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1. Foreword

I am pleased to set out the Council’s proposed strategic approach for the development of Wrexham up to 2028. This document, the Deposit Local Development Plan, together with other supporting materials, explains the Council’s approach to delivering sustainable development in the County.

Wrexham needs a sound LDP, not only to ensure that vital new homes and jobs are provided but also because in the absence of an LDP, the Council cannot effectively control where development takes place, the quality of that development and the community benefit arising from new development. Following the disappointment of the first Local Development Plan being withdrawn in March 2012, it is even more imperative that a new land use plan is prepared and adopted on time to provide certainty about how we want the County Borough to prosper in the future.

I am committed to ensuring that this document is prepared in an open and transparent manner and that the views of the public and stakeholders are taken into account. We need to know what you think about the policies and proposals contained in the Deposit Plan before we submit the plan to the Welsh Government and Planning Inspectorate for Examination in Public.

I’d very much welcome your views, but please remember to submit these by 5pm on Thursday 31st May 2018.

Councillor Dave Kelly, Lead Member for Organisation: Planning and Corporate Services.
2. How to comment on the Deposit Local Development Plan

The Deposit Plan consultation represents an opportunity for everyone in the Plan area and beyond to think about how the places people live, work, learn and visit should develop over the period to 2028. We would like to know whether you agree with the land use policies and proposals for accommodating growth in Wrexham County Borough.

The easiest and most efficient way to view the Deposit Plan and submit any comments you have on the policies and proposals is via the Local Development Plan (LDP) Consultation Portal which can be found here www.wrexham.gov.uk/ldp. Here you can view and comment as you read or alternatively you can download PDF versions of the Deposit Plan and all relevant accompanying documents. A step-by-step guide on how to submit comments on the portal is also available via the link above.

Paper copies of the consultation documents are available to be viewed at all local libraries and at the Planning Office in Lord Street, Wrexham, LL11 1LG. There will also be an opportunity to view documents and speak to planning officers at the drop in sessions, details of which can be found on the consultation portal.

A standard consultation response form has also been prepared as part of the consultation process. The form is available to download on the consultation portal. Copies are also available at local libraries, the drop in sessions and the Council Planning Office.

Please send your completed consultation response form to:

planning_policy@wrexham.gov.uk or to:

Planning Policy Team
Environment and Planning Department;
16 Lord Street,
Wrexham,
LL11 1LG

The consultation is open for 7 weeks from 9 April 2018 – 31 May 2018. All comments must be received by 5.00pm on 31 May 2018. Those received after the deadline will not be considered.

If you need any further information please contact the Planning Policy Team at planning_policy@wrexham.gov.uk
3. Introduction

Plan Purpose and Background

The County Borough of Wrexham will grow in population\(^1\) over the next few decades, and will need new homes, jobs, infrastructure and community facilities to support economic growth and raise standards of living within the area. It is crucial that this growth is sustainably planned in order to maximise community benefit and bring forward development that is in the best interests of the County Borough and its people.

National legislation and planning guidance places a duty on every Local Planning Authority in Wales to produce a Local Development Plan that addresses these issues and delivers sustainable development, ensuring that social, economic, environmental and cultural factors are all suitably balanced.

It is within this context that Wrexham Council are preparing a revised strategic planning framework, known as the Wrexham Local Development Plan (LDP) (here in referred to as the Plan). This Plan is a land use Plan that sets out the planning requirements for achieving sustainable development in Wrexham County Borough over the period 2013-2028.

It identifies where and how much new development will take place in the County Borough, as well as which areas need to be protected for their environmental qualities. Once adopted, the LDP will replace the existing Unitary Development Plan (UDP) 1996 – 2011\(^2\) and will be used to make decisions on all planning applications.

Adoption of the LDP by the Council will follow the submission and Examination in Public (EiP) conducted by an independent Planning Inspector appointed on behalf of the Welsh Ministers from the Planning Inspectorate (PINS). The main role of the Planning Inspector is to ensure that the LDP is sound and has been prepared in accordance with the following 3 soundness tests\(^3\):

1. Does the Plan fit? (is it clear that the LDP is consistent with other plans?);

2. Is the Plan appropriate (is the Plan appropriate for the area in light of the evidence?); and

3. Will the Plan deliver? (is it likely to be effective?)

Further information in relation to the soundness tests can be found in the Soundness Self-Assessment document\(^4\).

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\(^1\) Background Paper: Population and Household Projections with Dwelling and Employment Impacts (March 2018) [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)


\(^4\) Test of Soundness Self Assessment – Deposit Plan (March 2018) [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)
The Local Planning Authority is also required to produce the following documents alongside the Local Development Plan:

**Delivery Agreement (DA) and Community Involvement Scheme (CIS)**\(^5\) setting out the timetable for the preparation and adoption of the LDP along with who and how we will carry out consultation and engagement;

**Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)**\(^6\) plays an important part in demonstrating the LDP is sound by ensuring it reflects sustainable development objectives. The Council has adopted an integrated approach to appraisal and assessment with economic, social and cultural well-being goals having been considered alongside environmental effects and the sustainable management of resources. The SA has been an iterative process throughout the Plan’s preparation and this is reflected in the Plan’s growth and spatial strategy, policies, proposals and allocations.

**Habitats Regulations Assessment (HRA)**\(^7\) determines the likely significant effects of the Plan on European Sites of Nature Conservation Importance. For the purposes of the HRA, European Sites are defined as Special Protection Area, Special Areas of Conservation and Ramsar Sites. The HRA concluded that although some land-use policies may need to mitigate against potential adverse impacts, none were considered likely to have a significant effect on the integrity of any or all of the European Sites identified either alone or in combination with other plan, projects or programmes.

**Initial Consultation Report**\(^8\) following Issues and Options and Preferred Strategy, the initial consultation report identifies how the deposit plan has been informed by the outcome of the previous consultation stages. On submission, the Council will prepare a final consultation report outlining the findings of the Deposit Plan consultation.

**Annual Monitoring Report (AMR)** the Plan will be monitored annually via the statutory Annual Monitoring Report (AMR) and reviewed as appropriate to keep it relevant and up to date, having regard to changes in national guidance and other relevant factors. The Annual Monitoring Framework (AMF) will measure the relevance and effectiveness of the Plan’s policies and allocations and is set out in chapter 7 of the Plan.

In addition to these documents, the Council has also prepared the following:

- Equality Impact Assessment (EqIA)\(^9\); and
- Health Impact Assessment (HIA)\(^10\)

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\(^5\) Revised Delivery Agreement (October 2017) [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)

\(^6\) Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) March (2018)[http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)

\(^7\) Habitat Regulation Assessments (March 2018) [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)

\(^8\) Initial Consultation Report (March 2018) [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)

\(^9\) Equality Impact Assessment (EqIA) (March 2018) [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)

How have we arrived at the deposit plan?

The deposit plan has been prepared in accordance with the relevant policies and procedures and has been informed by an extensive evidence base, stakeholder and public engagement, an understanding the local, regional and national policy context and the SA /SEA as well as the HRA. These documents should be read alongside the Plan, as only their main findings are highlighted in this document given the significant amount of data and background information they contain. References to the relevant evidence base, background and topic papers are contained throughout the Plan.

![Diagram of key elements in the preparation of the deposit plan]

**Figure 1: Overview of the key elements in the preparation of the deposit plan**

**Structure of this document**

The remainder of this chapter provides an overview of the County Borough and sets out the key national, regional and local policies, plans and guidance that have shaped the deposit plan.

Chapter 4 identifies the key issues and opportunities facing the County Borough and sets out the plans vision, strategic objectives and a growth and spatial strategy which seeks to address the key issues and opportunities identified.

The Plan’s strategy, key diagram and strategic policies and proposals are contained in chapter 5, and chapter 6 details the topic, criteria and area-based policies. Where relevant, policies and proposals including allocations are annotated on the Proposals Map which should be read alongside the relevant policies.

The proposals map is laid out on an Ordnance Survey base and divided into logical geographical areas for ease of reference. The proposals map identifies the land use policies, proposals and allocations identified in chapters 5 and 6.
information and the OS base are correct as of October 2017, changes to these may take place over the plan period which could impact on the extent of the TAN15 floodplain as an example.

Chapter 7 sets out the annual monitoring framework which contains a number of annual monitoring indicators. These will be used in due course to produce the Annual Monitoring Report (AMR).

**The County Borough of Wrexham**

Wrexham is the largest town in North East Wales. The County Borough has a population of 134,844\(^{11}\), most of which is concentrated along the north-south A483 (T) road corridor in a settlement pattern that reflects the traditional importance attached to mining and industry, agriculture and latterly manufacturing.

The area has many cross boundaries, it is next to Flintshire and Denbighshire to the north-west and to the south are the counties of Powys and Shropshire. To the east is the national boundary of England and Cheshire West and Chester. (Figure 2).

![Figure 2: Wrexham’s regional context](image)

The County Borough benefits from a high quality natural environment (Figure 3) with a number of internationally and nationally important sites for wildlife including the

River Dee, as well as having a rich architectural heritage with a high number of Conservation Areas, Listed Buildings and Scheduled Ancient Monuments. It is also home to the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS) with the far western areas of the County Borough forming part of the wider Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).

Figure 3: Constraints Map

The area is characterised by attractive countryside, varied landscapes and diverse settlements ranging from the large urban areas of Wrexham Town and Wrexham Industrial Estate, the rural areas of the Ceiriog Valley in the south west, the Maelor in the south east and the former mining villages to the south and west of Wrexham Town. Wrexham Town dominates the northern part of the Borough, which over the past decade has been one of the fastest growing retail centres in the UK.\(^{12}\)

Although Wrexham Town Centre as many other Town Centres in the UK have faced decline over the last 10 years, Wrexham Town Centre has a thriving business community who are taking actions in partnership with the local authority to regenerate this once prosperous Market Town. With a new Arts Hub under development from January 2017 and a Town Centre Masterplan we are looking to revitalise and regenerate town centre living and shopping to ensure a positive experience for visitors and residents in a modern town centre setting.

\(^{12}\) Wrexham Retail Assessment (July 2014)
Wrexham is well connected to most of the UK, through road and rail links, including train services direct to and from London. The Bidston railway corridor provides a sustainable link between Wrexham and Deeside and also provides connections with the Wirral and the wider Liverpool City and region. Wrexham General Station also provides a direct train link to Cardiff and Chester, with Chester Station linking to Manchester and London. It is just 45 minutes drive from major airports in Manchester and Liverpool and 90 minutes from Birmingham.

The County Borough is part of both the North Wales Economic Ambition Board (NWEAB) and the Mersey Dee Alliance (MDA). The NWEAB supports strategic economic activity in North Wales with the MDA’s geographical area of focus being North East Wales, West Cheshire and the Wirral. The area has a great diversity of businesses and a metro economy as well as a large hinterland and coastal commuter belt and is a major contributor to the UK economy. Wrexham is therefore well placed to tap into economic opportunities in both Wales and England.

The business community consists of everything from small indigenous operations to major multi-nationals and world class companies, which have chosen to locate here. A great many organisations have made substantial investments in the area. The level of foreign investment is considerable. There is a variety of international businesses within Wrexham and the fact that they continue to thrive and maintain their commitment to Wrexham demonstrates that, as a location, it provides a business environment in which they can prosper, flourish and feel confident enough to expand and re-invest.

The economy of Wrexham County Borough has been transformed over the past twenty years from one dominated by heavy and traditional industry into a major high tech, manufacturing, technology and services hub. Though a declining sector, manufacturing is still a major employment sector in the County Borough, providing nearly 20% of jobs. The highest proportion of jobs is within the Public Administration, Education and Health sector, at 35%.

The population has fairly high levels of economic activity, 74% compared to 71.4% across North Wales and 68.9% for the whole of Wales. Wrexham Industrial Estate is the UK’s second-largest industrial estate and among the largest in Europe. The remainder of the industrial estates are located around the A483 corridor to the west of the town.

Despite its economic activity, the County Borough contains some of the most deprived urban areas in Wales which experience problems associated with poverty, multiple deprivation, low levels of economic activity and low quality housing and infrastructure. The Wales Spatial Plan identifies these communities as regeneration areas, including Plas Madoc, Queensway, Caia Park and Gwenfro.

Wrexham also contains a wealth of minerals including limestone, clay, sand and gravel, peat, salt, sandstone, slate, and coal as well as the associated coal bed methane. Sand and Gravel is the main mineral worked in Wrexham on a commercial scale, which provides an important source of aggregates for the region. Active workings are present at Borras Quarry, Balls Wood and Hafod Quarry and are safeguarded in the plan.
Wrexham has one operational landfill site, Hafod which has significant remaining capacity and is of strategic importance to the region. A combination of the requirements of the Landfill Directive and declining tonnages has caused landfill sites to close with more reliance being placed upon a small number of sites. This trend is expected to continue meaning that close attention is required to ensure that sufficient capacity remains within the region.

The Plan seeks to acknowledge and provide a policy framework which will continue to support these vital roles and deal with the land use policy issues specific to the County Borough. This has been informed by the Public Service Board’s ongoing well-being assessment.

**National, Regional and Local Policy context**

The Plan fits and is consistent with the relevant National Planning Policy and Guidance, and other regional and local policies and strategies. A detailed list of plans, programmes and policies which set this context is contained in the Sustainability Appraisal Scoping Report and relevant background papers. The key national, regional and local plans, policies and strategies that have shaped the Plan are detailed below, further plans and policies of relevance can be found in the suite of accompanying background papers where relevant.

**National Policy and Guidance**

**People, Place, Futures: The Wales Spatial Plan (2008)**

The Plan takes account of the aims and aspirations of the Wales Spatial Plan (WSP) (2004) and 2008 update. The WSP identifies Wrexham County Borough together with Denbighshire and Flintshire as making a very important contribution to both the Welsh and UK economy. Wrexham County Borough is located within the North East Wales Border and Coast (NEWBC) Spatial Plan Area, with Wrexham Town identified as a Key Settlement of National Importance, a Key Regeneration Area and the Wrexham Industrial Estate a Key Business Sector Area. It is also identified as forming part of the Wrexham-Deeside-Chester hub, where the strengthening of such hubs as a focus for investment in future employment, housing, retail, leisure and services is a key element of realising the vision for this spatial area.

**Planning Policy Wales (Edition 9, 2016)**

Planning Policy Wales (PWW) sets out the national land use planning policies of the Welsh Government. It is supplemented by Technical Advice Notes (TANS’s); procedural advice given in circulars; and policy clarification letters. National Planning Policy and Guidance is not repeated throughout the Plan, but must be taken into account in managing the development and use of land in the public interest and contributing to the achievement of sustainable development.


14 Deposit Plan Background Papers [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)

National Planning Policy in relation to the preparation of Local Development Plans can be found in Chapter 2 of Planning Policy Wales. The plan has been prepared in accordance with this guidance and the associated LDP regulations.

Chapter 4: Planning for Sustainability provides for a presumption in favour of sustainable development when preparing a development plan and in making decisions on individual planning applications. It also sets out differing priorities for both rural and urban areas and states that development plans should set out a sustainable settlement strategy for locating new development, reflective of the policy goals of the WSP.

PPW continues to state, in Chapter 9 that in identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good public transport links.

The principle aim of the Councils LDP is to contribute to sustainable development. Whilst the LDP does not replicate the national policy position, it is expected that all new development, by complying with policies in the development plan, will contribute towards the achievement of sustainable development.

Wellbeing of Future Generations (Wales) Act, 2015

This Act places a duty on all public bodies in Wales to ‘carry out sustainable development’ in order to achieve the wellbeing goals of:

- A prosperous Wales
- A resilient Wales
- A healthier Wales;
- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh Language; and
- A globally responsible Wales.

With the introduction of this Act, a statutory Public Service Board (PSB) has been established who are tasked with undertaking a well-being assessment and producing a Well-being Plan for Wrexham. Further information on this can be found in the section on local context below.

Regional Context

The deposit plan has also been shaped by regional issues and contributes to a number of wider regional objectives that are set out briefly below, with further

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17 Test of Soundness Self Assessment March 2018 http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
19 Settlement Hierarchy and Development Potential Background Paper 2 (January 2018) http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
20 Section 4.7, PPW (Edition 9, November 2016)
information and context contained in the relevant background papers\textsuperscript{21}: in addition to those key areas identified below, the Council also works closely with neighbouring authorities on a number of areas including the management of the Area of Outstanding Natural Beauty and the World Heritage Site.

**North Wales Economic Ambition Board**

Wrexham along with the other five local authorities in North Wales, the private sector, higher and further education and third sectors has joined the North Wales Economic Ambition Board (NWEAB) and has adopted a growth vision for the economy of North Wales to 2035\textsuperscript{22}. The aims are to improve economic, social and environmental well-being of North Wales, to support and retain young people in the region, address worklessness and inactivity, support and enable private sector investment in the region to boost economic output and to create new job opportunities. In broad terms, the vision is to grow the value of the economy by 2.8\% per annum to £20 billion and to create over 120,000 new job opportunities. There will be many different ways in which the partners try to deliver this vision including the growth deals for North Wales and Cheshire and Warrington – both of which support key investment in Wrexham which support the vision and strategic objectives of the Deposit Plan.

**Mersey Dee Alliance**

In addition to the North Wales Economic Ambition Board, the Council is also a key partner in the Mersey Dee Alliance (MDA). The MDA was born out of recognition of shared economic, social and environmental interests across the West Cheshire, Wirral and North East Wales area. The Alliance was formed in April 2007 and in addition to Wrexham, comprises the local authorities of Cheshire West and Chester, Flintshire and Wirral, together with Chester University, Wrexham Glyndwr University, the Welsh Government and Mersey Travel. Whilst sitting either side of a national boundary, the Mersey Dee Growth region has been recognised as a single economic sub-region, with a population close to 1 million\textsuperscript{23}.

