

Land off Chester Road, Lavister

Introduction and Background

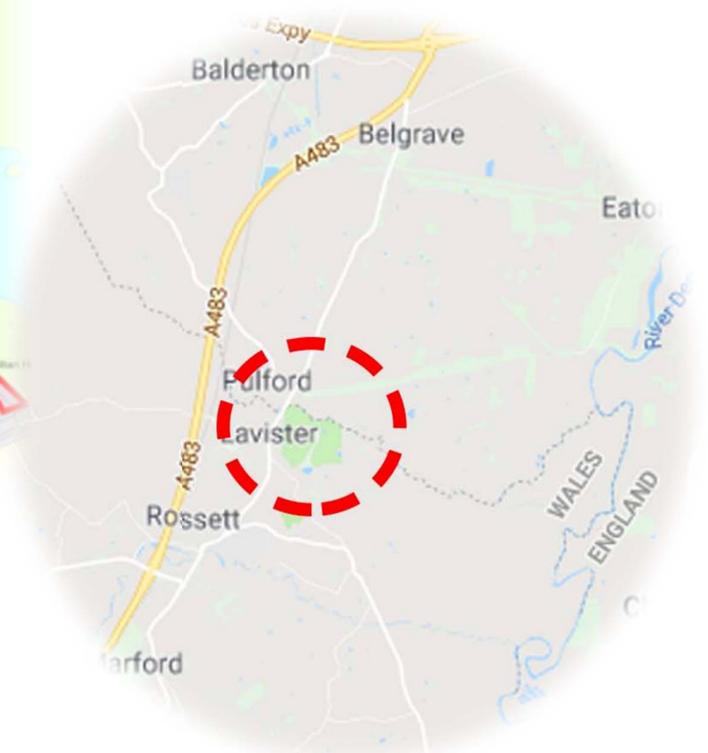
Welcome to this public meeting in respect of development proposals at land off Chester Road, Lavister (part of the old Darland Golf Course).

Galliers Homes has been carefully selected by the landowner as the developer to bring forward detailed proposals for housing at the site.

Galliers are a privately owned house builder established in 1987, in 2013 the company was restructured with significant investment. Our founder had one simple aim – to build the best range of private homes in the region. Quality is always our number one priority, we have a strong regional reputation for providing a range of remarkable new homes, featuring premium specifications. Each site is carefully considered and designed to reflect the local environment. In 2017 we completed 64 new homes and in 2018 we have a target to complete 106 properties whilst endeavouring to retain our family values.

Galliers' team is here to explain the need for new housing in the area and why we consider the draft development proposals represent an appropriate solution to the housing need at Rossett and Lavister.

This meeting will be followed by a full pre-application consultation exercise once a complete set of technical information to support a planning application is available. Wrexham Council will separately consult the community once a planning application is submitted.



The Planning Background

Wrexham County Borough Council is in the process of Identifying development sites to meet its housing needs across the County up to 2028. The development sites will be set out in a document known as a Local Plan, and they will be distributed having regard to the scale and sustainability of existing settlements.

The existing services and facilities present in Rossett and Lavister mean that the villages will be expected to accommodate new housing growth.

There have been a number of consultation stages for the emerging Local Plan. It is through these consultations that the potential sites for development have been identified, including Land off Chester Road, Lavister.

There are no large previously developed sites in the villages. As a result, all the sites promoted for residential development are on greenfield land adjoining existing development. As a result, whichever site(s) is selected to be developed will require land to be 'released' from the Green Barrier designation that currently surrounds the villages.

Land off Chester Road, to the north of Lavister, is considered to represent the best of the options available.

The landowner and Galliers are engaged with the plan process, but are also advancing a planning application to ensure that detailed technical matters relating to the site are fully explored. This has become necessary because of other developers advancing alternative sites through planning applications.



