

DESIGN & ACCESS STATEMENT

Land to the South East of the A495, Bronington

Erection of 31 Dwellings (27 dwellings and
4 bungalows including 4 Affordable Dwellings),
Realignment and Improvements to A495
(including footpath to Church)
and Provision of Habitat Enhancement Area

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1. Introduction

This report considers the planning issues associated with the planning application on Land to the South East of the A495, Bronington.

The application proposes:

Erection of 31 Dwellings (27 dwellings and 4 bungalows including 4 Affordable Dwellings), Realignment and Improvements to A495 (including footpath to Church) and Provision of Habitat Enhancement Area

The application is submitted on behalf of Hawk Homes.

2. The Site and its Context

The site lies within the settlement of Bronington around 10 miles to the south east of Wrexham.

The land lies on the eastern edge of the village and amounts to around 3 hectares (excluding the A495 highway land)

The site in the context of the village is shown below.



The land has historically been used for the translocation of Great Crested Newts from a development site to the west of the A495 (shown with a star above) and was the subject of a 10 year management/maintenance agreement.

Photographs are attached to the Planning Statement as Document 1.

3. The Characteristics of the Land

The site lies on the eastern edge of the settlement and is currently unused.

The land is predominantly flat with a natural species hedgerow along the boundaries of the site.

Pond habitats were formed as a result of enhancement works approximately 13 years ago. These have been important natural ecological features in the past but have declined in recent years.

The site is now dominated by rough semi-improved grassland, with occasional scrub and tall ruderal, two ponds with scattered alders.

There is also an area of rough ground in the northeast corner which was formerly a highway work compound now comprising hard-standing, scrub and short vegetation.

The land has historically been used for the grazing of horses.

To the western and northern boundaries is the A495 with the properties within the village of Bronington beyond.

To the eastern boundary lies a paddock and Bronington Church.

To the south lies further agricultural land.

4. Accessibility

4.1 Accessibility – Existing

The land lies on the eastern edge of the village and amounts to around 3 hectares (excluding the highway land).

To the western and northern boundaries of the site is the A495 which includes a footpath along the site frontage.

There are no footpaths through the site.

The site lies directly adjacent to the settlement and close to the services and facilities within Bronington.

The site has access to the services and facilities within the settlement of Bronington. The site has access to the wider area via public transport (see social sustainability section 5.0 below).

4.2 Re-alignment of A495

The shortcomings of the existing highway position is discussed in detail within the Transport Statement provided by Highway Planning Services.

The Report also explains the proposed re-alignment of the A495 and the technical highway improvements which would flow from the scheme.

4.3 Provision of Footpaths

The village includes a number of footpaths along the roadways along with footpaths/bridleways shown on the definitive map.

The proposed scheme includes a circular footpath route around the site in order to ensure that the site is accessible.

In addition following a consultation event in 2015 it was identified that residents in the village and school children had difficulty safely accessing the Church which is detached from the village to the east due to:

- narrow width of the footpath along the northern side of the A495
- lack of a crossing point over the A495 to safely access the Church

The scheme now proposes

- safe crossing point at the roundabout
- new 2.0m wide footpath along the southern side of the A495 to access the Church

This was requested by a number of respondents and provides a significant additional community benefit for the scheme.

4.4 Accessibility – Buildings

The site is generally flat and so circulation routes within and through the site will be level, firm and safe

Each property will have its parking area immediately adjacent to ensure ease of movement into the properties and the spaces will be provided in a mix of tarmacadam and pavements for ease of movement/access

The site is carefully designed to offer the maximum possible accessibility for users and visitors. This will include the provision for a disabled person to approach and gain access into the buildings from the point of alighting from a vehicle. A level approach will be provided (gradient less than 1:20) and its surface would be firm and even

An accessible threshold will be provided into the building, and the entrance door will include an appropriate opening width (min clear opening width of 775mm) to enable a wheelchair user to manoeuvre into the buildings. In addition the internal space in the entrance storey will allow convenient circulation by a wheelchair user and WCs will also be provided at ground floor

In accordance with current best practice in relation to pedestrian access the scheme shall comply with:

- BS 8300:2009+A1:2010 Design of buildings and their approaches to meet the needs of disabled people – Code of Practice; and
- Building Regulations Approved Document Part M (2015 edition)

5. Sustainability

The LDP2 Preferred Strategy identifies Bronington as a Tier 4 Settlement, which acknowledges that the village is a sustainable settlement.