The MDA’s role is to enhance the profile and identity of the North East /North West England border region and maintain and develop the region’s competitiveness. It has published a number of strategies including Sub Regional Spatial Strategy (2006-2021).\textsuperscript{24} The recently published Mersey Dee Growth Prospectus – Unlocking Our True Potential \textsuperscript{25} sets out the transport infrastructure investment required to unlock the economic growth potential in addition to and complementary to rail investment identified in the Growth Track 360 prospectus \textsuperscript{26}. Investment in the transport infrastructure will act as a key enabler to help better link Wrexham’s key development sites to each other, to skilled labour and into the wider economy of the Northern Powerhouse and international routes allowing us to expand the potential economic offer. The prospectus identifies Strategic Development sites including;

\textsuperscript{21} Deposit Plan Background Papers (January 2018) http://wrexhamldp.wrexham.gov.uk/portal/idp_ebsd
\textsuperscript{22} http://www.wcnwchamber.org.uk/wp-content/uploads/2016-08-Vision-for-North-Wales-Economy-FINAL-VERSION.pdf
\textsuperscript{23} http://www.wrexham.gov.uk/english/council/documents/council_plan.htm
\textsuperscript{24} http://www.merseydeellanncie.org.uk/spatial-strategy/
\textsuperscript{26} http://cdn.frontburnr.co.uk/uploads/files/ch1/3087_Rail_Prospectus_pre_publication_draft.pdf
Regional Technical Statement for Aggregates 1st Review (2014)

The Regional Technical Statement (RTS) 1st Review, hereon in referred to as the RTS, was published by the North Wales Regional Aggregates Working Party and sets out the level of need with respect to aggregates across North Wales, in line with the requirements of Minerals Technical Advice Note 1: Aggregates. The RTS recognises the dominance of Wrexham in terms of sand and gravel supply within the region and seeks to redress the imbalance through allocations in other authority areas. The RTS also sets out an additional need for crushed rock across Flintshire and Wrexham.

Local Context

The following plans and polices are of local relevance and have been used to shape the deposit plan.

Our Wrexham Plan (Wrexham Local Service Board) 2013 – 2024

Economic aspirations contained in ‘Our Wrexham Plan’ indicate that making Wrexham a place with a strong, resilient and responsible economy is a priority for the County Borough. Wrexham is therefore well placed to tap into economic opportunities in both Wales and North West England. The Deposit Plan aligns with this plan as it seeks to strike a balance between economic ambition and delivering social environmental and cultural sustainability.

Wrexham’s Well Being Assessment March 2017

This well-being assessment has been produced by the Wrexham Public Service Board (PSB). The Wrexham PSB is a statutory body established in April 2016 as a result of the enactment of the Well-being of Future Generations (Wales) Act 2015. The PSB published the Well-Being assessment for Wrexham in March 2017 which provides a snapshot of economic, social, environmental and cultural well-being in the County. The PSB will use the well-being assessment as the evidence base to agree a Well-being Plan for Wrexham by May 2018.

The Council Plan 2017-2022

The Council Plan is the mechanism by which Wrexham County Borough Council publishes its well-being statement. It also highlights how local people have been involved in determining those objectives. The Council Plan is underpinned by the other strategies prepared by the Council and its partners. Economic aspirations contained within the Council Plan indicate that making Wrexham a place with a strong, resilient and responsible economy is a priority for the County Borough. This

28 Joint Employment Land Review (October 2015) http://wrexhamldp.wrexham.gov.uk
will be evidenced by a revitalised Wrexham Town Centre and surrounding
neighbourhoods via the delivery of new and improved homes, the creation of
businesses, jobs and growth of the arts and creative industries sectors to strengthen
its regional position and make it the place people choose to live, work and invest in.
4. Key Issues, Vision and Objectives

Key Issues

This section provides a summary of the key issues that have informed the plan, further details of which can be found in the range of supporting pre deposit background materials as well as the SA Scoping Report.31

The key social, economic, cultural and environmental issues are to:

- Strengthen Wrexham Town as a key settlement of national importance with a focus for investment in future employment, housing, retail, office, leisure and services,
- Make provision to increase housing delivery after a period of under-delivery and meet requirements for a 5 year land supply,
- Provide accessible housing to meet the identified needs of the local population including the needs of an ageing population, providing affordable and market housing and gypsy and traveller accommodation,
- There is a lack of brownfield capacity to accommodate projected household and economic growth in the County Borough,
- The County Borough is over-represented in declining sectors of the economy such as manufacturing and the quality and diversity of the employment offer needs improving;
- Population and household growth is predicted over the Plan period but the capacity of some settlements is constrained,
- There are transport infrastructure capacity constraints along the A483 trunk road which will require partnership working and funding to deliver improvements,
- Parts of the County Borough experience high levels of multiple deprivation with some areas amongst the highest 10% most deprived in Wales,
- Ill health and obesity are significant issues in the County Borough, promoting healthy lifestyles can help address this, and while changes to the environment alone are unlikely to solve problems of health and obesity, they are necessary as part of a holistic solution to the issue,
- There are education capacity constraints in many of the schools in the County Borough, particularly in Wrexham Town,
- Most of the settlements in the County Borough are surrounded Best and Most Versatile Agricultural Land (BMVL) as well as Mineral Resources of national and regional significance,
- Welsh language and Culture is a distinctive part of the fabric of some communities in the County Borough,

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31 Sustainability Appraisal Scoping Report (October 2014) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
• Prioritise infrastructure delivery and investment to reflect variations in viability and to prioritise key infrastructure to enable development and to make a site acceptable in planning terms,
• Balance housing and economic development while maintaining and enhancing, local biodiversity /geodiversity, landscape and tree conservation interests,
• Protect, conserve and enhance the County Borough’s Area of Outstanding Natural Beauty (AONB), World Heritage Site (Pontcysyllte Aqueduct and Canal), other historic assets, protected species and international and local nature conservation interests,
• Identify, manage, expand and enhance the County Borough’s Green Infrastructure network, including areas of public open space and recognise its importance in delivering local environmental, socio economic and health benefits,
• Dealing with the impact of climate change through adaptive planning e.g. locating new development away from areas of known flood risk,
• Redefining the role and purpose of Wrexham Town Centre to ensure its continued vitality and viability,
• There are opportunities to promote tourism, recreation and leisure related development but these need to be balanced against environmental and heritage constraints.

Vision and Strategic Objectives

A vision and set of strategic objectives have been formulated to ensure the Plan addresses the key issues identified above. Informed by the pre deposit participation stages, the vision sets out how the County Borough is expected to change and the type of place Wrexham will become by the end of the Plan period. The overall vision translates into 12 more detailed strategic objectives, which set out what the Plan is trying to achieve. Each objective is supplemented with commentary in relation to spatial elements which help to articulate the overall vision of the Plan.

There will inevitably be some degree of conflict between the Objectives, as the LDP preparation process involves balancing competing aims, such as protecting high quality agricultural land and providing development opportunities beyond established settlement boundaries. The SA/SEA process\(^\text{32}\) has highlighted these potential areas of conflict and sought to reduce their prevalence as far as possible.

\(^{32}\) Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA) March (2018)
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
Vision

By 2028, Wrexham will be an attractive, distinctive and accessible place where people will want to live, visit and invest. Our economy will be strong, resilient and responsive to our gateway location within Wales. Wrexham County Borough will be a sustainable place where everyone feels safe and included and a place that enhances the quality and distinctiveness of our natural, built heritage and unique culture.

Strategic Objectives

Objective SO1: Ensuring that the role of Wrexham Town as a key settlement of national importance in the Wales Spatial Plan Wrexham – Deeside – Chester hub is strengthened.

This objective will be achieved by:

- Identifying Wrexham Town as the Primary Key Settlement within the County Borough which has a critical role to play in the success of the region,
- Making provision for new homes in the Primary Key Settlement of Wrexham Town through Key Strategic Site allocations in close proximity to the County’s strategic Employment Area at Wrexham Industrial Estate,
- Maximising the economic potential of Wrexham, Wrexham Town Centre and Wrexham Industrial Estate,
- Work in partnership to deliver enabling infrastructure to support a sustainable transport network for the benefit of the region and local area.

Objective SO2: Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham County Borough with strategic growth in Wrexham Town and Wrexham Industrial Estate.

This objective will be achieved by:

- Protecting a range and choice of existing employment land and business premises at sustainable locations across the County Borough,
- Allocating a Key Strategic Site for employment at Wrexham Industrial Estate,
- Promoting the continued vitality, viability and accessibility of our retail and commercial centres,
- Improving the economy in rural areas by supporting the development of rural enterprise, diversification of the rural economy, sustainable tourism, broadband connectivity, and rural enterprises,
- Ensuring infrastructure is provided at the appropriate time to enable the delivery of development,
- Recognising the contribution that the County Borough’s Green Infrastructure and built and cultural heritage assets make in supporting economic development and wellbeing,
Support the important role mineral extraction and waste handling can make to the economy.

Objective SO3: Regenerate Wrexham Town as a multi-functional destination to include retail, education, civic, amenity, employment, leisure and residential uses.

This objective will be achieved by:

- Enhancing the vitality, attractiveness and viability of the Town Centre as a major destination to shop, visit and live by placing Wrexham Town Centre at the top of the retail hierarchy,
- Putting in place the Wrexham Town Centre Masterplan framework to develop an environment that is attractive, distinctive and resilient, and
- Prioritising access for all to the Town Centre by a range of transport modes prioritising active travel and public transport.

Objective SO4: Promote active travel and use of public transport by locating new development in the most accessible and sustainable locations; and seek to alleviate known highway infrastructure capacity constraints on the road network within the County Borough.

This objective will be achieved by:

- Put in place a sustainable settlement hierarchy to ensure new development is located in the most suitable locations,
- Ensuring new development sites are located to maximise active travel and integrate with public transport opportunities,
- Ensure transport infrastructure is provided in a timely manner to enable and facilitate development and any subsequent phases, and
- Continued partnership working between the Council and key stakeholders to deliver enabling infrastructure.

Objective SO5: Facilitate mixed diverse communities by delivering housing, including affordable homes to meet the needs of the County Borough.

This objective will be achieved by:

- Providing new homes in sustainable locations to support a growing economy and population,
- Ensuring a range and choice of tenures and house types that meet specific needs such as the provision of affordable housing, family accommodation, housing for the elderly, the disabled, students and pitches for the gypsy and traveller community;
- Putting in place a masterplanning framework to improve the quality and design of new housing, recognising the role this plays in creating places that are resilient to the impact of climate change and which contribute to people’s health and wellbeing.
• Ensure new housing responds to the local character and context of the site contributing to the local distinctiveness of the area,

Objective SO6: Promote and encourage a healthy, active and safe lifestyle.
This objective will be achieved by:

• Locating new developments in places where people can to walk and cycle to a range and choice of facilities,
• Creating accessible, permeable, connected and legible places and reduce predominantly car-based developments to encourage active travel and more people friendly spaces, and
• Providing high quality green infrastructure including open space, and protecting cultural, recreational, leisure and sports facilities.

Objective SO7: Conserve, enhance and promote the local culture, character and distinctiveness of Wrexham including the Welsh Language.
This objective will be achieved by:

• Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development,
• Maintaining and enhancing the character and separate identities of the Borough’s towns and villages by designating Green Wedge boundaries that take into account the need to promote sustainable patterns of development and identifying landscapes of local value;
• Protecting, promoting and enhancing the Welsh language.

Objective SO8: Ensure all development is supported by the necessary provision of, or improvements to infrastructure, services and facilities in an effective and timely manner to make development sustainable and minimise its effect upon existing communities.
This objective will be achieved by:

• Working in partnership with key stakeholders to ensure infrastructure is provided and funded in a timely manner to enable and support development;
• Producing an infrastructure plan which sets out the phasing, timing and delivery of infrastructure to support the delivery of growth in the County,
• Ensure that development contributes fairly and reasonably in scale and kind to the provision of infrastructure where this is required to make development acceptable in planning terms and is directly related to the development.

Objective SO9: Protect, manage and enhance the natural and historic environment and landscapes.
This objective will be achieved by:
- Conserving and enhancing the natural, landscape and historic environment ensuring appropriate protection is given to designated and non-designated assets, including their wider settings,
- Sustainable management of natural resources,
- Respecting the character and distinctiveness of places, buildings and landscapes through the careful design and siting of development.

**Objective SO10: Reduce carbon emissions and maximise our resilience to and mitigate and adapt to the impact of climate change.**

This objective will be achieved by:

- Promoting sustainable patterns of development, locating homes and jobs within close proximity to each other which are accessible by active travel modes,
- Prudently managing natural resources,
- Encourage sustainable use of resources and diversion of waste from landfill,
- Avoiding developing land that may be at risk from flooding and ensuring that development does not increase the risk of flooding elsewhere, and
- Support the use of renewable energy resources and low carbon technology,

**Objective SO11: Ensure development meets the needs of society and industry, now and in the future, through ensuring adequate protection and supply of high quality minerals.**

This objective will be achieved by:

- Safeguarding surface mineral resources of economic importance;
- Maintaining a 7 year landbank of sand and gravel throughout the Plan period;
- Providing for additional need for crushed rock in collaboration with Flintshire County Council;
- Promoting the recycling and use of secondary aggregates.

**Objective SO12: Facilitate the provision of an integrated network of waste facilities which enable waste to be managed in a sustainable way.**

This objective will be achieved by:

- Managing waste in the most sustainable and environmentally sensitive way possible through its prevention and utilisation as a resource, driving it up the waste hierarchy and through, where appropriate, providing and safeguarding waste management facilities.
5. Strategy and Strategic Policies

Overview

5.1 The LDP strategy is based on the following, further details of which can be found in the relevant background papers and pre deposit documents:

- The LDP vision and objectives 33;
- National planning policy 34;
- Regional and local context and issues 35;
- The generation and assessment of options in the Sustainability Appraisal (SA) 36;
- Pre deposit consultation and engagement 37;
- Responding to key pieces of the LDP evidence base 38; and
- An understanding the development potential of the County Borough including an assessment of the facilities, services and function of each settlement 39;

5.2 The plan strategy seeks to balance economic aspiration with the sustainable delivery of homes, jobs and infrastructure required to meet the needs of a growing population over the plan period. Background papers 1 and 10 provide further detail about the plans growth levels and spatial strategy and distribution of development respectively.

5.3 Key elements of the LDP strategy include the following:

- Making provision for 8525 new homes over the plan period to deliver a requirement for 7750;
- Providing opportunities to deliver 4,200 new jobs in the County Borough along with sufficient land to meet a County Borough wide requirement of 45ha of employment land, and a new allocation of land at Wrexham Industrial Estate;
- Concentrating development allocations in the following sustainable locations as identified in the settlement hierarchy:
  - The Primary Key Settlement of Wrexham Town and Wrexham Industrial Estate including Key Strategic Site release for housing and employment;

33 See chapter 4 of this document and also the LDP Vision, Objectives and Strategic Growth and Spatial Options (March 2015) http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
35 See chapter 3 of this document
38 Deposit Plan Background Papers (January 2018) http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
40 Background Paper 10 Spatial Strategy and Distribution of Development (January 2018) http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
5.4 Overall, the Strategy responds to the clear evidenced need to make provision for new homes and jobs. It sets a level of growth considered to represent the most robust, balanced and appropriate approach taking into account all relevant factors.

5.5 The economic ambition of the Strategy both in relation to the number of new homes and job creation is reflective of the Wales Spatial Plan aspirations for the area and recognises the economic importance of cross border linkages, spreading prosperity beyond administrative boundaries. The focus for growth and investment in housing, jobs, transport infrastructure, education, retail, leisure and services in Wrexham Town, Wrexham Town Centre, including the Masterplan Area and Wrexham Industrial Estate also strengthens Wrexham’s position as a Key settlement of National Importance, a Key regeneration area and Key Business Sector Area.

5.6 The plan sets out clear policies and mechanisms which provide a framework designed to effectively manage future growth and encourage high quality and sustainable design. This includes adopting a masterplanning approach based on the sustainability objectives to the development of new sites supported by more detailed design guidance. Additionally, the plan strategically manages growth by designating a Green Wedge and tight settlement boundaries to protect large areas of countryside. In this way, new development can be planned for in a phased manner and designed in a more sustainable way to minimise negative impacts.

5.7 The provision of new infrastructure is an important element of the plan as it is recognised that new development must bring with it the timely provision of new supporting community facilities and necessary services. Whilst it is recognised that some significant elements of infrastructure may take years to complete, the Strategy seeks to ensure that each phase of new development is tied to the provision of necessary infrastructure with each stage of development being able to demonstrate an acceptable level of supporting

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41 Sustainability Appraisal (March 2018)
facilities. This may include the early provision of new facilities along with maximising the potential contribution of existing nearby facilities providing there is capacity and acceptable accessibility.

5.8 The Infrastructure Plan sets out future infrastructure requirements. Further dialogue and consultation findings will help develop the detail of required infrastructure along with funding opportunities including the roles of Community Infrastructure Levy (CIL) contributions for strategic projects, Section 106 Agreement contributions for local priorities together with identifying other potential funding streams from the public and private sectors.

5.9 Putting in place a plan to enable the delivery of more sustainable transportation solutions is also integral to the overall approach. This recognises that development in Wrexham must be integrated with transport infrastructure, that travel demand must be minimised along with providing a range of measures and opportunities which reduce reliance on the car. Investment in transport infrastructure will act as a key enabler to help better link Wrexham’s key development sites to each other, to skilled labour and into the wider economy of North Wales, the Mersey Dee area and beyond to the Northern Powerhouse and international routes allowing us to expand the potential economic offer.

5.10 Wrexham experiences some significant social needs, with housing demand projected to continue over the Plan period. The Strategy aims to positively respond to these needs by providing a wide range and choice of sites. Importantly, the approach looks to cater for specific needs therefore targets have been set for the provision of affordable housing, different locations help provide diversity of offer and the needs of the Gypsy and Traveller community are also provided for.

5.11 Wrexham’s rich and diverse heritage assets have also been fully taken into account in preparing the Plan which seeks to manage and enhance these interests to maintain and enhance Wrexham’s unique distinctiveness. The master planning approach also provides a framework to manage impacts of development on the environment.

5.12 The Deposit Plan has been prepared in a way which minimises the impact upon Wrexham’s environmental assets. Protection, conservation and enhancement of the natural environment will allow for appropriate development in line with the principles of sustainability, to balance environmental, economic and social needs. Beyond this, the Deposit Plan supports the development of an integrated network of high quality multi-functional Green Infrastructure both within the County Borough and wider sub region recognising the importance of such facilities to biodiversity, wellbeing, amenity, sustainability and climate change.

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43 Infrastructure Plan (March 2018) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
5.13 The ambition reflected in this strategy is also intended to be deliverable\(^{44}\). Whether through the evidence gained from the Employment Land Review, or the development of a sustainable settlement hierarchy, the Plan aims to recognise the role the Borough can play in delivering this strategy. This will require a partnership approach between the Council, Government, infrastructure providers, developers, investors, and communities to allow this to happen.

The Key Diagram below (figure 4) helps to demonstrate the plans strategy.