Sites Promoted / Identified in Rossett and Lavister

Key	
	All Sites Promoted / Identified in Rossett and Lavister
	Land at Chester Road

Site Assessment - Opportunities & Constraints

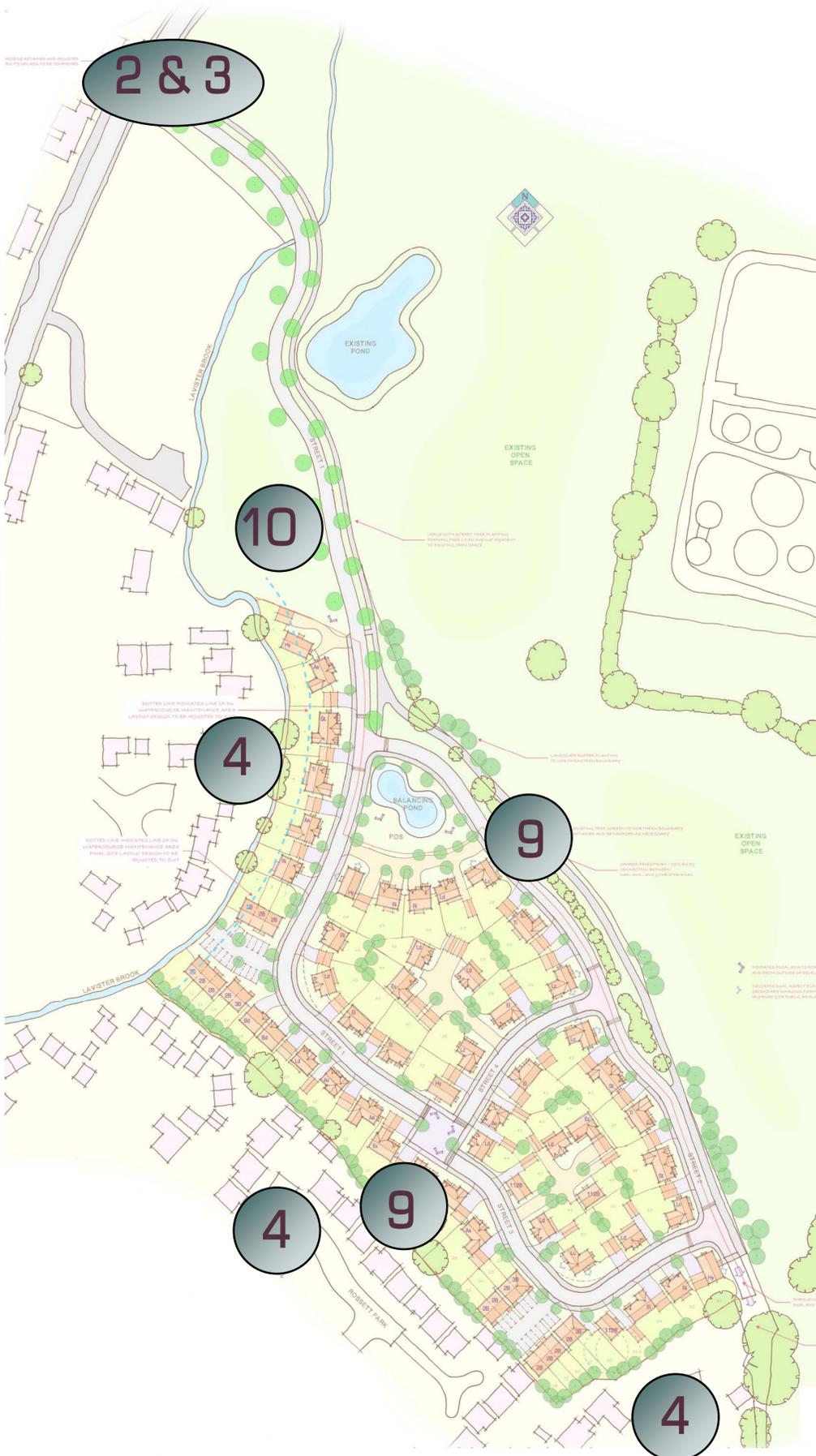
Initial assessment work has been undertaken to identify the key site opportunities and constraints. These matters have then been used to inform the evolution of the housing proposals at the Site.

