehicles the proposed development is far less likely to be visited by large vehicles than the previous agricultural use.'*

11.28 Our assessment is that the proposals have addressed the concerns of the Ministers. The proposals have responded to the need for enhancements to ecology and biodiversity. The design of the converted properties and the new-build dwelling responds to the placemaking objectives of Future Wales and respects the character of the landscape.

11.29 The design of the proposed dwellings fulfills all of the policy requirements for good residential amenity and the residential use was accepted in 2016 under application P/2016/0384. Consultation with local residents has demonstrated support for the residential use of the site and a return to its previous lawful uses would have severe impacts upon ecology, highway safety, phosphate emissions and the residential and visual amenity of neighbouring properties.

11.30 The scheme is deliverable and achievable and the site does not have any of the physical or planning constraints that many of the UDP allocated sites face. In planning terms, the conversion scheme has good sustainability premiums and will be regarded as 'good planning'.

12. Consultation

12.1 Planning Policy Wales edition 12 states; '*2.16 The characteristics and qualities of places vary. Positive planning occurs at a level where detailed knowledge of how places 'work' is available and provides a valuable decision making resource. It is crucial when, in developing plans, planning authorities engage with people in their own communities, facilitating a collective, participatory process which focuses on achieving sustainable places. This requires engagement which goes beyond the statutory minimum for consultation set out in planning legislation and in accordance with the involvement principle set out in the Well- being of Future Generations Act'.* The proposals have been informed by the responses to local consultation with the Community Council and residents.

12.2 Pre-application public consultation exercises in September 2022 and May 2023, sought the views of residents and businesses in the locality of the site, on the proposals. The recent consultation period commenced on 2nd May 2023 with a short presentation to the Rossett residents' community group by Appleton Deeley Planning and Landscape. For the initial consultation in September 2022, copies of the consultation questionnaire were left with the Community Agents and a Public Notice placed in the

'Essentials' Magazine which was distributed to every address in Rossett and Gresford. In May 2023 Public Notices (in Welsh and English) were posted at the site and reproduced below, whilst letters were sent to all residents within 300m of the site. On 21st June 2023 the proposals were presented to the Rossett Community Council as part of the Pre Application Consultation. Proposals plans were distributed and discussed with members of the Community Council.

12.3 In September 2022 it was decided that the most efficient and comprehensive way of consulting local residents and businesses on the proposals would be via an online survey. The link to the survey was publicised in the village, community magazine and on the Rossett Community Facebook page. A summary table of responses is provided below. The full and the redacted version of the responses will be made available subject to Data Protection legislation.

12.4 Significantly, the majority of respondents agree that the scheme would make a positive contribution to the landscape:

Questions ***Responses:***	**The proposed carbon zero development would make a positive contribution to the landscape**	**Nine homes should be the limit on this site**	**The site attracts anti social behaviour**	**The site should remain undeveloped**	**The previous lawful uses should be allowed to resume**	**All new buildings in Wrexham should strive for zero carbon**
Agree	12	7	8			10
Slightly agree	1		1		1	2
Neither agree nor disagree		6	1	1	1	
Slightly disagree						
Disagree	1		2	10	11	
Total responses	**14**	**13**	**14**	**11**	**13**	**12**

- ✓ -Most respondents do not want the site to remain undeveloped.
- ✓ -Most respondents do not wish to see the previous lawful uses resume on the site.
- ✓ -Most thought that all new developments in Wrexham should strive for zero carbon rating.

12.5 Concerns about traffic, fumes and noise were common responses and redevelopment of the site with a predominantly residential mixed use development was favoured. These outcomes were circulated to Community Agents and Members for Rossett.

12.6 Following a presentation to Rossett Community Council on 21st June 2023 a letter of support was received and is reproduced below:

PO Box 2421
Wrexham
LL11 0PN

Gamford House Pre-Application.