![Figure 4: LDP key diagram](image)

**Strategic policies**

5.14 This section of the plan sets out the high level, strategic policies that seek to deliver the LDP vision, objectives and strategy. Where relevant the polices are shown on the accompanying proposals map. The policies and proposals should be read in combination with other strategic policies and also the topic, area and criteria based polices which follow in chapter 6. Each policy is supported by a reason justification which explains the purpose of the policy and how the policies are intended to be implemented. Additionally, further

supporting information about related areas of national planning policy, the supporting evidence base, supplementary planning guidance and / or masterplans, relevant monitoring indicators and also the wellbeing goals are provided after each policy reason justification. These polices will be used to assess and make decisions on all relevant planning applications for development within the County.
Policy SP1: Housing Provision

Provision is made for 8525 new homes in order to deliver a requirement of 7750 over the plan period.

In order to support mixed, balanced and sustainable communities, the Council will work with partners to ensure that all new residential development contributes to meeting the identified needs of the whole community. New development will be expected to:

a) maximise the delivery of affordable housing where a need is identified, recognising the varying levels of development viability across the County Borough;
b) contribute to redress any identified imbalance between market and affordable housing within local housing market areas as identified in the most recent local housing market assessment;
c) ensure the sustainable use of housing land, including achieving a minimum density of 30 dwellings per hectare whilst having regard to the context of the site;
d) provide the required mix of housing unit types and tenures to meet the needs of the County Borough;
e) make provision for specific housing needs such as student accommodation, homes for the elderly, supported accommodation, nursing, residential and extra care homes where a need is identified; and
f) improve the quality and suitability of the existing housing stock.

Key to sustaining the economic prosperity of the County Borough is ensuring that a continued supply of new homes is provided to meet the needs of an increasing population. The housing position as of 1 April 2017 shows that there is already a number of committed new homes that have either been built, are under construction or have planning permission which contribute in part to meeting the requirement for 7750 new homes up to 2028. There remains however a shortfall that needs to be provided for the remainder of the Plan period, a proportion of which will result in the need for greenfield sites on the edge of existing settlements to be allocated (table 1 below). Of the remaining allocations (approximately 3376 new homes), a large proportion 64% are directed to Wrexham Town, the most sustainable settlement within the County Borough through the allocation of brownfield sites within the settlement limit and also via Key Strategic Sites (KSS) for mixed use housing and community facilities (see policy SP3 and SP4) on the edge of settlement. In addition to the allocations, the plan makes provision for windfall development to come forward on unallocated land within settlement limits to help meet the need for new housing over the plan period. Background Paper 8: Housing Supply and Delivery (March 2018) and Background Paper 10 Spatial Strategy and Distribution of Development (January 2018)

Strategy and Distribution of Development (March 2018)\textsuperscript{47} provides further detail of each housing component and how provision has been made to meet the identified dwelling requirement.

<table>
<thead>
<tr>
<th>LDP Housing Components</th>
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<tbody>
<tr>
<td>LDP Housing Requirement (Policy SP1)</td>
<td>7750</td>
</tr>
<tr>
<td>10% Flexibility allowance</td>
<td>775</td>
</tr>
<tr>
<td>LDP Housing Provision (Policy SP1)</td>
<td>8525</td>
</tr>
<tr>
<td>Completions (2013 – 2017)</td>
<td>977</td>
</tr>
<tr>
<td>Committed Housing Supply (April 2017)</td>
<td>1994</td>
</tr>
<tr>
<td>Sites Pending Section 106 (April 2017)</td>
<td>33</td>
</tr>
<tr>
<td>Windfall Estimate (small and large sites, 195 p/a)</td>
<td>2145</td>
</tr>
<tr>
<td>Allocations required (Policy H1)</td>
<td>3376</td>
</tr>
</tbody>
</table>

\textbf{Table 1: LDP Housing components}

The joint Wrexham and Flintshire Local Housing Market Assessment (LHMA, March 2015 has identified an imbalance of 157 affordable units per annum (or 2355 units over the plan period) for both social and intermediate rent tenures in the County. The HMA suggests a tenure split of 70\% social rented and 30\% intermediate\textsuperscript{48}.

The plan makes provision for an element of affordable housing delivery to be provided via the planning system to partially meet the identified evidenced need (see policy H2 and BP 08 Housing Supply and Deliverability\textsuperscript{49}). Other mechanisms of delivery, as identified in the housing background paper\textsuperscript{50} directly support the Wrexham Local Housing Strategy - Local New Housing Landscape (2013-2018) which focuses on three themes under a framework of developing sustainable communities:

- More housing more choice; (affordable housing, intermediate rental products, market housing, meeting the needs of older people, range of housing sizes and increase flexibility);

\textsuperscript{47} Background Paper 10 Spatial Strategy and Distribution of Development (January 2018) \texttt{http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd}

\textsuperscript{48} Paragraph 7.62, Wrexham Local Housing Market Assessment, (March 2015) \texttt{http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd}

\textsuperscript{49} Background Paper 8: Housing Supply and Deliverability (January 2018) Background Paper 10 Spatial Strategy and Distribution of Development (March 2018) \texttt{http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd}

\textsuperscript{50} Background Paper 8: Housing Supply and Deliverability(January 2018) \texttt{http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd}
• Improving homes and communities; (improve housing quality standards, reduce fuel poverty, bring empty properties into use); and
• Better services to improve people’s lives (helping vulnerable people, people with mobility issues, older people, and Gypsy & Travellers).

In addition to the identified need for affordable housing in the County, further evidence in the LHMA highlights that houses remain the most popular choice of most households, particularly detached and semi-detached properties, with three and four bedrooms, and bungalows most popular overall\textsuperscript{51}. There is a high level of social rented/affordable housing stock in the County Borough with just over 1.4 of every 5 households renting from or in joint ownership either with the Council or some form of regulated housing provider\textsuperscript{52}. The LHMA clearly suggests a need for smaller one to three bedroom properties for both under and over 65’s with some three bed general needs (under 65s)\textsuperscript{53}. There is also a need to ensure a range of appropriate housing provision, adaptation and support for the area’s older people as it is recognised that the County Borough has an ageing population\textsuperscript{54} which will lead to specific accommodation needs over the plan period. The LHMA recommends that the range of housing options available to older people should be diversified, which has the potential to free-up larger family accommodation\textsuperscript{56}. These issues are also noted in both the local authority’s Housing Strategy (2013 – 2018) and Older Person Housing Needs Study (2013)\textsuperscript{57}.

In order to deliver these new homes, the Council must make sure that any new development does not place any additional pressure on existing infrastructure and community facilities, and will ensure that measures are taken to improve capacity as part of new developments were necessary (see policy SP6). At the same time, the Council must make sure that any extra cost placed on developers does not render schemes to become unviable and ultimately, not delivered on the ground.

The Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy and Development Viability Assessment (November 2014)\textsuperscript{58} was prepared to assist in the setting of affordable housing targets and thresholds and identify the headroom for a potential CIL charge across the range of different use classes within the County Borough. The study also recognises that varying development density amongst a range of other factors can have an effect on viability and hence a schemes ability to deliver affordable housing. The plan’s

\textsuperscript{51} Paragraph 5.25, Wrexham Local Housing Market Assessment (March 2015)
\textsuperscript{52} Paragraph 4.12 Wrexham Local Housing Market Assessment (March 2015)
\textsuperscript{53} Paragraph 7.27, Wrexham Local Housing Market Assessment (March 2015)
\textsuperscript{54} Para 6.45 Wrexham Local Housing Market Assessment (March 2015)
\textsuperscript{55} Background Paper 1: Population and Household projections with dwelling and employment impacts (January 2018)
\textsuperscript{56} Paragraph 4.67, Wrexham Local Housing Market Assessment (March 2015)
\textsuperscript{57} Para 6.70 Wrexham Local Housing Market Assessment (March 2015)
\textsuperscript{58} Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy and Development Viability Assessment (November 2014)
identified allocations and affordable housing policy best meets the housing needs of the County Borough by balancing sustainability, deliverability, viability and need while also providing infrastructure to support development and helping to deliver affordable housing.

<table>
<thead>
<tr>
<th>LDP Integrated Objectives</th>
<th>SO1, SO2, SO3, SO5 &amp; SO9</th>
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<tbody>
<tr>
<td>Evidence Base</td>
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<tr>
<td></td>
<td>• Wrexham Local Housing Strategy - Local New Housing Landscape (2013-2018)</td>
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<td></td>
<td>• Older Persons Accommodation Needs Assessment (2013)</td>
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<td></td>
<td>• Local Housing Market Assessment (March 2015);</td>
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<td></td>
<td>• Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy Viability Assessment (November 2014);</td>
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<td></td>
<td>• Site Register (February 2016)</td>
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<td></td>
<td>• Background Paper 8 Housing Supply and Deliverability Paper (January 2018)</td>
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<tr>
<td>National Planning Policy</td>
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<td></td>
<td>• Planning Policy Wales, Chapters 4 and 9</td>
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<td></td>
<td>• Technical Advice Note 1: Joint Housing land availability Studies (2015),</td>
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<td></td>
<td>• Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006),</td>
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<td></td>
<td>• Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010)</td>
</tr>
<tr>
<td>SPG</td>
<td>N/A</td>
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<tr>
<td>Relevant Monitoring Indicators</td>
<td>MI1, MI2</td>
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<tr>
<td>Wellbeing Goals</td>
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<td></td>
<td>A prosperous Wales</td>
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<td>A resilient Wales</td>
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<td>A more equal Wales</td>
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<td>A Wales of cohesive communities</td>
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<td>A Wales of vibrant culture and thriving Welsh language</td>
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<td></td>
<td>A globally responsible Wales</td>
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</table>
Policy SP2: Location of Development

New development is directed to the defined settlement limits and employment areas as identified on the Proposals Map

This policy directs development to the most suitable locations within the County Borough in accordance with sustainable development principles set out in national planning policy. Background paper sets out the approach taken to identify a hierarchy of the settlements within the County Borough based on the need for development plans to secure sustainable settlement patterns which meet the needs of the economy, environment and health. The settlement hierarchy identifies a framework for the location of new development based on an understanding of each settlements existing facilities / services and their capacity, infrastructure, employment opportunity, planning constraints, viability and opportunities for new development which has been informed by the sites assessment process.

The plan directs the majority of new development to Wrexham Town (policy SP8) and the Wrexham Industrial Estate (policy SP10), areas which are defined in the Wales Spatial Plan (2008) as a Settlement of National Importance and a Key Business Sector area respectively. Directing development to these two key areas makes the best use of existing infrastructure and services and allows homes, jobs and other facilities to be located in close proximity to each other, reducing the need to travel by car.

The settlement hierarchy identifies Wrexham Town as a Primary Key Settlement (PKS) with a range of facilities and services. New development in the town will be delivered over the plan period through the redevelopment of brownfield site allocations, the release of Key Strategic Site (KSS) allocations (see policy SP3, SP4 and SP5) on the edge of the settlement and also via an element of windfall development opportunities. New housing allocations (based on the situation as of 1st April 2017) in Wrexham town are expected to comprise of 64% of the total allocations required over the Plan period, see table 2 below.

Similarly, for the County’s Key Business Sector Area, the Wrexham Industrial Estate (WIE), a KSS employment allocation (28ha) is also identified to meet an evidenced need for additional land in this location (see policy SP9 and SP10).

In addition, approximately 22%, 11% and 2% of housing allocations are expected to be delivered in the lower tier 2, 3, and 4 settlements respectively as identified in the settlement hierarchy, see table 2 below.

60 Background Paper No 2 Deposit Plan Background Papers (January 2018) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
62 Background Paper No 2 Deposit Plan Background Papers (January 2018) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
64 Deposit Plan Background Papers (January 2018) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
65 Deposit Plan Background Papers (January 2018) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
In the more rural areas of the County Borough development is limited to small scale infill and windfall development including proposals for affordable housing rural exceptions. See policies H2, H3, H7, H8 and H9.

All development located outside of any defined settlement limit or employment area as shown on the Proposals Map is classed as development in the open countryside (see policy H2, H3, H7, H8, H9, EM4 and EM5) and will be strictly controlled and limited in accordance with national planning policy66.

<table>
<thead>
<tr>
<th>Settlement Hierarchy Tier</th>
<th>Settlements</th>
<th>Housing and employment components</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tier 1: Primary Key Settlement &amp; Strategic Employment Area</td>
<td>Wrexham Town and Wrexham Industrial Estate (WIE).</td>
<td>Housing – Wrexham Town:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Brownfield and greenfield site allocations, including KSS (64%)</td>
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<td></td>
<td></td>
<td>• Windfall sites</td>
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<tr>
<td></td>
<td></td>
<td>• Sites with planning permission as of 1st April 2017</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Employment - WIE (SP10, SP11) and protection of other employment areas in Wrexham Town (Policy EM1):</td>
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<tr>
<td></td>
<td></td>
<td>• Strategic employment allocation: 28ha extension on Wrexham Industrial Estate; and</td>
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<tr>
<td></td>
<td></td>
<td>• Protection of existing employment areas as follows:</td>
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<tr>
<td></td>
<td></td>
<td>• Wrexham Industrial Estate</td>
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<tr>
<td></td>
<td></td>
<td>• Gresford Industrial Estate</td>
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<td>• Wrexham Western Gateway</td>
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<td>• Pandy Industrial Estate</td>
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</table>
| Tier 2: Service Centres | • Acrefair / Cefn Mawr  
|                           | • Chirk  
|                           | • Coedpoeth  
|                           | • Gresford / Marford  
|                           | • Gwersyllt  
|                           | • Llay  
|                           | • Rhosilanerchrugog  
|                           | • Ruabon | Housing: |
|                           |             | • Brownfield and greenfield site allocations (22%)  |
|                           |             | • Windfall sites  |
|                           |             | • Sites with planning permission as of 1st April 2017: |
|                           |             | Employment: |
|                           |             | Protection of existing employment areas (policy EM1) at: |
|                           |             | • Chirk Industrial Estate and Canal Wood Industrial Estate, Chirk  |
|                           |             | • Wynnstay Technology Park, Cefn/Acrefair  |
|                           |             | • Five Crosses Industrial Estate, Coedpoeth |

### Tier 3: Local Service Centres

- Advance Park Industrial Estate, Rhosymedre, Cefn/Acrefair
- Llay Hall Industrial Estate and Riverside Business Park, Sydallt, Gwersyllt
- Westminster Industrial Estate, Gwersyllt
- Coppi Industrial Estate, Rhos
- Vauxhall Industrial Estate, Johnstown
- Gardden Industrial Estate, Ruabon
- Ruabon Business Park, Ruabon

#### Housing:
- Brownfield and greenfield site allocations (11%)
- Windfall sites
- Sites with planning permission as of 1st April 2017

#### Employment:
Protection of existing employment areas (Policy EM1) at:
- Lightwood Green Industrial Estate, Overton
- Rossett Business Village, Rossett/Lavister
- Penley Industrial Estate, Penley
- Two Mile Industrial Estate, Brynteg
- Croesfoel Industrial Estate and Bersham Enterprise Centre, Rhostyllen
- Llay Industrial Estate, Llay
- Former Steelworks Site, Brymbo

### Tier 4: Minor Village

- Bersham
- Bradley
- Bronington
- Bwlchwyn
- Froncysyllte
- Hanmer
- Marchwiel
- Minera
- Pentre Bychan
- Pentre
- Pontfadog
- Rhosrobin
- Southsea
- Tanyfron
- Trevor

#### Housing:
- Greenfield site allocation (2%, Rhosrobin)
- Limited housing opportunities in these areas, restricted to small scale windfall opportunities within settlement limits,
- Affordable Housing Rural Exception sites, and
- Limited housing development in the open countryside in line with national planning policy (infill, conversions, rural enterprise dwellings)
- Sites with planning permission as of 1st April 2017

#### Employment:
Protection of existing employment areas (Policy EM1) at:
- Southsea Industrial Estate, Southsea

### Tier 5: Hamlets

- Bettisfield
- Burton
- Gwynfryn

#### Housing:
- Affordable Housing Rural Exception sites,
Table 2 Location and distribution of development within the County Borough for each tier within the settlement hierarchy.

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<thead>
<tr>
<th>LDP Integrated Objectives</th>
<th>SO1, SO2, SO3, SO4, SO5</th>
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<tr>
<td>Evidence Base</td>
<td>Background Paper 2 Settlement Hierarchy and Development Potential Updated (January 2018)</td>
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<td>Background Paper 4: Site Assessment Methodology (Updated January 2018)</td>
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<td>Background Paper 7: Employment Hierarchy and Allocations (January 2018)</td>
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<td>Background Paper 8: Housing Supply and Deliverability (January 2018)</td>
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<td>Background Paper 10: Spatial Strategy and Distribution of Development (January 2018)</td>
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<td>National Planning Policy</td>
<td>Planning Policy Wales, Chapter 4, 7 and 9</td>
</tr>
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<td>SPG</td>
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<td>Relevant Monitoring Indicators</td>
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<td>Wellbeing Goals</td>
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Policy SP3: Key Strategic Housing Sites

Key strategic greenfield sites are allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period:

KSS1: Land at Lower Berse Farm, Ruthin Road, Wrexham,
KSS2: Land East of Cefn Road, Wrexham.

Strategic sites are defined as sites of 500 homes or more which have the potential to help deliver the identified housing requirement over the plan period (policy SP1). The purpose of this policy is to bring forward appropriate land in the most sustainable locations in the County Borough in order to deliver significant improvements in infrastructure, housing, education and other associated community facilities including open space. These sites have been chosen based on their sustainability merits and recognise the diminishing supply of deliverable brownfield land within existing settlement limits within the County.

The SA/SEA identifies that these KSS will impact on Best and Most Versatile agricultural land and minerals of national importance, however the need to provide housing, infrastructure and other community facilities in sustainable locations outweighs the need to protect these resources in this instance. Agricultural land classification surveys have been undertaken for both sites and minerals impacts have been assessed on a strategic level. In order to minimise the loss of mineral, a Prior Extraction Assessment will be sought in accordance with Policy MW1 as it is considered that any opportunities to recover mineral prior to housing development should be sought on both sites.

Further detail in relation to each individual site is provided in policy SP4 and SP5 which should be cross referenced with the Infrastructure Plan (IP), a living document that sits alongside the LDP. Future updates to the IP will allow information to be regularly updated to show further detail when it is known.
Policy SP4: KSS1: Land at Lower Berse Farm, Ruthin Road Wrexham

Land is allocated at Lower Berse Farm, Ruthin Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1500 new homes, 200 of which will be delivered during the plan period following completion of works to junction 4. Development will include an element of affordable housing and associated community uses, along with enabling and necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

Enabling Infrastructure:
- Highway improvements to address known infrastructure capacity constraints at junction 4 of the A483(T) Road with the A525.