Opportunities

1. Sustainable location, adjacent to Lavister
2. Adjacent to a main route between Wrexham and Chester
3. Existing access onto Chester Road, with good visibility
4. Adjacent to existing housing, with a layout that enables 'rounding off' of the existing village form, rather than encroachment into the gap between Lavister and Pulford
5. Provision of a mix of 2, 3 and 4 bedroom houses for local people
6. Provision of affordable housing to meet the needs of local household
7. New residents to support services and facilities
8. Wider landholding provides potential to resolve water flooding at Darland Lane / Gamford Lane
9. Existing landscaping on site
10. Creation of public open space
11. Creation of construction jobs locally

Constraints

- A Flooding from the Lavister and Pulford brooks.
- B Existing gap between Lavister and Pulford
- C Proximity to existing properties
- D Need to integrate the public footpath
- E Existing vegetation



Draft Development Proposals

Following the constraints and opportunities analysis, a draft layout has been prepared.

The layout plan is indicative, but helps to show how the site could be developed. It will be evolved through consultation, and we welcome input from the Local Community to help inform the detailed design.

The key elements are:

- Approximately 70 houses including a mix of tenure and size
- Use of existing access on Chester Road
- Secondary pedestrian, cyclist and access for emergency vehicles on to Darland Lane
- Shared cycle and pedestrian routes to ensure connectivity
- Public open space
- Landscaping throughout
- Housing outside sensitive NRW flood zones
- Water features which compliment the open space but importantly manage surface water



Existing & Proposed Views

A key consideration when releasing land on the edge of the villages for housing is the visual impact that the development will have.

The proposed development at Land off Chester Road has been carefully designed to ensure that it will provide an appropriate edge to the villages with the extent of the housing not projecting into the gap between Lavister and Pulford.

The housing proposals respond to the existing landscape, but also offers the potential to introduce further landscaping to soften the built edge.

Existing View from Chester Road



Proposed View from Chester Road



Assessment Of Technical Matters

It has been important to understand the 'technical' matters that influence development, including flood risk, landscape & trees, ecology, access & accessibility and heritage to inform site layout. Research to date has particularly focused on flood risk and ecology matters.

Flooding and Drainage

Detailed analysis of flood risk in the area has confirmed that the proposed developable area falls outside flood zones that constrain residential development. The mapping indicates that extreme flood events could impact part of the access road, but analysis shows that this would be for brief periods and at levels that would not prevent movement of emergency vehicles. In any event, the pedestrian/cycle/emergency access onto Darland Lane is free of flood risk.

Discussions with the Council's Drainage Team has also confirmed that the development could assist in resolving the existing flooding that occurs at Darland Lane/Gamford Lane. The scheme will include a sustainable drainage system to control flows of surface water from the site.

Landscape and Trees

New development sites at Rossett and Lavister will require the release of land from the Green Barrier/Special Landscape Area, but some areas are more sensitive than others. The Chester Road site provides the opportunity for a logical rounding off of the existing built form, avoiding visual encroachment into the surrounding countryside. The development can be assimilated into the landscape, with existing landscape features retained where possible.

Ecology

Because of the seasonality of some ecology work, relevant surveys have already been undertaken to identify the presence of any protected species/habitats at the site, and suitable mitigation has been recommended as part of the evolution of proposals.