Dear Mr D Horton,

Rossett Community Council would like to express their support in the project planned for Gamford House pre-application. Many thanks to you for coming to speak to council themselves and explain the project in more details. They are pleased to hear the plans for the area are to include such factors as carbon zero and passive housing. Also, the inclusion of a bungalow was considered a great asset. The Community Council were very disappointed to see the previous application refused for no valid reason.
Kind Regards,

Joni Rusling
Clerk of Rossett Community Council

Further publicity of the proposals was through the publication of a notice on the Rossett Community Council Facebook page:

Facebook Notice:

Gamford House

Public Consultation – Gamford House, Gamford Lane LL12 0EW
The views of residents and businesses in Rossett are being sought on the future of the site at Gamford House, Gamford Lane. It is proposed to redevelop the site with 10 carbon zero dwellings of the highest standards of design and quality. Details of the proposals and a Questionnaire can be found in the following link: www.gamfordhouse.co.uk
Your views can be recorded here and posted to info@gamfordhouse.co.uk Your views will be reported to Wrexham CBC and considered in the determination of any planning application for the proposals. The consultation will run until 14th June 2023.



Site Notice:

The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Schedule 1B, UNDER ARTICLES 2C AND 2D PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSSION

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed redevelopment of site at **Gamford House, Gamford Lane LL120EW** with 10 detached carbon zero dwellings and landscaping.

I give notice that Urban Developments Ltd. is intending to apply for planning permission to Wrexham County Borough Council. You may inspect copies of the proposed application, the plans, and other supporting documents online at www.gamfordhouse.co.uk**.** These may also be viewed online at Gresford and District Community Library, Vicarage Lane, Gresford, Wrexham, LL12 8UW, on Tuesdays 2pm till 5pm, Thursdays 2pm till 5pm and Saturdays 10am till 1pm.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Urban Developments Ltd. Pinfold Works, Rossett Road, Wrexham LL12 0DQ** or info@urbandevelopments.co.uk by **14th July 2023.**

Signed: D Horton Appleton Deeley Planning and Landscape Date: 28th May 2023





Existing Site of Proposed Redevelopment, Area 1.36Hectares

Proposed Site Layout – May 2023

appleton deeley planning + landscape
a partner firm with appletons

13. Summary and Conclusions

13.1 Local Planning Guidance No.3 establishes that conversion is acceptable where buildings are structurally capable and where proposals do not result in the appearance of a new build. In this regard:

- The buildings are **traditional, permanent masonry structures**
- They are **not temporary, lightweight or utilitarian modern sheds**
- They are **not reduced to vestigial remains**
- Conversion can proceed **without rebuilding the majority of walls**
- Existing footprints, form and massing are **retained**
- Re-use of brickwork and roof slates is proposed where feasible

The guidance expressly recognises that roof loss, floor replacement or internal alteration **does not preclude conversion**, provided the primary structure is capable of reuse. The submitted structural evidence demonstrates this clearly.

The proposals are assessed against:

- **Wrexham Local Development Plan (LDP) 2013-2028 (adopted December 2023)**
- **Local Planning Guidance Note No.3 Converting Rural Buildings**
- National policy principles within **Planning Policy Wales**, particularly sustainable development and reuse of existing resources

Recent planning decisions along **Gamford Lane and within the wider Rossett area** demonstrate a consistent and established approach by WCBC to supporting **conversion proposals** where:

- Existing buildings are of **permanent masonry construction**
- Structural evidence demonstrates **capacity for reuse**
- Proposals avoid the creation of fundamentally new forms of development in open countryside
- Schemes represent the **most sustainable use of existing assets**

This proposal has been structured intentionally to reflect that approach.

13.2 These proposals have also been formulated with the objectives of 'Placemaking' at the forefront. National Planning Policy (PPW11) advocates that 'Placemaking' should consider the context, function and relationships between a development site and its wider surroundings. The proposals aim to bring social, economic, environmental and cultural value and benefits which go beyond the physical development boundary. The contribution of this development to Rossett and Wrexham County Borough is based on the innovative and forward thinking that has produced a development of carbon zero dwellings which will enhance the character of the landscape through the re-use of a sustainable site.