Necessary Infrastructure:
- Education: on site provision of a 420 place primary school and contributions towards secondary provision in the vicinity of the site
- Public open space
- Community Facilities
- Active Travel, and
- Public transport

The purpose of this policy is to set out the site specific requirements associated with the delivery of KSS1, linked to the accompanying Infrastructure Plan (IP) and housing trajectory. The infrastructure required to deliver the site is broken down into enabling infrastructure, (i.e. infrastructure that is required prior to the commencement of development or relevant phases of development) and; necessary infrastructure (i.e. infrastructure that is necessary to make the site acceptable in planning terms, such as open space and education provision for example). Setting out these parameters in a strategic policy clearly identifies the long term vision and expectation for these sites, which is outlined further in the accompanying site schematic as shown in Figure 5 below and the accompanying masterplanning framework Supplementary Planning Guidance (SPG). Further details as they merge will be incorporated into the Infrastructure Plan as it is updated in future years as part of the formal LDP monitoring process.

KSS1 is one of 3 KSS identified in the Plan; their delivery plays a crucial role in the implementation of the Plans strategy. This site is a large greenfield site on the edge of Wrexham Town, the Primary Key Settlement within the County Borough which sits at the top of the sustainable settlement hierarchy. The land is largely in single ownership and has the benefit of a development option with a national housebuilder to bring the site forward. The site lies opposite Wrexham Western Gateway, a protected employment site (see policy EM1) for high quality B1 and B8 use and is

67 Background Paper 8: Housing Supply and Deliverability (January 2018)
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
readily accessible to the County’s strategic highway network and key active travel routes accessing a range of facilities within Wrexham Town.

This site has the potential to deliver 1500 new homes; however, the capacity of junction 4 of the A483 (T) road is a constraint to the development of the whole site within the plan period. Whilst upgrades to the junction are likely over the lifetime of the plan\textsuperscript{68}, completion of any infrastructure scheme at junction 4 is reliant on capital investment from the Welsh Government prior to development taking place on this site. Given the commitment and the ongoing work to bring forward a solution in this location, the Council recognise that development of this site is a longer term aspiration and that that only a fraction of the total housing potential on this site will contribute to housing delivery in this plan period. It is estimated that 200 units could be delivered on this site, following completion of works to junction 4, contributing to the delivery of new homes towards the back end of the plan period (2026 – 2028)\textsuperscript{69}, with the remainder providing housing development for a future plan period.

\footnote{68 Welsh Governments National Transport Finance Plan (NTFP) update, Cabinet Secretary Announcement (December 2017) \url{http://gov.wales/newsroom/transport/2017/59413185/?lang=en}}

\footnote{69 Background Paper:8: Housing Supply and Deliverability (January 2018)}
Figure 5: KSS1 Masterplan framework
Policy SP5: KSS2: Land east of Cefn Road, Wrexham

Land is allocated east of Cefn Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1680 new homes, 1580 of which will be delivered within the plan period. Development will include an element of affordable housing and associated community uses, along with necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

Necessary Infrastructure:

- Highway improvements to address known infrastructure capacity constraints at the Greyhound roundabout
- Ensuring connectivity between the land north and south of Bryn Estyn Road
- Education: on site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the retention of existing (65,393 m²) of playing fields for Ysgol Morgan Llwyd,
- Public open space,
- Community and leisure facilities, including the retention of the Erlas Victorian Walled Garden,
- Active Travel, and
- Public transport.

The purpose of this policy is to set out the site specific requirements associated with the delivery of KSS2, linked to the accompanying Infrastructure Plan (IP) and housing trajectory. The necessary infrastructure (i.e. infrastructure that is necessary to make the site acceptable in planning terms, such as open space and education provision for example) is set out in the policy. Setting out these parameters in a strategic policy clearly identifies the long term vision and expectation for these sites, which is outlined further in the accompanying site schematic as shown in Figure 6 below and the accompanying masterplanning framework Supplementary Planning Guidance (SPG). Further details as they merge will be incorporated into the infrastructure Plan as it is updated in future years as part of the formal LDP monitoring process.

KSS2 is one of 3 KSS identified in the Plan; their delivery plays a crucial role in the implementation of the Plans strategy. This site is a large greenfield site on the edge of Wrexham Town, the Primary Key Settlement within the County Borough which sits at the top of the sustainable settlement hierarchy. The land is in multiple ownerships with large parcels benefitting from development options with national housebuilders to bring the site forward.

70 Background Paper 8: Housing Supply and Deliverability (January 2018)
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
The site lies in close proximity to the County’s Key Business Sector Area and is accessible by a range of means of transport, including walking and cycling to the estate and into Wrexham Town. The residential area of Caia Park lies directly to the west of the site, as does Ysgol Morgan Llwyd, the playing fields for which are currently located on part of the allocation. Due to recent expansions at the school, there is limited space within the curtilage to relocate the school playing fields which will need to be retained and integrated into the future masterplanning of the site.

<table>
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<tr>
<th>LDP Integrated Objectives</th>
<th>SO1, SO2, SO3, SO5, SO6 &amp; SO8</th>
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</table>
| Evidence Base (Policy SP3, SP4 and SP5) | • Background Paper 2: Settlement Hierarchy and Development Potential  
• Background Paper 8: Housing Supply and Deliverability (January 2018)  
• Infrastructure Plan (March 2018)  
• Mersey Dee Growth Prospectus – Unlocking Our True Potential  
• Background Paper 11: Minerals  
• Background Paper 13: Key Strategic Sites |
| National Planning Policy (Policy SP4 and SP5) | • Planning Policy Wales, Chapters 4 and 9;  
• TAN12: Design (2016)  
• Site and Context Analysis Guide: Capturing the Value of a Site (March 2016)  
• Practice Guidance: Planning for Sustainable Buildings (July 2014) |
| SPG | • Masterplanning Framework SPG (New) |
| Relevant Monitoring Indicators | |
| Policy SP4 | MI3, MI19 |
| Policy SP5 | MI5, |
| Wellbeing Goals | A prosperous Wales  
A resilient Wales  
A healthier Wales  
A more equal Wales  
A Wales of cohesive communities  
A Wales of vibrant culture and thriving communities  
A globally responsible Wales |
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Figure 6: KSS2 masterplan framework
Policy SP6: Planning Obligations

Planning obligations will be sought to mitigate any impacts directly related to the development and will be assessed on a case by case basis in line with relevant planning legislation.

Examples of the types of obligations that could be sought as a result of new development could relate to the provision of some of the following but are not necessarily limited to these:

- Education provision / facilities;
- Active travel, public transport and highway improvements;
- Public Open Space and Green Infrastructure;
- Community facilities;
- Affordable Housing;
- Ecological mitigation:
- Preservation and enhancement of heritage assets

Any attempts to sub divide sites to avoid thresholds for planning obligations will not be supported.

Where any new development will place a strain on existing infrastructure, services, facilities or the environment, planning obligations or Section 106 agreements can be used as a means of offsetting the impact either by seeking the developer to undertake the necessary work or via a financial contribution that cannot be secured by a planning condition.

Planning obligations will be sought where they are necessary to make the development acceptable in planning terms, directly related to the development and are fairly and reasonably related in scale and kind to the development.\(^{71}\)

All the allocations listed in policy SP3, SP4, SP5, SP11 and H1 will require the completion of a planning obligation, the broad requirements for which are set out in the accompanying Infrastructure Plan (IP). In addition, where the capacity of infrastructure, services, facilities or the environment will be constrained as a result of windfall development, contributions will also be sought to offset the impact of such development in line with the relevant SPG’s.

It is often the cumulative impact of development in one area which places a strain on existing facilities and services and whilst planning obligations can be used to offset the impact of development, there can be no overlap between obligations and the infrastructure to be delivered by the Community Infrastructure Levy (CIL). A CIL is not yet in place in the County Borough but is likely to be prepared following the adoption of the LDP.

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\(^{71}\) Section 122, The Community Infrastructure Levy Regulations (2010)
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<tr>
<th>LDP Integrated Objectives</th>
<th>SO1, SO2, SO3, SO4, SO10</th>
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</table>
| Evidence Base             | - Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy Viability Assessment (November 2014)  
- Wrexham Strategic Road Capacity and Improvement Study (February 2016);  
- Junction 4 and 5 Capacity Study (2017)  
- Infrastructure Plan (March 2018) |
| National Planning Policy  | - Planning Policy Wales, Chapter 3  
- Welsh Government Planning Circular 13/97: Planning Obligations  
- The Community Infrastructure Levy Regulations 2010 |
| SPG                       | - Affordable Housing  
- Public Open Space on New Housing Development  
- Education contributions |
| Relevant Monitoring Indicators | MI9 |
| Wellbeing Goals           | A prosperous Wales  
A resilient Wales  
A healthier Wales  
A more equal Wales  
A Wales of cohesive communities  
A Wales of vibrant culture and thriving Welsh language  
A globally responsible Wales |
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|                           | x  
|                           | x  

44
Policy SP7: Green Wedge

Green Wedges are designated between the following settlements as shown on the proposals map:

i. Rossett and Pulford
ii. Rossett and Marford
iii. Gresford and Wrexham
iv. Wrexham and Wrexham Industrial Estate
v. Bradley, Rhosrobin, Gwersyllt, Broughton, and Wrexham
vi. Brymbo, Broughton, and Southsea
vii. Wrexham, Bershams, and Rhostyllen
viii. Coedpoeth, Minera, Bwlchryn
ix. Rhostyllen and Johnstown
x. Penycae, Rhosllanerchrugog, Ruabon
xi. Ruabon and Plas Madoc
xii. Acrefair, Trevor, Cefn Mawr, and Froncysyllt

Within the designated green wedge areas development will only be permitted which accords with national planning policy.

Green wedge designations will ensure protection of the openness of the land only for the Plan period and will be reappraised as part of future Plan reviews. In this way the green wedge designations will work with the settlement boundaries (policy SP2) to allow for appropriate spatial growth in the long term.

The green wedge designations have been identified, through the Strategic Green Wedge Review (2016), only on those parts of the countryside that are considered to act as buffers between settlements to prevent settlement coalescence in areas under pressure for development. The boundaries have been carefully set to ensure that only those areas that require extra protection to prevent settlement coalescence are included. They work in conjunction with the settlement boundaries to strategically manage built form and settlement edges, assist in safeguarding the countryside from encroachment, protect the setting for the urban area and assist in urban regeneration by encouraging the reuse of derelict and other urban land.

The Plan allows for the controlled expansion on the edge of Wrexham, by virtue of the allocated Key Strategic Sites. An assessment that examined the need for green wedge identified the need to include green wedge on the edge of these sites (identified as the area between Wrexham, Bershams, and Rhostyllen, and Wrexham and Wrexham Industrial Estate).

Whilst there are other policies in the Plan to control development in the countryside, it is considered important to give extra protection to the green wedge designated areas. The specific areas of countryside identified as green wedge are considered
strategically important at preventing settlement coalescence and merit specific protection for this purpose. This is in line with National Planning Policy and Guidance\textsuperscript{72}.

Planning Policy Wales\textsuperscript{73} provides specific guidance on the consideration of planning applications within green wedge designated areas. It emphasises the importance of maintaining the openness of the land, provides a presumption against inappropriate development and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land.

In order to be acceptable, extension to or replacement of an existing dwelling in the green wedge should be limited\textsuperscript{74} in scale and should not undermine the function of the green wedge, in particular in relation to the openness of the area.

<table>
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<th>LDP Objectives</th>
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<td>Evidence Base</td>
<td>• Strategic Green Wedge Review (2016)</td>
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<td>National Policy</td>
<td>• Planning Policy Wales, Chapter 4 (section 4.8)</td>
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\textsuperscript{72} Planning Policy Wales Edition 9 – November 2016 – para 4.8.3
\textsuperscript{73} Planning Policy Wales Edition 9 – November 2016 – para 4.8.6
\textsuperscript{74} Planning Policy Wales Edition 9 – November 2016 – para 4.8.16
Policy SP8: Wrexham Town

Wrexham Town as defined on the proposals map will be the focus for new development including housing, employment, commercial, retail, leisure, tourism, services, education, transport, infrastructure and the arts in order to strengthen the Town’s regional function as a settlement of national importance.

Wrexham Town is the County Borough’s primary key settlement and by far the largest in terms of population, retail offer, civic functions, leisure provision and commercial services. The town supports communities throughout the County Borough and also performs a sub-regional role as the largest centre in north east Wales, something that is recognised in the Wales Spatial Plan which identifies Wrexham Town as a Settlement of National Importance.\textsuperscript{75}

The plan places significant emphasis on Wrexham Town and defines it as the Primary Key Settlement within the County Borough. Wrexham Town has a critical role to play in the success of the region, acts as an important service and employment centre for surrounding settlements including the rural hinterland and is the principal area where the majority of new growth over the Plan period is directed (see policy SP2, SP3, SP4 and SP5).

The growth and sustainability of the County Borough and wider sub-regional area is closely linked to delivering sustainable growth in Wrexham which is supported and enabled by infrastructure, including transport. Providing growth and infrastructure in Wrexham will help ensure opportunities and services are accessible to residents both within the town and wider area. With planned investment in transport infrastructure along the A483 (T) road and a transport hub at Wrexham General Station, this will further strengthen the regional function of the town.

The plan recognises the importance of Wrexham Town in delivering the vision and objectives of the LDP, particularly in relation to meeting peoples housing, employment, retail, leisure and health and wellbeing needs. In more recent years however, due to the wider retail and economic downturn and the impact this has had on development locally, the town centre is not perceived to be performing well. There are areas within and adjacent to the town centre experiencing deprivation and it is important that this decline is reversed and growth opportunities are harnessed to support and regenerate the area.

The key strategic sites (policy SP3, SP4 and SP5), retail hierarchy (policy R1), housing allocations (policy SP4, SP5 and H1) and employment policies (policy EM1) will help grow the town and assist town centre regeneration. This will be supported by the adopted Wrexham Town Centre Masterplan, which sets a clear vision,

\textsuperscript{75} Wales Spatial Plan http://gov.wales/topics/planning/development-plans/wales-spatial-plan/?lang=en
objectives and actions for the area as an attractive, distinctive and accessible 21st century town where people want to live, learn, work, visit and invest (policy R2).

The masterplan seeks to facilitate the delivery of key town centre sites (policy H1) with a development framework; develop an attractive and distinctive environment with high quality buildings and public realm to help create a vibrant sense of identity that supports enhanced retail and visitor experiences; improve accessibility for pedestrians to help connect a fragmented town centre; enhance the range, mix and quality of visitor and retail attractions including enhanced leisure, particularly in the restaurant and evening economy; and make the town centre a desirable place to live. The Masterplan is a material consideration in the determination of planning applications within the town centre and the wider Masterplan area.

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<td>Evidence Base</td>
<td>Wrexham Retail Assessment (July, 2014); Draft Wrexham Town Centre Masterplan (July 2015); Bodhyfryd Mini-Masterplan (BDP, 2015); Wrexham Town Centre Building &amp; Streetscape Analysis (WCBC, 2014); Wrexham Town Centre Accessibility Study (Ryder Landscape Consulting, 2015); Wrexham Town Centre Masterplan; Report of Findings from Stakeholder Workshops (Planning for Real: 2015); Wrexham Town Centre Public Realm Study (AECOM, 2015); Wrexham Transport Accessibility Study (Crowd Dynamics, December 2009) Valuing Wrexham’s Urban Forest (Forest Research, 2014); Wrexham Urban Area Bus Frequency Map, (WCBC 2014)</td>
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<td>National Planning Policy</td>
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Policy SP9: Economic Growth Employment and Enterprise

To ensure the continued role of the County Borough as a key economic driver in North Wales and the wider region, the Plan will diversify the local economy and widen the economic base by:

- Allocating a strategic expansion site of 28ha at Wrexham Industrial Estate – the County’s Key Business Sector area improving the quality of employment sites supply within Wrexham Industrial Estate and protecting a strategic ecological network for a number of local, national and internationally protected species and habitats;
- Safeguarding 25 existing national, regional and locally important industrial sites essential to meeting the future economic growth of the County, which ensures a range and choice of sites co-located with housing in both urban and rural settlements;
- Providing a level of growth which allows opportunities to deliver approximately 4200 jobs in the County Borough over the Plan period across a wide range of employment sectors;
- Maintaining and enhancing the County Borough’s tourism, culture and leisure offer taking into account the unique character, local distinctiveness and heritage of the area and its context in the wider sub region.

One of the objectives of the Plan is to ‘Support a vibrant, diverse and competitive local economy that provides a range of job opportunities to enable new and existing businesses to grow in Wrexham’. It is essential therefore that the County Borough has an adequate employment land supply to accommodate the projected growth while allowing choice and flexibility to meet the varying nature of future employment needs and demands.

This is emphasised in the Council’s Economic Prosperity Strategy (2012-2017)\textsuperscript{76} which recognises the need for Council intervention to guide the development of the local economy and confirms the Council’s commitment to securing enough of the right land and / or buildings to attract high quality employment opportunities in the most sustainable and accessible locations.

The Joint Employment Land Review (ELR) (March 2015)\textsuperscript{77} incorporated sector growth forecasts for the County Borough to 2030, based on the 2014 Local Econometric Forecasting Model undertaken by Cambridge Econometrics and the Institute of Employment Research. Based on this, the ELR estimated a growth level

\textsuperscript{76} https://www.wrexham.gov.uk/english/council/documents/economic_development.htm

\textsuperscript{77} http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/march_2015/employment_land_review_exec_summary.pdf
of some 4200 jobs over the LDP period with an employment land requirement of approximately 45 hectares. The ELR also recommends the allocation of an additional 20-30 hectares (exclusive of any land required for ecological mitigation) at Wrexham Industrial Estate (see Policy SP8 – Wrexham Industrial Estate).

The ELR identified an existing realistic land supply of approximately 65 ha. The employment land supply is monitored by the Council on an annual basis and was updated on the 1st April 2017. With the allocation of 28 hectares at WIE, this therefore gives an overall employment land supply of 93 hectares for the remaining plan period. While it is acknowledged that this supply exceeds the 45ha necessary to accommodate the jobs growth estimate, the Council believes this oversupply is justified and necessary, for the following reasons:

i. It allows for flexibility, competition and choice by ensuring a range of available sites suitable for different employment uses in varying locations throughout the County Borough;

ii. It has regard to the findings of other employment land reviews undertaken which have generally found that the rate of actual land take up tends to run ahead of expected growth rate;

iii. It provides flexibility to offset any unforeseen loss in the employment stock which might occur over the Plan period;

iv. It includes a proposed extension to the WIE which is a major regional and national employment centre close to Wrexham town. There is a recognised continued strong demand for land and premises on the Estate (approx. 80% of the employment land take up in the Borough since 2006 has been on land at the WIE). The extension land requirement of 28 hectares is a net figure having regard to the need for additional land to be set aside for ecological mitigation, recognising that the WIE contains an important network of habitats, supporting a diverse range of wildlife including a number of protected species.

v. The supply of employment land is spread throughout the County Borough, co-located or in close proximity with housing in support of the spatial strategy of the Plan.