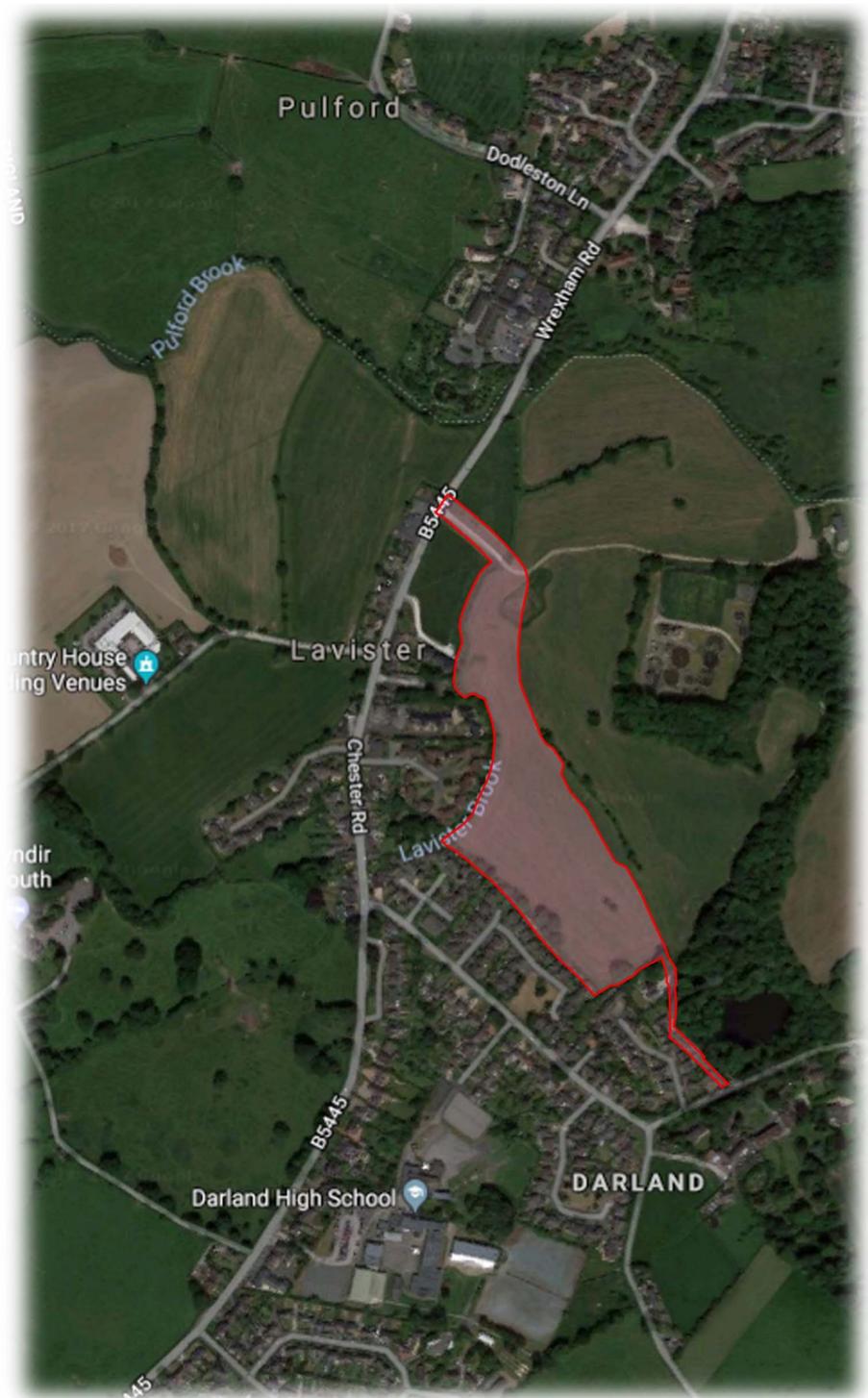
Access and Accessibility

The site has the potential to make use of the existing vehicular access onto the Chester Road. The design of this junction, including the associated visibility splays, are sufficient for the scale of development proposed.

The site is located with reasonable proximity to existing services and facilities, and the public transport network serving Rossett and Lavister provides regular links to both Wrexham and Chester.

Built Heritage

There are no heritage assets immediately adjacent to the site. The Pulford Village Conservation Area and the Castle Hill Scheduled Monument will be considered fully but initial assessments indicate the site is sufficiently separated so as not to impact on either.



Formal Pre-application Consultation

Thank You for taking the time to attend this meeting.
We hope you found it useful and informative.

Once the application documents and plans are finalised we will notify the local community of the intention to submit a planning application. As part of the process the draft planning application will be made available for comment so all interested parties have the opportunity to make comments that will be fed back to the project team. A comprehensive report detailing the process, acknowledging comments received and any amendments to the scheme that have arisen, will be submitted with the planning application.

When the application is submitted, the council will undertake its own consultation process, inviting comments from the local Community which will be taken into account when determining the application