In addition to the above and in line with Planning Policy Wales the site would be sustainable for the following reasons:

5.1 Economic Sustainability

- The site lies within the settlement of Bronington where there is the provision of suitable infrastructure, thereby negating the need to extend infrastructure to rural areas
- The construction work will be undertaken by local company Hawk Homes Ltd based around 8 miles from the site, which will secure construction jobs locally for Hawk Homes Ltd and their chosen sub-contractors
- The construction of the dwellings will result in increased spending in the local area as the new owners seek to 'fit out' their homes
- The scheme also assists in rebalancing rural communities by supporting local services and facilities including the shop, school and church

5.2 Social Sustainability

- Bronington has a population of around 3,224 with 1,280 households (2001 Census Key Statistics) and the village includes the following services and facilities:

Shop

Bronington Village Stores lies around 70m from the site and includes an off licence, newsagents and groceries.

School

Bronington Church in Wales Primary School lies within the heart of the village around 200m from the site. The Bronington Playgroup

lies within the School Community Room and provides places from aged 2.

Holy Trinity Church

The site lies between the Church and the village with the Church 250m to the east of the site.

Post Box and Telephone

These lie adjacent to the village stores and within 60m of the site.

Transport

The village is served by the bus service 146 which runs between Wrexham -Marchwiell -Penley -Whitchurch. The service provides a regular service between the settlements (see timetable attached to Planning Statement as Document 2).

The site lies between Ellesmere and Whitchurch on the A495.

Nearby Settlements

The site lies around 4 miles from Whitchurch, 6 miles from Ellesmere and 11 miles from Wrexham.

- The nearby services and facilities ensure that Bronington is a sustainable settlement.
- The development would support the community of Bronington
- The housing would meet the needs of present and future generations
- The existing highway layout through the village has proven to be dangerous. The scheme provides a safer vehicular route via a re-aligned A495 to the benefit of the wider community
- the site includes clearly defined footpaths to ensure ease of pedestrian movement into, through the site and across the A495 to the Bronington Holy Trinity Church
- The development would create a high quality built environment

5.3 Environmental Sustainability

- The site provides a wildlife area of 1.608 hectares in line with the 'Ecological Appraisal & GCN Assessment' provided by Etive Ecology Ltd
- The site sits within the settlement of Bronington and does not negatively impact upon the natural, built and historic environment
- The site has easy access to the local bus service
- The site is serviced by mains water and electricity
- foul water drainage will be to the existing public sewer system,
- The scheme will maintain significant areas of native species hedgelines around the site and assist in biodiversity
- The scheme will create additional native species hedgelines around the site and assist in biodiversity
- The dwellings will be designed to best practice Building Regulation standards
- The scheme will utilise locally sourced materials wherever possible
- The scheme will use SUDs throughout including an infiltration basin within the ecological area to the east of the re-aligned A495

The site lies within a sustainable Tier 4 location which accords with the Council's Preferred Strategy

The scheme creates a sustainable development which would contribute to the local community.

6. Character and Design

There are no Listed Buildings in the vicinity of the site, nor is the site within or adjacent to a Conservation Area.

The properties within the village include a number of traditional cottages but the majority of the properties are post 1960s modern detached houses.



The properties within the village are very simple in terms of their design detailing and the predominant building materials are brick (with small elements of render) with tiled roofs.

The proposed houses will need to respond to the setting of the village and would include

- predominantly modern 2 storey houses with a small number of bungalows on the village corner
- Brick and Render walling materials
- Plain tiled roofs
- Ridge tiles to match roof tiles
- Simple white casement windows
- A mix of porch designs

- UPVC maintenance free barge, fascia and soffit boarding
- Black guttering and downpipes

Typical elevations of the dwellings through the site are shown below.



The proposed buildings have been designed to reflect the scale and character of the properties in the vicinity and comply with thrust of policies GDP1 of the Unitary Development Plan and Technical Advice Note 12 Design (2009).

6. Due to the detailed design and layout, the site has clear and defensible boundaries and the adjoining roads and footpaths are clearly marked to ensure that the public are aware of there routes through the site
7. The site will be suitably secured during the construction phase and the development will comply with all relevant public safety legislation.

8. Movement to, from and within the Development

The proposed development assists in sustainable development because it includes the following links:

- **Footpaths**

The local services and facilities (shop, school, church etc) are within easy walking distance of the site.

The realignment of the A495 will ensure that the houses are on the village side of the road, meaning that residents will not need to cross the busy A495 to access the village.

In addition improvements to the footpath network will provide a safe and convenient around the site and to the local Church

- **Public Transport Infrastructure - Bus**

There are regular Bus Services serving the wider area including central Wrexham from Bus Services alongside the site frontage (Services 146 – see Document 2 of Planning Statement)

- **Transport Infrastructure - Road**

There are good local highway linkages close to the site including:

- the A495 along the site frontage which links Whitchurch to the east to Ellesmere to the west
- A525 which links to Wrexham
- A49 and A5 to the wider region

The movement to, from and within the site is convenient and safe.

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