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78 This figure is based on an annual land take of 3ha per year over the 15 years of the plan period as identified in para 11.7 ELR.
80 Technical Advice Note 23: Economic Development - Paragraph 4.5.2
As traditional employment uses tend to generate lower land values than some other uses, e.g. housing or retail, there can be pressure for employment land to be lost to these uses, which can be difficult to replace. While some existing sites which may not have a reasonable prospect of being used for economic development can be de-allocated, Policy EM1 Protection of Existing Employment Land seeks to safeguard existing and identified future employment sites for employment use.

In recognition of the contribution farm diversification and small scale tourism/business projects can make to the economy in rural areas, the Plan contains Policy EM4 (employment development outside settlement limits) and EM5 (visitor accommodation outside settlement limits), to support, in principle the re-use of buildings in rural areas, small scale rural tourism and business development, subject to specific criteria.

The Deposit Plan also includes a number of development control policies to provide guidance on issues such as design, access, landscaping and parking in relation to new employment development and provision for continual monitoring of employment land take up.
Policy SP10: Wrexham Industrial Estate

Wrexham Industrial Estate as shown on the proposals map is the County’s Key Business Sector Area and will be the primary focus for new employment development over the plan period for B class employment and other ancillary related development. Land is also protected on the estate for a strategic ecological network for a number of local, national and internationally protected species and habitat.

The purpose of this policy is to set out the importance of WIE on a local and regional basis and to ensure its protection and promotion as the County’s Key Business Sector area in line with the WSP. In addition the policy also seeks to protect a strategic ecological network across the estate which is detailed further in supplementary planning guidance.

Wrexham Industrial Estate (WIE) is recognised as a nationally / regionally important employment area, and important in the context of the local economy (approx. 80% of the employment land take-up in the Borough since 2006 has been on land at the WIE)\(^83\). Recent infrastructure improvements to the road network, which included a £30 million investment, and the completion of HMP Berwyn demonstrates the continued success of the area. WIE is identified as forming a crucial element in the delivery of jobs growth in line with the new housing proposed in the Plan, and the policy therefore seeks to ensure that sufficient land is available in order that the area can play its role within the overall strategy of the Plan. Ensuring a sufficient range of land is available in Wrexham Industrial Estate is also important due to the role it plays as a nationally/regionally important employment area. This role is highlighted in a number of national/ regional strategies including the Wales Spatial Plan, the North Wales Growth Bid and the Mersey Dee Alliance Prospectus\(^84\).

As well as being the County Borough’s key business sector area, the WIE is known to support habitats and species of international, national and local importance; the protection and enhancement of which is one of the key objectives of the Plan. A strategic ecological network, made up of existing wildlife sites and areas of compensation / mitigation as well as important links between them are protected on the estate in order to maintain the ecological resilience of habitats and species and in line with wellbeing objectives. This is detailed further in supplementary planning guidance.

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83 Wrexham CBC Employment Land Availability & Monitoring (2015)  


Policy SP11: KSS3: Land to the north of Bryn Lane, Wrexham Industrial Estate

Land is allocated to the north of Bryn Lane, Wrexham Industrial Estate as shown on the proposals map to deliver 28ha of employment land for B use class purposes including an ecological network and residential buffer zone along with enabling and necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

Necessary Infrastructure:

- Active Travel,
- Public transport,
- Provision of vehicular access to and from the site.

The purpose of this policy is to set out the site specific requirements associated with the delivery of KSS3, linked to the accompanying Infrastructure Plan (IP). No enabling infrastructure, (i.e. infrastructure that is required prior to the commencement of development or relevant phases of development) is required to deliver this site, however necessary infrastructure (i.e. infrastructure that is necessary to make the site acceptable in planning terms, such as open space and education provision for example) will be required, tied into planning consents. Setting out these parameters in a strategic policy clearly identifies the long term vision and expectation for this site, which is outlined further in the accompanying site schematic as shown in Figure 7 below and the accompanying masterplanning framework Supplementary Planning Guidance (SPG).

The findings of the ELR demonstrate that Wrexham County Borough as a whole has sufficient land to meet its needs (see Policy SP9), the qualitative research undertaken however also indicates a growing land supply shortfall, relative to identified demand at Wrexham Industrial Estate.

The evidence therefore indicates that there is a need to allocate further land at Wrexham Industrial Estate to provide sites which can meet both the needs of existing firms and be marketed to future inward investors. The allocations need to be sufficiently large to meet the diverse range requirements identified, i.e. provide plots of 2-5 ha for inward investment/large business growth, smaller plots for design and build options and development land for new schemes of office and industrial units. Given such requirements the new allocation equates to 28ha in size, exclusive of ecological mitigation need, in line with the amount of land recommended by the ELR findings.

This strategic, greenfield site allocation is located to the north of the existing Industrial Estate area and forms a logical extension to the employment area contained between Bryn Lane, Hugmore Lane, and Francis Lane.

85 ELR Final March 2015 Paragraph 10.99-10.100
There are a number of residential properties adjacent to KSS3. In order to protect the residential amenity of the occupants of those properties it is considered appropriate that a buffer be retained between areas of development and the residential properties. In line with the buffer retained between the nearest employment units and the properties at Pentre Maelor (located within the existing boundary of Wrexham Industrial Estate), it is considered appropriate that a 50m buffer (measured from the edge of the domestic curtilage of those properties) be retained between the residential properties and edge of the developable areas of the allocation beyond the buffer. The use of land nearest the residential dwellings is restricted to uses within the B1 use class, see policy EM6.

The land north of Bryn Lane is also of ecological value, and in order to mitigate the impact of development, and in order to create certainty for developers on the site, a scoping exercise has been carried out identifying the ecological network to be set aside to provide mitigation and in order to understand the net supply of land available for development. Further detail on this is contained in the Wrexham Industrial Estate: Strategic Green Network SPG.

Ecological Mitigation

As well as playing an important economic role WIE contains an important network of wildlife habitats that supports a diverse range of animals and plants which help make the Estate an attractive place to work and which contribute to the quality of life of people in the County Borough. Many of these species and habitats are protected by UK/EU legislation, which places a clear responsibility on developers/landowners to avoid harming them and a duty on the Council under the Environment Act 2016 to enhance biodiversity in exercising its functions. In order to protect and enhance this network the LDP identifies a protected ecological network within the Estate, and which will be reflected in the scoping exercise and indicative ecological mitigation areas identified for site KSS3. Further detail on the protected ecological network is contained in the Wrexham Industrial Estate Strategic Green Network SPG, which outlines the important ecological features and the existing strategic green network, guidance of ecological mitigation associated with development and mechanisms for the delivery and continued management of the strategic green network.

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86 B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
<table>
<thead>
<tr>
<th>LDP Integrated Objectives</th>
<th>SO1, SO2, SO3, SO4, SO10</th>
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</thead>
</table>
| Evidence Base (Policy SP9, SP10, SP11) | • Joint Wrexham and Flintshire Employment Land Review (March 2015);  
  • Background Paper 4: Growth and Spatial Distribution of development (March 2018);  
  • Background Paper 7: Employment Land Requirements, Land Allocations, and Protection of Existing Employment Sites |
| National Planning Policy (Policy SP9, SP10, SP11) | • Planning Policy Wales, Chapter 7  
  • TAN 6 Planning for Sustainable Rural Communities (2010)  
  • TAN 23 Economic development (2014) |
| SPG (SP10 & SP11) | • Wrexham Industrial Estate: Strategic Green Network (new)  
  • Masterplanning Framework SPG (new) |
| Relevant Monitoring Indicators | MI20, MI21, MI22, MI23 |
| Wellbeing Goals | A prosperous Wales  
  A resilient Wales  
  A healthier Wales  
  A more equal Wales  
  A Wales of cohesive communities  
  A Wales of vibrant culture and thriving Welsh language  
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Figure 7: KSS3 Masterplan framework
Policy SP12: Transport and Accessibility

Wrexham’s transport network will be developed in a safe, efficient and sustainable manner through the following measures:

i. Restricting development that would have an unacceptable impact on the safe and efficient operation of the transport network,

ii. Implement key transport projects identified in the Joint North Wales Local Transport Plan and supporting the development and delivery of key strategic road and rail transport improvement projects promoted by the North Wales region and Welsh Government (policy T4 and T6),

iii. Enhance the overall reliance of the network and take steps to adapt the transport network to the effects of climate change,

iv. Improve the coverage, service frequency, integration and priority of public transport services to provide a sustainable and viable alternative travel choice to the private car,

v. Improved integration of modes through the development of existing and new transport interchanges ensuring infrastructure provisions is accessible to all,

vi. Ensure adequate levels of car parking taking into consideration the location and accessibility of new developments to existing public transport facilities and walking and cycling network,

vii. Develop the coverage of the Active Travel Network across Wrexham to promote increased use of walking and cycling as safe, viable and sustainable alternatives to the car,

viii. Deliver capacity and safety enhancements to the local highway network where considered appropriate to facilitate existing and forecast traffic demands,

The Plan places significant emphasis on economic growth, accessibility and health. Transport underpins these key parts of the Strategy and is directly linked to the delivery of the Key Strategic Sites for mixed use housing and community facilities as well as an extension to the Wrexham Industrial Estate. The delivery of an effective strategy for transport is therefore of strategic importance within the County Borough.

This policy stresses the critical contribution the transport network makes in helping to create conditions that support the development and economic growth of Wrexham. Wrexham’s transport network refers to those infrastructure assets and services that help facilitate the movement of people and goods across and through the County Borough. The level of housing and economic growth within the Plan will impacts on the transport network and will require considered management and mitigation to ensure the network remains accessible, efficient and fit for purpose.

The Preferred Strategy is mindful that growth will lead to an inevitable increase in trips but seeks mitigation by locating development, especially where it is likely to generate significant levels of movement, in locations supporting the transport
hierarchy\(^{87}\). Strategic policies for location of new development (SP8), Key Strategic Sites (SP9), Economic Growth, Employment and Enterprise (SP1) and Wrexham Town and Wrexham Town Centre (SP3) have all been prepared with accessibility and the transport hierarchy at their core.

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<th>LDP Integrated Objectives</th>
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<tr>
<td>Evidence Base</td>
<td>Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy Viability Assessment (November 2014)</td>
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<td>Joint Local Transport Plan (2015)</td>
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<td>Wrexham Connected: Sustainable Urban Mobility Plan (2015)</td>
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<td>Active Travel (Wales) Act 2013</td>
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<td>Draft Wrexham Strategic Road Capacity and Improvement Study (February 2016)</td>
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<td>Wrexham Town Centre Accessibility Study (Ryder Landscape Consulting, 2015);</td>
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<td>Wrexham Transport Accessibility Study (Crowd Dynamics, December 2009)</td>
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<td>Future of Rail in Wrexham (January 2015)</td>
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<td>National Planning Policy</td>
<td>Planning Policy Wales, Chapters 4, 8 &amp; 12</td>
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<td>TAN18: Transport</td>
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<td>SPG</td>
<td>Parking Standards</td>
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<td>Transport SPG (Trip Banking, New)</td>
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<td>Relevant Monitoring Indicators</td>
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Policy SP13: Design Principles & Masterplanning Framework

All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by ensuring compliance with the masterplanning framework and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

This strategic policy sets the expectation for all development proposals to demonstrate how they have taken account of local characteristics in order to create high quality, sustainably designed places as part of all developments. Supported by the master-planning framework, which advocates a master-planning approach to all residential allocations identified in the plan (policy SP3, SP4, SP5, SP11 and H1) and the site specific schematics identified for each of the KSS’s, the policy seeks to ensure that good design is embedded in the process of delivering new growth.

High quality, sustainable design makes a significant contribution to the built and natural environment reinforcing local distinctiveness and character. The varied landscape and townscape make the County Borough distinct and strengthen the cultural identity of Wrexham, including the Welsh language. Additionally buildings and structures, through their materials, positioning, design, function and landscape setting can evoke strong feelings of identity, pride and culture for residents and visitors enhancing the sense of place and visual quality of Wrexham.

Good design can ensure the protection and enhancement of the local environment and local distinctiveness. The use of multifunctional buildings and spaces can help to mitigate against the effects of climate change, promote social inclusion, improve health and wellbeing and attract investment, business and visitors.

The policy approach reflects national planning policy, the objectives of good design and seeks to ensure the future wellbeing of residents within the County Borough.

This policy, along with the master-planning framework provides a mechanism for retaining the areas distinctiveness, by maintaining and enhancing landscape and townscape character through conservation, enhancement and high quality, sustainable design.
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<td>National Planning Policy</td>
<td>• Planning Policy Wales: Chapter 4 and 7</td>
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<td>• TAN12: Design (2016)</td>
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<td>• Site and Context Analysis Guide: Capturing the Value of a Site (March 2016)</td>
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<td>• Practice Guidance: Planning for Sustainable Buildings (July 2014)</td>
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<td>SPG</td>
<td>• Masterplanning Framework (March 2018)</td>
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Policy SP14: Health and Wellbeing

All development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being. This will be achieved by supporting proposals which provide access to services including primary and secondary healthcare, sports facilities and opportunities for recreation, as well as active travel opportunities, high quality sustainable design, open space, green infrastructure, food growing and allotments.

Health and wellbeing needs to be understood holistically, recognising that the issues are complex and cross cutting throughout the Plan and recognising that Planning is just one of many influencing but enabling factors. Health inequalities can be defined as differences in health status or in the distribution of health determinants between different population groups. For example, differences in mobility between elderly people and younger populations or differences in mortality rates between people from different social classes.

The policy accords with the Plan’s strategic objective to promote and encourage a healthy, active and safe lifestyle within the County Borough. It reflects the direction in National Planning Policy and Guidance that health is a material consideration in determining planning applications for new developments, and is recognised as an essential element in delivering sustainable development.

Implementation of this policy supports the Wellbeing of Future Generations Act and also contributes to the delivery of a number of National objectives relating to healthy lifestyles including physical activity and recreation. Specifically, the Policy seeks to address the key issue of health and obesity in the County Borough and, in particular those parts of the County Borough which experience high levels of multiple deprivation; some of which are amongst the highest 10% in Wales.

Working with its partners, the Council will seek to meet the health and wellbeing needs of our residents by addressing the key determinants of health including deprivation, physical environment and encouraging active lifestyles. In land use terms this includes ensuring that new developments provide for a range of opportunities as identified in the policy along with supporting the development of any new Primary and Secondary healthcare facilities where required over the plan period.

89 Welsh Index of Multiple Deprivation http://wimd.wales.gov.uk/
<table>
<thead>
<tr>
<th>LDP Integrated Objectives</th>
<th>SO6, SO7, SO9, SO10</th>
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</table>
| Evidence Base            | • Strategic Green Wedge Review (2017)  
                          | • Special Landscape Area Review (January 2017);  
                          | • Habitat Regulations Assessment (March 2018);  
                          | • Sustainability Appraisal (March 2018) |
| National Planning Policy | • Planning Policy Wales, Chapter 4 |
| SPG                      | • Restaurants, Public Houses and Hot Food Take-aways |
| Relevant Monitoring Indicators | N/A               |
| Wellbeing Goals          | A prosperous Wales   
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Policy SP15: Natural Environment

Developments will only be supported where it protects, conserves and enhances the natural environment including:

- Internationally protected Special Areas of Conservation, Special Protection Areas, and Ramsar Sites,
- Nationally protected Sites of Special Scientific Interest and National Nature Reserves;
- Protected Species and their habitat;
- The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty including recognising the importance it has in contributing to the Outstanding Universal Value and setting of the Pontcysyllte Aqueduct and Canal World Heritage Site;
- Local Wildlife Sites including the strategic ecological network on Wrexham Industrial Estate and Regionally Important Geological Sites;
- Local Nature Reserves;
- Special Landscape Areas recognised for their outstanding local landscape character;
- Natural landscape features such as trees, hedges and woodland and the green networks between them which contribute to the quality and diversity of the natural environment and play an important role in mitigating the impact of climate change;
- The quality of natural services including water, air and soils
- Developing and maintaining Green Infrastructure links; and
- Habitats and species of principal importance to Wales.

The natural environment is one of Wrexham County Borough’s greatest resources. However, increasing populations, the need to supply additional housing, provide employment sites, changing rural practices and economies, and climate change are all placing significant pressure on the County Borough’s natural environment. The policy approach recognises the potential conflict in accommodating growth and protecting natural assets and seeks to balance this conflict by identifying and protecting the designations and assets which are of most significance to the County Borough, according to their statutory significance, i.e. that more weight will be given to statutory designations in decision making compared to local assets.

Protection, conservation and enhancement of the natural environment will allow for appropriate development in line with the principles of sustainability and wellbeing - to balance environmental, economic, cultural and social needs. Appropriate development will need to conserve and enhance valued countryside, landscapes, wildlife and significant geological sites, minimise harmful impacts on biodiversity and landscape character and identify and provide, where possible, mitigation and compensation for environmental losses.

The policy identifies those international, national and local designations which are identified as making an important contribution to the environmental quality of the County Borough. Development should seek to conserve and enhance those areas of
designation. It is recognised that the Plan should have regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests and should take care to avoid placing unnecessary constraints on development.

Welsh Ministers have prepared a list of species and habitats for the purpose of maintaining and enhancing biodiversity in Wales, this is contained in section 7 of the Environment (Wales) Act 2016.

Developers should consider the natural environment at the pre application stage and must seek to avoid impacting on wildlife features in line with the relevant statutory and non-statutory provisions. Developments should also seek to provide biodiversity enhancement, whatever the current level.