13.3 In preparing this application we also considered the responses from both officers of the Council and Planning Inspectors to previous applications at Gamford House.
On certain issues there remains **common ground**:

- The site is designated as a mixed use site
- The principle of housing on the site was accepted under the approved conversion scheme
- Highway matters in terms of visibility splays and traffic generation are not an issue
- The impact on community facilities and infrastructure are not sufficient to merit refusal
- The site does not fall within the flood plain nor have a flood risk designation.
- There remains a lack of 5 year housing supply
- The character of the proposals are considerably more sensitive to the location
- The development is no longer considered inappropriate in the Green Barrier as it is on a Brownfield Site
- Under LDP2 the site would no longer be within Green Barrier and Special Landscape Area
- Settlement Boundary Review brings the settlement closer to the application site
- The design meets the 'place making' objectives of Planning Policy Wales
- Ecology and Biodiversity are afforded prominence in the application proposals
- There is a predilection given to the development of brownfield land in preference to greenfield sites

13.4 It is clear that the existing **Wrexham Unitary Development Plan 1996 – 2011** is not up to date, and there are also significant material considerations which weigh in favour of granting planning permission:
• the need to increase housing supply due to a shortage of land genuinely available for housing
• the presumption in favour of sustainable development
• the land does not project into wider countryside, but lies within 150m of the defined settlement boundary
• the site is previously developed brownfield land
• The nearby services and facilities at the Local Service Centre Tier 3 of Rossett ensure that the site is in a highly sustainable location
• If the emerging LDP housing requirements are to be achieved there will need to be a significant increase in the number of completions over the remaining plan period. That can only be achieved if more windfall opportunities are brought forward for development

13.5 The redevelopment of this previously developed site would enhance the character of this sustainable location and remove a blight on the character of the area, whilst introducing a use that will be a less intrusive and environmentally challenging than its previous uses.

13.6 Public consultation on the proposals was undertaken in October 2022 and May 2023 with the co-operation of the Rossett Community Council and Wrexham CBC Community Agents. The outcome was overwhelmingly in favour of a residential and office scheme on the site.

13.7 When similar proposals were approved for 8 dwellings on 7th November 2016, the Committee Report concluded that:

'The development will enhance the overall appearance of the site, will not detract from the wider rural landscape, Green Barrier or highway safety and adequate ecological mitigation is proposed. As such the proposals accord with Policies GDP1, EC1, EC6 and T8.
The conversion of the existing buildings to dwellings accords with policy H3. Whilst erecting two new dwellings in place of the existing farmhouse does not fully accord with policy H10, I am satisfied that there are valid reasons for not strictly imposing the policy in this instance. Furthermore, the overall objective of the policy to protect the rural landscape (paragraph 6.20 of the UDP) is satisfied.'

13.8 Our assessment is that the proposals have addressed the concerns of the Ministers. The proposals have responded to the need for enhancements to ecology and biodiversity. The design of the converted properties and the new-build dwelling responds to the placemaking objectives of Future Wales and respects the character of the landscape. The design of the proposed dwellings fulfills all of the policy requirements for good residential amenity and the residential use was accepted in 2016 under application P/2016/0384. Consultation with local residents has demonstrated support for the residential use of the site and a return to its previous lawful uses would have severe impacts upon ecology, highway safety, phosphate emissions and the residential and visual amenity of neighbouring properties.

13.9 The scheme is deliverable and achievable and the site does not have any of the physical or planning constraints that many of the UDP allocated candidate sites face. In planning terms, the conversion scheme has good sustainability premiums and will be regarded as 'good planning'. The nearby services and facilities at the Local Service Centre Tier 3 of Rossett ensure that the site is in a highly sustainable location. If the emerging LDP housing requirements are to be achieved there will need to be a significant increase in the number of completions over the remaining plan period. That can only be achieved if more windfall opportunities are brought forward for development

13.10 It is considered that the proposals afford an opportunity for Wrexham CBC to benefit from a flagship project that sets the standard in high quality sustainable design. It is considered that openness and protection of the character of the countryside, augmented standards of design and residential amenity, improvements to the quality of the housing offer and sensitive integration of a development into the landscape can all be achieved at this location. It is respectfully requested that the proposals and their wider impacts are fully considered with a view to a recommendation of approval.

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

Deeley Horton Planning
March 2026