Detailed policies on the protection of international, national and locally important natural environment features can be found in policies NE1 – NE6.
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<th>LDP Integrated Objectives</th>
<th>SO6, SO7, SO9, SO10</th>
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<td>• Local Wildlife Sites Review (2015)</td>
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<td>• Habitat Regulations Assessment (January 2018);</td>
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<td>• Sustainability Appraisal (January 2018)</td>
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<td>• The Nature Recovery Plan for Wales – Setting the course for 2020 and beyond (Part 1 2015)</td>
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<td>• Wrexham Tree and Woodland Strategy 2016 – 2026</td>
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<td>• Green Infrastructure Framework for North-East Wales, Cheshire &amp; Wirral – March 2011. Mersey Dee Alliance,</td>
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<td>• Clwydian Range and Dee Valley AONB: Management Plan 2014-2019</td>
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<td>National Planning Policy</td>
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<td>• Technical Advice Note 5, Nature Conservation and Planning (2009)</td>
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<td>• TAN 6 – Planning for Sustainable Rural Communities</td>
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<td>• TAN 16 – Sport, Recreation and Open Space</td>
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<td>• LANDMAP Guidance Note 1 – Special Landscape Areas 2016 – Natural Resources Wales</td>
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<td>• Biodiversity and Development</td>
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<td>• Great Crested Newt Mitigation Requirements: Johnstown Newt Site and the wider Countryside (New).</td>
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<td>• Wrexham Industrial Estate: Strategic Green Network (New, post LDP adoption)</td>
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Policy SP16: Historic and Cultural Environment

Development will only be supported where it conserves, protects and enhances the following cultural and heritage assets of the County Borough and, where appropriate, their settings:

i. Listed Buildings and in particular those on the Buildings at Risk Register;
ii. Conservation Areas;
iii. Pontcysyllte Aqueduct and Canal World Heritage Site;
iv. Registered Historic Parks, Gardens and Landscapes; and

The historic environment is central to the character and appearance of Wrexham County Borough contributing to our sense of place and cultural identity. It enhances our quality of life, adds to local distinctiveness and is an important economic and social asset. It is vital that the historic environment is appreciated, protected, actively maintained and made accessible for the general wellbeing of present and future generations.

Wrexham has a rich and varied historic environment which is evidenced in the wealth of listed buildings, conservation areas, scheduled ancient monuments, historic parks, gardens and landscapes and the Pontcysyllte Aqueduct and Canal World Heritage Site (WHS).

The historic environment has a key role to play in fulfilling the objectives of the LDP whether it forms part of the key commercial and retail core of Wrexham Town Centre, contributes towards a growing tourist economy or adds to the cultural and historical identity of the County Borough. The Council is keen to ensure that historic assets are protected from inappropriate development and the opportunity is taken, where possible, to enhance historic areas, buildings and landscapes.

The Historic Environment (Wales) Act 2016 has introduced new measures for the positive management of change in the historic environment. The act aims to:

- Give more effective protection to listed buildings and scheduled monuments;
- Improve the sustainable management of the historic environment; and
- Introduce greater transparency and accountability into decisions taken on the historic environment.

The Act is supported by Technical Advice Note 24: The Historic Environment and a suite of guidance and advice that compliments its objectives. These documents will form a key consideration in the determination of planning applications affecting designated assets within Wrexham County Borough.

Listed Buildings

Listed buildings are valuable assets that cannot be replaced. Within Wrexham County Borough there are over 1040 listed buildings. Caring for listed buildings
appropriately, and ensuring their sustainable use, enables their continued contribution to the cultural heritage of Wrexham and Wales. In considering works to listed buildings the emphasis must be on their sensitive repair and improvement using traditional materials and techniques. Any works to a listed building whether internally or externally or within its curtilage will only be supported where it is demonstrated that there will be no significant harm to its special historic or architectural significance and its setting. Demolition of listed buildings will not normally be permitted.

Conservation Principles for the Sustainable Management of the Historic Environment in Wales and Cadw best practice ‘Managing Change to Listed Buildings in Wales’ provides guidance when making changes to listed buildings, including repairs, and on understanding a building’s significance should be consulted when planning alterations and repairs.

**Listed Buildings at Risk**

There are unfortunately a number of listed assets, both in public and private ownership that are at risk from neglect and decay. These are identified on the Council’s Buildings at Risk (BAR) register. The register currently contains 78 buildings deemed to be ‘at risk where continued partnership work is required with private individuals, organisations and the voluntary sector to ensure their return to an appropriate state of repair and sustainable use with the overall aim of removing them from the register.

Depending on the circumstances the Council may consider a scheme that involves enabling development to fund works to secure the future of a listed building at risk. Enabling development is an exception to normal policies and will only be considered as a last resort and in genuinely exceptional circumstances. Proposals should be developed in line with guidance contained within Planning Policy Wales Chapter 6 and tests set out in Conservation Principles for the Sustainable Management of the Historic Environment in Wales (Cadw, 2011).

**Conservation Areas**

There are 23 Conservation Areas within the County Borough designated by the Local Planning Authority for their special architectural or historic interest.

Within Conservation Areas development should seek to preserve or enhance their special character and appearance. To assist with the management of change within certain Conservation Areas the Council has introduced Article 4(2) Directions requiring planning permission to be obtained for works normally allowed under Permitted Development.

Once a Conservation Area is designated the Council is required to formulate and publish proposals for the preservation and enhancement of that area. Conservation Area Character Assessments and Management Plans form Supplementary Planning Guidance and outline the special qualities and features which contribute to the special interest of a particular area. Proposals for works in Conservation Areas
should be informed by the relevant Character Assessment and Management Plan (where available) and by the best practice guidance ‘Managing Conservation Areas in Wales’ (2017).

Existing buildings in Conservations Area will be protected where they make a positive contribution to the special architectural and historic interest. Proposals for demolition must be accompanied with plans for the re-development of the site. Outline planning permission will not be granted for development in Conservation Areas.

**Registered Historic Park, Gardens & Landscapes**

Wrexham contains 11 historic parks and gardens and 2 historic landscape of special interest (The Maelor Saesneg and Vale of Llangollen and Eglwyseg) included on the statutory Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales.

This local planning authority will consider the impact of proposals upon registered historic parks and gardens and landscapes, and their settings when considering applications within and nearby these assets. Works that would adversely impact upon the special qualities of a park or garden and/or their settings will be resisted. Proposals that would affect a registered historic park, garden or landscape should refer to best practice including ‘Managing Change to Registered Historic Parks and Gardens in Wales’ (2017) and ‘Managing Historic Character in Wales’ (2017).

**Scheduled Ancient Monuments & Archaeological Remains**

There are 108 Scheduled Ancient Monuments within Wrexham County Borough which are a vital part of the County Borough’s heritage and provide a key record of the history, activity and culture of the local area. There is a presumption in favour of the physical preservation of sites and monuments of national importance and development which would adversely affect the site or its setting will be resisted.

The local planning authority will consult the Welsh Government’s Historic Environment Service (Cadw) on all planning applications which in their opinion are within the setting of a scheduled monument and which meet set criteria which are detailed within the annex to the best practice guidance ‘Setting of Heritage Assets’ (2017). Applications must include sufficient information to assess the impact of the proposal on the historic asset and its setting, but this should be proportionate to the likely impact of the proposal. Applications for works to a scheduled monument (known as Scheduled Monument Consent) should be made directly to Cadw.

Not all archaeological remains meriting preservation will necessarily be scheduled and the vast majority of archaeological sites will not be afforded any statutory protection. The Historic Environment Record (HER, complied and maintained by Clwyd Powys Archaeological Trust) contains records of known archaeological sites and should be consulted when preparing proposals within archaeological sensitive areas such as Holt, Overton, Maelor, region, Llay and Brymbo to identify any potential assets that could be affected. Where development would directly affect
non-designated archaeological remains it will be important to undertake archaeological investigation to determine the nature, extent and significance of the remains. This process will help determine whether in-situ preservation and a programme of excavation and recording will be needed. The desirability of preserving archaeological remains and its setting is a material consideration in determining planning applications.

Any new records created as a result on investigation or the discovery of any new sites or remains uncovered during works must be deposited with Clwyd Powys Archaeological Trust for inclusion on the HER.

Offa’s Dyke and Wat’s Dyke are nationally important archaeological monuments, sections of which are designated as Scheduled Ancient Monuments whilst other parts remain unscheduled. The safeguarding to be applied under policy SP13 in combination with the protection afforded to Scheduled Ancient Monuments at National level will serve to protect these assets and their settings whether scheduled or not.

Protecting and Enhancing the Outstanding Universal Value of Pontcysyllte Aqueduct and Canal

Pontcysyllte Aqueduct and Canal was inscribed in 2009 onto the World Heritage List. The inscribed site extends across 3 administrative boundaries forming a linear corridor which extends from Gledrid Bridge in Shropshire, through to the Horseshoe Falls in Llangollen, Denbighshire. Trevor Basin which provides access to Pontcysyllte Aqueduct, along with Froncysyllte Basin and Chirk are important tourist and visitor hubs for the World Heritage Site.

The World Heritage Site contains a number of outstanding and internationally important features, and is of outstanding universal value (OUV). The aqueduct and canal, its immediate setting and key views to and from the site and its wider historic and social context (e.g. the immediate locality provided materials and engineering expertise) that underpin the justification for building the aqueduct and canal are critical to the interpretation of the site and in understanding the integrity and authenticity of the outstanding universal value. The Council seek to protect and enhance the attributes which justified the inscription of the Pontcysyllte Aqueduct and Canal as a World Heritage Site through Policy BE1 and BE2.
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<th>LDP Integrated Objectives</th>
<th>SO2, SO3, SO7, SO9</th>
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<th>Evidence Base</th>
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<td>• Topic paper: Historic Environment;</td>
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<td>• Buildings At Risk Strategy 2012 – 2016</td>
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<td>• The Clwyd ‘Register of Landscapes, Parks and Gardens of Special Interest in Wales’ (1995).</td>
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<td>• Pontcysyllte Aqueduct and Canal World Heritage Site Management Plan</td>
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<th>National Planning Policy</th>
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<tr>
<td>• Planning Policy Wales Chapter 6 The Historic Environment</td>
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<td>• Planning Policy Wales Technical Advice Note 24: The Historic Environment</td>
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<td>• Welsh Government (Cadw) Best Practice Guides:</td>
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<td>• Conservation Principles for the sustainable Management of the Historic Environment in Wales (2011)</td>
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<tr>
<td>• Buildings at Risk Strategy</td>
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<tr>
<td>• Local Planning Guidance Note 33: Pontcysyllte Aqueduct and Canal World Heritage Site</td>
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<tr>
<td>• Cefn Mawr and District: Understanding Urban Character</td>
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<td>• Conservation Area Character Assessments and Management Plans</td>
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<th>Relevant Monitoring Indicators</th>
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Policy SP17: Minerals Supply and Safeguarding

Minerals will be sustainably managed through:

a. The protection of minerals from unnecessary sterilisation by directing new development away from areas underlain by mineral of importance or where this is not possible, through the requirement to extract mineral prior to the non-mineral development; and
b. Avoiding conflict between mineral working and sensitive development through the use of buffer zones; and
c. Contributing towards meeting the regional need for aggregate minerals in collaboration with Flintshire County Council; and
d. Supporting proposals for mineral extraction within the County Borough which contribute towards maintaining an adequate supply of minerals in sustainable locations including the delivery of high quality restoration and aftercare programmes which enhance and provide linkages with the natural environment.

The County Borough is underlain by a wealth of mineral resources of economic importance and has a number of active mineral sites which play an important role in contributing towards the regional need for mineral. However, the need to supply additional housing, provide employment sites, and provide other non-mineral development including infrastructure such as roads and community facilities can result in the sterilisation of mineral both directly and indirectly.

The strategy outlines the approach to be taken to the safeguarding of important mineral resources within the County Borough, including maintaining a sustainable supply of minerals over the plan period.

Mineral can only be worked where it occurs. Conflicts between minerals and non-mineral development are inevitable given the distribution of mineral within the County Borough and the location of existing settlements of strategic importance. The LDP will play an important role in the safeguarding of mineral resources by ensuring that these changes are appropriate and seeking to minimise any loss and where feasible, through the prior extraction of mineral thereby contributing towards the sustainable supply of mineral.

Planning Policy Wales Edition 9, Chapter 14, sets out the requirement for each Local Planning Authority to make an appropriate contribution in its development plan to meeting local, regional and UK needs for minerals. PPW recognises that collaboration will be necessary and Minerals Technical Advice Note 1: Aggregates sets out the mechanism for identifying regional demand, through the production of a Regional Technical Statement (RTS). The North Wales RTS 1 was published in 2009 and has since been reviewed, with the North Wales RTS (NWRTS) 1st Review published in August 2014. The NWRTS 1st Review identifies a shortfall of 3.84 million tonnes of crushed rock in Wrexham, shared with Flintshire County Council.

Crushed rock production is currently largely met in North East Wales through limestone production in Flintshire. There are no active limestone quarries in Wrexham and the distribution of limestone in Wrexham largely coincides with the
AONB. PPW seeks to direct new mineral working away from the AONB, save in exceptional circumstances. The identified shortfall is relatively small and considered unlikely to support the development of a new limestone quarry. There are opportunities for meeting additional crushed rock need in Flintshire through extension to existing site/s outside the AONB and Wrexham Borough Council has agreed to pursue this in collaboration with Flintshire.

The level of need for non-aggregate minerals is not quantified. Proposals will be rigorously tested to ensure that there is a local, regional or national need for the mineral concerned and that the location is the most sustainable, taking into account the distribution of the mineral resource.

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<tr>
<th>LDP Integrated Objectives</th>
<th>SO9, SO11</th>
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</table>
| Evidence Base             | • North Wales Regional Technical Statement 1st Review (2014)  
|                           | • BGS Safeguarding Map of Wales (2012)  
|                           | • BGS Aggregates Safeguarding Map of Wales (2012) report |
| National Planning Policy  | • Planning Policy Wales Chapter 14  
|                           | • Minerals Technical Advice Note 1: Aggregates  
|                           | • Minerals Technical Advice Note 2: Coal |
| SPG                       | • Minerals: Mineral Safeguarding and Prior Extraction Assessments |
| Relevant Monitoring Indicators | MI45, MI46, MI47, MI48, MI49 |

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Policy SP18: Sustainable Waste Management

Wrexham will contribute towards the sustainable management of waste through:

- The provision of a range of sites suitable for the management of waste;
- Supporting proposals which move the management of waste up the waste hierarchy;
- Ensuring that sufficient disposal and recovery capacity is available, whilst avoiding overprovision of these facility types;
- Recognition that the treatment of some waste types may need to be located outside development boundaries and allocated sites;
- Promoting co-location of heat producers and the development of heat networks.

Wrexham is in a transitional period with respect to waste management. Historic reliance on landfill has been recognised as unsustainable at the European, national and local level which has resulted in a move away from reliance on landfill towards increasing recycling and recovery. Waste reduction efforts and changes to production are also changing the volume and types of wastes that require management, which poses a significant challenge to forward planning. In order to address this, the LDP will need to be flexible enough to respond to these changing needs. Waste is an employment use and in many circumstances proposals for waste management can be accommodated on industrial estates. Whilst TAN 21 advises that it is unnecessary to quantify the amount of separate future provision likely to be needed for waste management it is considered beneficial to identify those locations which are likely to be suitable for waste management. This provides certainty for the industry.

Technical Advice Note (TAN) 21 requires Local Development Plans to ensure sufficient disposal and recovery capacity is available within a region whilst ensuring that there is not an overprovision of these facility types. TAN 21 advises that disposal capacity of 7 years within a region is sufficient and sets out a requirement for regional monitoring and the production of a Waste Planning Monitoring Report. The Waste Planning Monitoring Report (2016) confirms that there is no current need for additional disposal capacity within the region and that any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision. Wrexham has one operational landfill site: Hafod, which has significant void. An assessment of available void within the region indicates that sufficient disposal capacity is currently available within North Wales. However, this matter will be closely monitored through the LDP.

TAN 21 also requires LDPs to identify whether support for any local authority procurement programmes is necessary. Wrexham County Borough Council, in its capacity as a Waste Collection and Disposal Authority, has entered into a Private Finance Initiative (PFI) to procure a number of facilities to enable it to manage local authority collected waste sustainably. A network of sites has been developed, including a Mechanical Biological Treatment (MBT) facility on the Wrexham Industrial Estate is now managing residual waste, and which can also manage some commercial and industrial wastes. The other North Wales Authorities have
Procured residual waste treatment capacity and planning permission for the development of an Energy from Waste facility on the Deeside Industrial Estate has now been granted and is being constructed. At present, it is considered support for local authority procurement programmes is not currently necessary through the LDP.

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<tr>
<th>LDP Integrated Objectives</th>
<th>SO9, SO12</th>
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</table>
| Evidence Base             | • Waste data provided by Natural Resources Wales  
                            • Landfill planning permissions in North Wales  
                            • Recovery planning permissions in North Wales |
| National Planning Policy  | • Planning Policy Wales, Chapter 12  
                            • Technical Advice Note 21: Waste (2014) |
| SPG                       | N/A |
| Relevant Monitoring Indicators | MI50, MI51 |

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Policy SP19: Climate Change

To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following:

i. Reducing carbon emissions;
ii. Protecting and increasing carbon sinks
iii. Adapting to the implications of climate change at both a strategic and detailed design level;
iv. Promoting energy efficiency and increasing the supply of renewable energy; and
v. Maintaining ecological resilience
vi. Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and
vii. Preventing development that increases flood risk.

This policy places carbon emissions and climate change resilience at the heart of the LDP reflecting its importance in the Wellbeing of Future Generations Act\(^{91}\). The policy provides a framework for sustainable growth by promoting development that mitigates the causes of climate change and is able to adapt to its likely effects.

It would be expected that developments use the Design and Access Statements (DAS)\(^{92}\) accompanying relevant applications to demonstrate how proposals deliver this policy by explaining how the design of the proposal responds to environmental sustainability. The content of the DAS will vary dependent on the project but the following issues are the starting point for consideration; the DAS can be used to explain:

- How the proposal firstly seeks to reduce carbon emissions through reducing energy demand by maximising energy efficiency and reducing the need to travel. Secondly how renewable energy and low carbon development have been incorporated to reduce reliance on fossil fuels;
- How carbon sinks, trees and soils, are affected by development. If trees or soils are removed, covered or disturbed (by compaction or contamination) during the construction process their ability to store carbon is compromised and stored carbon is released. As far as practicable, trees should be retained and protected, and land kept as functioning vegetated soil open to the fall of organic matter, with new trees and shrubs provided by developers wherever possible;

• How the proposal adapts to the implications of climate change which include likely increased temperatures, more frequent and severe flooding and extreme weather events. This applies not just to the buildings themselves but also to public realm and landscape where trees can provide protection both by shading and active cooling (particularly in Wrexham town centre, other retail and commercial centres, and where young children, older people, and people with mobility impairments gather);

• How flood risk within areas susceptible to fluvial and surface water flooding has been considered in accordance with TAN15: Development and Flood Risk.  

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<td>Evidence Base</td>
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<tr>
<td>National Planning Policy</td>
<td>Planning Policy Wales, Chapter 4</td>
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<td>SPG</td>
<td>N/A</td>
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<td>Relevant Monitoring Indicators</td>
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Policy SP20: Green Infrastructure

Wrexham’s distinctive natural heritage provides a network of green and blue infrastructure. Protection, conservation and enhancement of natural heritage networks needs to be reconciled with the benefits of development.

Development will be required to maintain or enhance the extent, quality and connectivity of the County Borough’s multi-functional green infrastructure network, and, where appropriate:

i. Create new interconnected areas of green infrastructure between the proposed site and the existing network,

ii. Fill gaps in the existing network to improve connectivity,

iii. Protect the features most valuable for both nature and people, and

iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets.

This policy aims to ensure that the County Borough’s new green and blue infrastructure assets are strategically planned and delivered through a high quality and locally distinct infrastructure network, and that existing green infrastructure assets are protected and enhanced.

Green Infrastructure (GI) is a strategically planned and delivered network comprising the broadest range of high quality green spaces and other environmental and ecological features. It should be designed and managed as a multifunctional resource capable of delivering those ecological services and quality of life benefits required by the communities it serves and is needed to underpin sustainability. Its design and management should also respect and enhance the character and distinctiveness of an area with regard to the habitat types and landscape present. Green Infrastructure includes established green spaces and naturally occurring habitats and new sites and should thread through and surround the built environment and connect the developed area to its wider rural hinterland. Consequently it needs to be delivered at all spatial scales from sub-regional to local neighbourhood levels, accommodating both accessible natural green spaces and semi wild habitats within local communities and often much larger sites in the developed fringe and wider countryside.

Proposed development should therefore demonstrate how the services provided by green infrastructure have been considered and integrated into the proposals at the design stage.

The importance of green infrastructure (GI) is established within Natural Resources Wales State of Natural Resources Report (SoNRR)\(^94\) and within Welsh Government’s National Natural Resources Policies\(^95\).


A GI approach to land-use planning, design and management enables us to demand and deliver more from the land in a sustainable way. By considering the widest range of functions an asset can perform simultaneously, GI can enhance the primary use of the land and unlock the greatest number of services and benefits to the wider community.

The GI approach is useful at multiple levels, from the national to the neighbourhood, as the benefits and functions it provides are applicable at all geographical scales. The 'Green Infrastructure Framework' for North East Wales, Cheshire and Wirral identifies the strategic links across the sub-region, whilst the Action Plans identified under this process, as well as the Council’s Open Space Audit and Assessments of Need, Survey of Local Wildlife Sites, Wrexham Public Rights of Way Improvement Plan, add further detail at a local level.

Green Infrastructure includes:

i. Undeveloped countryside (SP15, NE1, NE2);

ii. Landscape, geological and heritage features which contribute to the County Borough’s setting (SP15, NE4, NE5, BE1);

iii. River valleys and floodplains:

iv. Biodiversity interests including designated sites and the connectivity of priority habitats and species (SP15, NE1, NE2);

v. Trees (including Highway trees), woodlands, residential and agricultural hedgerows (NE3);

vi. Strategic recreational routes, cycleways and the public rights of way network (T2, T4);

vii. Parks, playing fields, green play areas and open spaces (CF1, CF2);

viii. Growing spaces including allotments, community orchards and larger gardens (CF1, CF2); and

ix. Blue Infrastructure, holistic integrated surface water management systems such as Sustainable Urban Drainage, Water Sensitive Urban Design and rainwater harvesting systems (SP19, DM1).

The level of growth proposed in this plan provides an opportunity to create a strengthened GI network serving the needs of both rural and urban communities and deepening the links between them. The master planning exercise associated with the key strategic sites creates an opportunity to place green infrastructure at the centre of the design process. (SP4, SP5, SP11)

Where development is permitted, planning conditions and/or obligations will be used to protect or enhance the GI in the long-term. New developments should incorporate new and / or enhanced GI of an appropriate size, type and to ensure no fragmentation or loss of connectivity. Development should ensure that the protection of existing GI and the provision of proposed GI is clearly demonstrated at the design stage, being integrated alongside proposed grey infrastructure with due consideration regarding appropriate allocation of space thus reducing risk of future conflict between green and grey services built structures.

Development proposals should be designed, and will be assessed, to take into account all simultaneously occurring ecosystem services. For example, whilst an open greenspace may provide a space for children to play, space may also be allocated for the provision of important ecological habitat and contributions towards SUDs and other Water Sensitive Design features.

By adopting the green infrastructure approach, development schemes may be adapted or designed to provide improved connectivity through footpaths and cycle routes; space for nature that contributes to the local or sub-regional pattern of connected habitat, and imaginative recreational facilities that give educational and physical health benefits to local people. The GI approach will therefore be used in the context of providing new outdoor recreation facilities, as required by Policy CF2 and the implementation of various recreation proposals for new playing fields, public open space, accessible natural greenspace, allotments etc. Further guidance on this will be issued in the form of a Supplementary Planning Guidance (SPG).

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<th>LDP Objectives</th>
<th>SO4, SO6, SO7, SO8, SO9, SO10</th>
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<tr>
<td></td>
<td>• Wrexham Green Network Strategy, WCBC, 2008</td>
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<td>• Wrexham Open Space Audit and Assessment of Need, WCBC, 2016</td>
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<td>• Wrexham Tree and Woodland Strategy 2016-2026.</td>
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<td>• Wrexham Industrial Estate – Towards a Living Landscape (North Wales Wildlife Trust)</td>
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<td>• Survey of Local Wildlife Sites (2015)</td>
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<td>• State of Natural Resources Report: An assessment of the sustainable management of natural resources (2016)</td>
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<td>• Planning for a healthy environment – Good Practice guidance for Green Infrastructure and Biodiversity – Town &amp; Country Planning Asc July 2012</td>
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<td>• The SUDS Manual – CIRIA 2015</td>
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<td>• Water Sensitive Urban Design in the UK: Ideas for built environment practitioners – CIRIA 2013</td>
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<td>• State of Natural Resources Report: An assessment of the sustainable management of natural resources (2016)</td>
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<td>• The Nature Recovery Plan for Wales Setting the course for 2020 and beyond (2015)</td>
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| National Policy | • Planning Policy Wales, Chapter 5  
| | • Technical Advice Note 5, Nature Conservation and Planning (2009) |
| SPG | • SPG Development in proximity to the Johnstown Newt SAC  
| | • SPG Wrexham Industrial Estate and protected species |
| Monitoring Indicator | N/A |
| Wellbeing Goals | A prosperous Wales  
| | A resilient Wales  
| | A healthier Wales  
| | A more equal Wales  
| | A Wales of cohesive communities  
| | A Wales of vibrant culture and thriving Welsh language  
| | A globally responsible Wales |
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6 Topic, Criteria and Area based policies

6.1 The policies contained in this chapter will be used to assess and make decisions on all planning applications in the County Borough and should be read alongside the strategic policies contained in chapter 5. Site specific allocations and areas of protection are shown on the accompanying Proposals Map.

6.2 It is not the intention of these policies to repeat National Planning Policy and Guidance, reference is made at the end of each policy to national policy and other supporting material of relevance which should be used in the determination of planning applications.

6.3 This chapter is split into a number of topic areas which include more detailed policies on general development management considerations, the natural and built environment, housing, economy, transport, retail, community facilities, the Welsh language and culture, minerals, waste and renewable energy.
General Development Management Considerations

Policy DM1: Development Management Considerations

All development must:

a) Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/townscape in terms of its siting, layout, scale, height, design, density, use of materials and landscaping;

b) Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land by virtue of noise, disturbance and overlooking; and provides a satisfactory standard of amenity for the occupiers/users of the development itself;

c) Safeguard the environment from the adverse effects of pollution of water, land, light or air arising from development;

d) Take account of personal and community safety and security in its design and layout;

e) Be safely and conveniently accessible for all potential users/occupiers of the development on foot, bicycle, by public transport and by car;

f) Not give rise to parking or highway safety problems on site or in the locality;

g) Maximise sustainable travel choices first and then provides for car related needs;

h) Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

i) Not increase the risk of flooding but makes adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;

j) Consider the needs of a diverse population including those with protected characteristics such as age or disability;

k) On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

l) Ensure that any risks arising from past coal mining, as indicated on the proposals map, can be adequately managed.

This policy addresses the more detailed; site specific issues related to individual planning applications and will be applicable to all new development proposals within the County. It needs to be applied in conjunction with other relevant policies and proposals contained within the LDP and seeks to ensure satisfactory standards in new developments, including the implementation of high quality, sustainable design,
accessibility and compatibility of land use amongst other key material planning considerations.

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<th>LDP Objectives</th>
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<td>National Planning Policy</td>
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<td>• TAN12 Design</td>
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<td>• TAN15 Development and Flood Risk</td>
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<td>• Practice Guidance – Planning for Sustainable Buildings(2014)</td>
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<td>SPG</td>
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<td>• Space Around Dwellings;</td>
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<td>• Designing out Crime; Design</td>
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<td>Monitoring Indicators</td>
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Natural Environment

Policy NE1: International and Nationally Designated Nature Conservation Sites

Development likely to significantly affect any site of international importance, either alone or in combination with other plans or projects, will be subject to a Habitat Regulations Assessment (HRA). Development will only be permitted where it is possible to ascertain no adverse effect on the integrity of the Site or where there are Imperative Reasons of Overriding Public Interest and compensatory measures are secured.

Development likely to impact the special features of a Nationally Designated Site advice will only be granted in exceptional circumstances where appropriate compensation can be provided.

Strategic Policy SP15 safeguards and enhances biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance, which are shown on the proposals map. This policy provides further guidance on the implementation of policy SP15 in relation to International (Special Protection Areas, Special Areas of Conservation and Ramsar Site) and nationally designated nature conservation sites (Sites of Special Scientific Interest and National Nature Reserves).

Where development is proposed which may have an effect on a special site of international or national importance, sufficient information will be required of all applicants to enable a full assessment of the proposal to be carried out. The need for such assessments will not be limited to development located within the designated areas as, depending on the nature of the development and of the nature conservation interest, significant effects may occur even if the development is some distance away. Assessment of unacceptable harms will be in accordance with the criteria set out in the legislation which establishes the sites of international or national importance for nature conservation, and which are expanded upon in Chapter 5 of Planning Policy Wales (2016) and Sections 5.3, 5.4 and Annex 3 of Technical Advice Note (Wales) 5: Nature Conservation and Planning (2009).

Where development proposals may be likely to result in disturbance or harm to an International or UK protected species or its habitat, additional information will be requested of applicants. The presence or otherwise of a protected species is a material consideration when a local planning authority is considering a development proposal that, if carried out, would be likely to result in disturbance or harm to the species or its habitat. Further guidance on the assessment of the impact upon protected species is contained in Sections 6 and annex 7 of Technical Advice Note (Wales) 5: Nature Conservation.

If planning permission is granted it may be the subject of appropriate conditions, or management agreements or planning obligations will be sought to secure appropriate protection, monitoring, mitigation or compensation and favourable management.
Environment (Wales) Act 2016 applies the principles of sustainable development to the management of Wales’ natural resources. The Environment Act requires all public authorities when carrying out their functions in Wales, to seek to maintain and enhance biodiversity where it is within the proper exercise of their functions. In doing so, public authorities must also seek to promote the resilience of ecosystems.

In complying with this duty a public authority must take account of the resilience of ecosystems, in particular diversity between and within ecosystems, the connections between and within ecosystems the scale of ecosystems, the condition and the adaptability of ecosystems. In cases where there is a risk to the resilience of ecosystems a formal assessment is required for which the applicant or others may need to provide adequate information.
Policy NE2 Locally Designated Sites of Nature Conservation and Geological Importance

Development which impact on the nature conservation and/or geological importance of locally designated sites will only be permitted in exceptional circumstances where it can be demonstrated that:

i. there is no satisfactory alternative location for the development which avoids nature conservation impacts, and

ii. compensation measures are designed to ensure that there is no reduction in the overall nature or geological conservation value of the site.

Strategic Policy SP15 safeguards and enhances biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance, which are shown on the proposals map. This policy provides further guidance on the implementation of policy SP15 in relation to locally important sites of nature conservation and/or geological importance.

A network of European and National sites alone is not sufficient to maintain the biodiversity and resilience of ecosystems in the County Borough. It is therefore important to identify other locally designated sites such as Local Wildlife Sites (LWS), Local Nature Reserves (LNRs), Regionally Important Geological Sites (RIGS) and Geological Conservation Review sites (GCR), the most important of which have been designated as SSSI’s. The County Borough currently has 161 Local Wildlife Sites and one Local Nature Reserve at Alyn Waters Country Park.

Geological and geomorphological sites of importance that do not merit notification as a SSSI may also be designated as Regionally Important Geological Site (RIGS). Such sites define the most important places for geology and geomorphology outside those that are statutorily protected. The aim of this Policy is to protect the LNRs, LWS and RIGS referred to above and those sites which qualify as such through the presence of Priority Habitats and Species (as described in Councill’s criteria for site selection and Section 7 of Environment (Wales) Act 2016). This also supports the aims of the Nature Recovery Plan for Wales97.

Chapter 5 of PPW and TAN 5 provide guidance on planning policies to protect biodiversity interests. In accordance with this guidance, the Council will carefully assess proposals for development affecting locally designated sites by evaluating whether:

- the need for the proposed development is considered to outweigh the importance of the particular nature conservation interest and any harm likely to be caused to it;
- the proposed development can be more satisfactorily accommodated elsewhere; and appropriate mitigation or compensation measures are proposed.

Where development is proposed which may have an effect a locally designated site, sufficient information will be required from all applicants to enable a full assessment of the proposals to be carried out. The need for such assessments will not be limited to development located within the designated areas as, depending on the nature of the development and the nature conservation interest, significant effects may occur even if the proposed development is located some distance from the conservation interest. The required assessments, including ecological surveys, will need to be undertaken at the appropriate scale, time of the year, and by a suitably qualified ecologist. Further guidance should be sought from the Council’s Ecologist.

Where planning permission is granted, it may be the subject of appropriate conditions or management agreements to ensure suitable protection, monitoring, mitigation or compensation and favourable management. Where compensatory provision is required, it should be of an equivalent quality and size to that lost as a result of the development and be managed by an appropriate body in the long-term. In such cases, details of the type and level of provision will be provided, and agreed by the case officer, prior to determination of the planning application. This may also be required for outline planning applications where appropriate. Where necessary, planning obligations may be sought.

The Locally Designated Sites identified in this Policy are identified in the Wrexham Local Wildlife Site Survey (2015). It should be noted that although this information is accurate at the time of adoption, potential changes to designated areas are possible over the plan period. It is advisable to contact the Council’s Ecologist for the most up to date information and advice.
Policy NE3 Trees, Woodlands and Hedgerows

Development will only be permitted where it does not cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value or those that provide important ecosystem services including mitigating the effects of climate change.

Development affecting all existing and new proposed woodlands should:

- Support proposals which assist in the respectful and appropriate use and protection of woodlands and boundary edges,
- Promote sustainable management to deliver multiple benefits, and
- Support the relevant aims and objectives of the Wrexham Tree & Woodland Strategy 2016-2026 and all subsequent amendments.

Avoiding adverse or detrimental impact on trees, woodlands and hedgerows should be the primary objective of any proposal however, where adverse effects cannot justifiably be avoided and sustainable integration is not possible then adequate mitigation will be required. In such cases development should include proposals for the planting of new trees, woodlands, and hedgerows within the site, ensuring connectivity between proposed and existing green infrastructure.

Strategic Policies SP5 and SP20 supports the creation, enhancement, protection and management of a network of green infrastructure and states that one of the ways that this will be achieved is by increased planting of trees and woodland. This policy is required to provide detailed guidance on considering proposals which have the potential to affect existing trees, woodland and hedgerows and to guide the integration of planting within new development. The purpose of the policy is to protect trees, woodlands and hedgerows with natural heritage, amenity value, or that provide important ecosystem services. It supports the aims and objectives of the Wrexham Tree and Woodland Strategy 2016 – 2016.

In accordance with the aims and objectives of the Wrexham Tree & Woodland Strategy, new development should ensure that existing trees, woodlands, traditional orchards and hedgerows of recognised value are conserved, enhanced and managed accordingly. The Council will expect that significant trees, woodlands, traditional orchards and hedgerows be retained, protected and alongside development proposals and accordingly are afforded appropriate allocation of space to promote and allow characteristic and unhindered natural development. Where possible, amenity trees and trees of large stature should be retained and incorporated within public open space.

Further guidance will be contained within SPG relating to ‘Trees and Development’ or ‘Trees, Woodlands and Hedgerows’.

Ancient woodlands are irreplaceable habitats of high biodiversity value, providing historical and cultural links as well as recreational and educational benefits and, as such will be protected from development and associated impacts that would have a detrimental impact upon the values and services provided.
Veteran, heritage, ancient trees and ancient hedgerows cannot be recreated and therefore developments will be expected to provide for their retention and long-term protection through the provision of maximum clearances from proposed development, adequate protective measures and management plans. The Local Planning Authority will not approve development that presents an unacceptable level of risk to such trees and hedgerows and their associated habitats and species.

Where appropriate and in accordance with the Town & Country Planning Act 1990, Tree Preservation Orders will be served to protect important amenity trees from removal or harm.
**NE4: Area of Outstanding Natural Beauty**

<table>
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<tr>
<th>Within the Area of Outstanding Natural Beauty (AONB), development will only be supported where it conserves or enhances the natural beauty of the area and its setting. In assessing the likely impact of development proposals on the natural beauty of the AONB, cumulative impact will also be taken into consideration.</th>
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<tr>
<td><strong>Development must:</strong></td>
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<tr>
<td>i. Not have an adverse impact on the special qualities of the AONB or the resources and ecosystem services on which the local economy and well-being of the area depends;</td>
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<td>ii. Contribute to the social, economic and cultural well-being of the local community;</td>
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<td>iii. Be of a scale, form, design, density and intensity of use that is compatible with the character of the AONB; and</td>
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<td>iv. Be designed to an appropriately high standard in order to integrate with the existing landscape and where feasible enhance the landscape quality</td>
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</table>

Development proposals that are outside, but closely interlinked with the AONB must not have an adverse impact on the natural beauty of the AONB.

The Clwydian Range and Dee Valley AONB is a landscape of national importance that is protected by statute for the purpose of conserving and enhancing its natural beauty. This Policy seeks to conserve and enhance the natural beauty of the AONB, whilst accommodating the sustainable development needs of the local community and visitors to the area. Land designated as AONB is shown on the relevant proposals map.

The Countryside and Rights of Way (CROW) Act describes the natural beauty of an area with reference to the conservation of its flora, fauna and geological and physiographical features, and these will be applied in assessing development proposals affecting the AONB. In essence, natural beauty is the interrelationship of landscape, landform, habitats and wildlife. Its character is the result of natural and/or human factors. In combination these elements create a natural beauty that has an ability to provide enjoyment, inspiration and improve quality of life.

The landscape types which comprise the areas of AONB within the WCBC boundary comprise of the exposed moorland of Ruabon Mountain, the area surrounding Pontcysyllte Aqueduct and Canal World Heritage Site and an area on the northern flank of the Ceiriog Valley.

The cumulative effect of development will be taken into account in determining whether a development proposal would have an adverse effect on the natural beauty of the AONB. Further information relating to the landscape of the AONB is provided in Clwydian Range and Dee Valley: Management Plan 2014-2019. The draft Joint

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98 National Parks and Access to the Countryside Act 1949  
99 Countryside and Rights of Way Act 2000 (Section 92 (2))
Clwydian Range and Dee Valley AONB Supplementary Planning Guidance provides specific guidance on achieving a high standard of building and landscape design.

Important views to and from the AONB will be protected. Applicants should ensure that proposals are compatible with the aims and objectives of the AONB Management Plan.
Prior to the start of development, the developers will be required to ensure that proposals do not impact on the landscape character, quality, feature or conservation value of the SLA. Designs will be

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100 LANDMAP Guidance Note 1 – Special Landscape Areas 2016
required to be of a high standard, appropriate in scale and massing, integrated sympathetically into the landscape as well as ensuring long term management.

Designation of the SLAs has been carried out by following a methodology promoted in national policy (PPW). It is recognised that the process of identifying certain areas within the County Borough as being of special quality in a local context calls in to question the ‘value’ of those landscapes that are not designated special landscape areas. However, it should in fact work to the benefit of those areas not identified as SLAs. In these areas attempts should be made to enhance landscape quality where development is carried out and generally aspire to those qualities that result in the designation of the SLAs.

A landscape visual impact assessment and landscaping scheme will be required for development proposals with the potential to have a significant impact upon an SLA, including developments proposed on land outside of but close to the boundaries of a designated SLA.
Policy NE6: Waste Water Treatment and River Water Quality

Development will only be supported where there is no adverse impact on the integrity of the River Dee and Bala Lake SAC and its conservation objectives, in particular through the treatment of wastewater.

Developments should in the first instance seek to connect to the existing mains wastewater infrastructure network. Where this would result in nutrient levels exceeding conservation objectives targets within the SAC, then proposals will need to fully mitigate the adverse effects caused by the proposed development. This may involve;

- Incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the main sewer network, minimising the capacity required to accommodate the proposal;
- Phasing or delaying development until further capacity is available;
- Use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or appropriate measures to release capacity for new development;

This policy seeks to manage waste water discharge arising from new development to ensure compliance with the Habitat Regulations and known waste water treatment works constraints. It applies to the River Dee and Bala Lake SAC including its tributaries.

The Habitat Regulations Appraisal\textsuperscript{102} identified water quality as an issue for the River Dee and Bala Lake SAC. The County Borough’s rivers have a finite capacity to accommodate discharges arising from development before their water quality is adversely affected, and improvements to the management of waste water will be required to ensure both the achievement of the watercourses conservation objectives and the ability to deliver the scale of growth set out in the LDP.

To avoid a significant effect, Wrexham County Borough Council, Welsh Water and Natural Resources Wales have worked closely together identifying the circumstances in which water discharges and waste water treatment works need to be managed.

Consequently Wrexham County Borough Council will expect developments to connect to existing sewage infrastructure. However, when this would compromise the ability to achieve favourable condition, and potentially be contrary to the Habitats Regulations, mitigation measures would be required if the development is to proceed.

Local water companies are responsible for providing and maintaining sewage treatment works at a standard to meet permitted conditions. Their asset management programmes will set out capital works to ensure compliance with discharge licences. Should such works be required then it may be necessary to phase new development within timescales set by these programmes. If development

\textsuperscript{102} http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
came forward prior to these programmes the developer may be required to fund improvements through developer contributions or community infrastructure levy.

The phasing and timing of allocations in policy H1 are consistent with water company investment programmes and infrastructure needs, necessary improvements are identified in the Infrastructure Delivery Plan\(^{103}\) and Housing Supply and Delivery Background Paper\(^{104}\). However, treatment works capacity is fluid as investment plans and unknown windfall developments change, capacity at the point of a planning application may change.

Increases in flows to sewage treatment works lead to increases in nutrients in watercourses, as discharges have set nutrient concentrations. Reducing flows to sewage treatment works can therefore contribute to reducing nutrient levels in the receiving watercourses. The separation of foul and storm water will have similar benefits.

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<tr>
<th>LDP Integrated Objectives</th>
<th>Evidence Base</th>
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<td>SO8, SO9</td>
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**Policy NE1& NE2,**
- Habitat Regulations Assessment (January 2018);
- Sustainability Appraisal (January 2018);
- Wrexham Local Wildlife Site (LWS) Survey (2015)

**Policy NE3**
- Wrexham Tree and Woodland Strategy 2016 – 2026

**Policy NE4**
- Clwydian Range and Dee Valley AONB: Management Plan 2014-2019

**Policy NE5**
- Special Landscape Areas Study, (July 2016),WBC

**Policy NE6**
- Infrastructure Delivery Plan (March 2018);
- Housing Supply and Delivery Background Paper BP08 (March 2018);

**National Planning Policy**

**NE1, NE2, NE3, NE4, NE5, NE6**
- Planning Policy Wales, Chapter 5
- TAN 6 – Planning for Sustainable Rural Communities
- TAN 16 – Sport, Recreation and Open Space
- LANDMAP Guidance Note 1 – Special Landscape Areas 2016 – Natural Resources Wales

**SPG**

**Policy NE1, NE2,**
- Biodiversity and Development
- Great Crested Newt Mitigation Requirements: Johnstown Newt Site and

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\(^{103}\) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)

\(^{104}\) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
the wider Countryside (New).

- Wrexham Industrial Estate: Strategic Green Network (New, post LDP adoption)

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<tr>
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<th>Trees and Development</th>
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<tr>
<td>Policy NE4</td>
<td>Draft Clwydian Range and Dee Valley AONB (November 2017)</td>
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<td>Policy NE5</td>
<td>Special Landscape Area (New, Post LDP adoption)</td>
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<td>Monitoring Indicators</td>
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Built Environment

Policy BE1: Pontcysyllte Aqueduct and Canal World Heritage Site

Development will only be permitted where it would not harm the attributes which justified the inscription of the Pontcysyllte Aqueduct and Canal as a World Heritage Site and the site’s Outstanding Universal Value. The following are considered to be key material considerations:

i) The authenticity and integrity of the attributes that contribute to the Outstanding Universal Value of the World Heritage Site including views, and features of cultural, artistic, historical, social and natural environmental importance.

ii) The setting of the World Heritage Site and attributes important to the Outstanding Universal Value of the site present within the Buffer Zone.

Where there is a demonstrable need for essential non-residential visitor attraction facilities for the World Heritage Site which cannot be provided within the settlement limit, their location outside settlement limits will be permitted where there is no adverse impact on the Outstanding Universal Value.

This policy expands on SP13, it seeks to protect and enhance the attributes which justified the designation of the Pontcysyllte Aqueduct and Canal as a World Heritage Site. The World Heritage Site contains a number of outstanding and internationally important features, and is of outstanding universal value (OUV). The aqueduct and canal, its immediate setting and key views to and from the site and its wider historic and social context (e.g. the immediate locality provided materials and engineering expertise) that underpin the justification for building the aqueduct and canal are critical to the interpretation of the site and in understanding the integrity and authenticity of the outstanding universal value.

There is a need to provide essential facilities to meet the needs of visitors to the site. Since the site lies largely within open countryside it is not always possible for these facilities to be located within developed areas and it is therefore recognised that limited development (such as car parking, toilets) in the open countryside will be necessary. Essential facilities must be sensitively located, landscaped and designed so as not to conflict with the reasons for designating the site. Bilingual signage and interpretation is expected. The aqueduct and canal and its immediate environs extend into Denbighshire and Shropshire and this policy has been jointly formulated to ensure a consistent approach across the 11 mile site. Further advice is set out in joint Local Planning Guidance105.

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Policy BE2: Trevor Basin Masterplan Area

The Trevor Basin Masterplan Area, as shown on the proposals map, is identified for mixed use tourism led regeneration including land which is allocated for housing development (see policy H1). Development proposals which contribute to the delivery of the Trevor Basin Masterplan, and which do not impact upon the outstanding universal value of the World Heritage Site or its setting, will be supported.

The Masterplan area includes land which is designated as a part of the River Dee and Bala Lake Special Area of Conservation. All proposals under this policy will therefore need to demonstrate compliance with policy NE1.

A masterplan for Trevor Basin and surrounding land including the former Flexys industrial site is being jointly prepared on behalf of Wrexham County Borough Council (WCBC), the Canal & River Trust, and Solutia UK to identify a viable and deliverable masterplan for a site of circa 74ha.

The principal focus of the emerging masterplan will be to look at land use and development and/or place-making improvements in the areas around Trevor Basin and the former Flexys industrial site. The Pontcysyllte Aqueduct and Canal World Heritage Site (WHS) forms part of the Masterplan Area; improvements to WHS facilities will therefore form part of the plan. The plan also encompasses land that would benefit from improved linkages and other enhancements, including the relationship between the masterplan area and settlements within the wider area (such as Cefn Mawr, Trevor, Froncysyllte).

One allocated housing site (see policy H1, allocation 5) is identified within the boundary of the emerging masterplan area. Beyond this site there is potential for other areas within the masterplan to deliver housing, but this has not been identified as contributing to the overall housing requirement, and could come forward in the form of windfall sites over the plan period.

In all cases proposals should safeguard the Pontcysyllte Aqueduct and Canal World Heritage Site status (Policy BE1: Pontcysyllte Aqueduct and Canal World Heritage Site) and proposals should comply with policy NE1, particularly in regard to recreational pressures along the River Dee.
<table>
<thead>
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<th>LDP Objectives</th>
<th>SO1, SO2, SO3, SO5, SO6, SO7, SO9 and SO10</th>
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| Evidence Base (BE1 & BE2) | • WHS management plan  
| | • Masterplan for Trevor Basin & Surrounding Land including Former Industrial Site |
| National Planning Policy (BE1 & BE2) | • Planning Policy Wales, Chapter 6  
| | • Technical Advice Note (TAN) 24: The Historic Environment (2017) |
| SPG | • Pontcysyllte Aqueduct and Canal World Heritage Site |
| Monitoring Indicator | MI32 |
| Wellbeing Goals | A prosperous Wales  
| | A resilient Wales  
| | A healthier Wales  
| | A more equal Wales  
| | A Wales of cohesive communities  
| | A Wales of vibrant culture and thriving Welsh language  
| | A globally responsible Wales |
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| | x  
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| | x |
**Housing**

**Policy H1: Housing Allocations**

Land is allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period:

**Key Strategic Sites**

Tier 1: Primary Key Settlement:

KSS1: Land at Lower Berse Farm, Ruthin Road, Wrexham (policy SP4)

KSS2: Land East of Cefn Road, Wrexham (policy SP5)

**Non-strategic housing allocations:**

Tier 1: Primary Key Settlement:

1. Land adjoining Mold Road/A483, Wrexham (375 units)
2. Jacques Scrapyard, Wrexham (36 units)
3. Crown Buildings, Chester Road, Wrexham (71 units)

Tier 2: Key Settlement:

4. Former Rhosymedre Infant Site, Off Hampden Way, Cefn Mawr/Acrefair (22 units)
5. Land Opposite Former Ruabon Works, Queen Street, Cefn (51 units)
6. Land Off B5070, Chirk (180 units)
7. Stansty Fields, Stansty, Gwersyllt (96 units)
8. Mold Road Industrial Estate, Hardwick Drive, Gwersyllt (15 units)
9. British Legion, Llay (60 units)
10. Land at Home Farm, Llay (365 units)

Tier 3: Local Service Centres

11. Land South of Berse Road, Caego, New Broughton (25 units)
12. Land at Gatewen Road, New Broughton (127 units)
13. Land Adjacent to Sycamore House, Wrexham Road, Holt (35 units)
14. Land off St Mary’s Avenue, Overton (40 units)
15. Land at The Grange, Penley (25 units)
16. Land north and south of Rossett Road, Rossett (137 units)

Tier 4: Minor Village:

17. Land at Llay New Road, Rhosrobin (79 units)

In order to satisfy the new dwelling requirement (see policy SP1), it is necessary to allocate a flexible range and choice of sites to meet future housing needs over the Plan period. In this regard, the plan makes provision for both strategic and non-strategic sites.
Strategic sites are defined as those capable of accommodating 500 units or more and further detailed policies in relation to these are contained in policy SP4 and SP5. Sites capable of accommodating 10 – 500 units are deemed to be non-strategic in nature, but still have an important role to play in delivering the Plans strategy. The allocations are identified in policy H1 above and are shown on the proposals map. They comprise both brownfield and greenfield sites on the edge of settlements which have been assessed as suitable to deliver future housing need in accordance with the settlement hierarchy Settlement Hierarchy and Development Potential Revised (Dec 2017) and the site selection methodology as set out in background paper 4 Candidate Site Assessment Paper (March 2018).

The detailed design and delivery of the allocations is key to meeting a number of the plan’s objectives, particularly in relation to health and wellbeing, promoting active travel and climate change. A separate masterplan framework has been produced in collaboration with the Design Commission for Wales (DCfW) which applies to all the allocations identified in policy H1. This framework identifies a number of high level masterplan principles which the Council will expect to be considered in the accompanying Design and Access Statements (DAS) submitted in support of any future planning applications. Separate concept plans for the KSS are also provided in the masterplan framework. Further detailed policy guidance on design and the KSS’s can be found in policy SP13.

In addition to the allocations, the plan makes provision for windfall development to come forward on unallocated land within settlement limits to help meet the need for new housing over the plan period. Background Paper : Housing Supply and Delivery (date) and Spatial Strategy and Distribution of Development (date) provide further details of how provision has been made to meet the identified dwelling requirement.

The delivery of new housing allocations over the Plan period will be closely monitored through the plans Annual Monitoring Framework (AMR) and Joint Housing Land Availability Study (JHLAS).
Policy H2: Affordable Housing

Affordable housing contributions will be sought on developments of 10 or more units in accordance with the following quotas which should be taken as a starting point for negotiation on a site by site basis:

40% on sites in the Rural East, North Wrexham and Gresford and Wrexham South Wrexham sub market areas;

30% in the Rural West and and North West sub market areas; and

0% in the Cefn Mawr and Rhos sub market areas.

Affordable housing will be expected to be delivered on site in the first instance and only in exceptional circumstances will off site or commuted sum contributions be accepted in lieu of on-site provision.

Committed sums will be expected on sites of less than 10 in line with detail contained in SPG.

This policy applies to both allocated (policy SP4, SP5 and H1) and windfall sites. National planning policy recognises that a community’s need for affordable housing is a material planning consideration\textsuperscript{106}. The aim of this Policy is to assist the Council in delivering the identified shortfall of affordable housing in the County Borough\textsuperscript{107} by seeking an appropriate affordable housing contribution as part of new residential developments. Affordable housing in this context has the same definition as that contained in Technical Advice Note (TAN) 2: Planning and Affordable Housing\textsuperscript{108}.

This policy will help provide a range and mix of sustainable affordable housing in line with Policy SP1. Any attempts to deliberately sub divide or phase sites to avoid the need to deliver affordable housing will not be acceptable.

Key to the delivery of affordable housing in the County Borough is the consideration and understanding of the viability of an area. The Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy (CIL) viability assessment\textsuperscript{109} provides a high level, County Borough wide analysis of the viability of the area which has been used to give an indication of the likely level of affordable housing which could be delivered on site allocations as identified on the proposals map. This evidence, in conjunction with that collated in the LHMA can be used to determine the potential level of affordable housing, further detail on which is provided in Background Paper 8 (January 2018).

\begin{thebibliography}{9}
\bibitem{106} Chapter 9: Housing, Planning Policy Wales (Edition 9, November 2016)
\bibitem{107} Wrexham County Borough Council Local Housing Market Assessment (March 2015), Page 79, paragraphs 7.22 – 7.29, page 80, table B4 and page 81 Table B5.
\bibitem{108} Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
\bibitem{109} Joint Wrexham and Flintshire Affordable Housing and Community Infrastructure Levy (CIL) Viability assessment
\end{thebibliography}
Delivery of affordable housing via the planning system is one of the core indicators contained in the plans Annual Monitoring Report (AMR) and, in addition any further affordable housing units delivered on windfall sites will also be captured via the AMR.

Detailed guidance on the scale, tenure and nature of affordable housing to be sought, along with information regarding what will be required as part of independent viability assessments, will be set out in the Affordable Housing SPG. The Policy will normally be implemented by the use of a planning obligation in line with Policy SP6.
Policy H3 Affordable Housing Exception Sites

Affordable housing exception sites will be permitted on land outside but immediately adjoining settlement limits provided:

1. There is an identified need for affordable housing in the area which is unlikely to be met by any development opportunities within the existing settlement limits; and
2. The units are retained for affordable housing in perpetuity; and
3. The site forms a logical extension to the settlement limit.

In the more rural settlements included in tiers 4 and 5, the number of units permitted on such sites will be limited to a maximum of 5 in order to ensure that the scale of any new development will be in keeping with the existing settlement.

This policy sets out the criterion which will be used to assess applications for affordable housing exception sites outside but adjoining settlement limits in line with national planning policy. It supplements policy SP1 and any affordable homes granted via this policy will be in addition to those anticipated from the housing allocations identified in policy H1 (based on the thresholds and quotas set out in policy H2). Further detail on the sources of supply is contained in Background Paper 8.

The Joint Wrexham and Flintshire Local Housing Market Assessment (LHMA, March 2015) has identified an imbalance of 157 affordable homes per year (or 2355 over the plan period). Development of affordable housing exception sites on the edge of settlements could contribute to reducing this imbalance over the lifetime of the plan, although a similar policy in the UDP has not seen the development of any affordable housing in the County Borough on exception sites.

Exception sites are by their very nature; exceptions to normal development plan housing policy and as such are one of the very limited circumstances where new housing development could take place outside of, but adjoining defined settlement limits (policy SP2). In recognition of the scale of some of the smaller settlements in tiers 4 and 5, the policy sets out a limit on the number of units in these areas to ensure that the scale of any new development is appropriate to the size of the existing settlement. Proposals will need to demonstrate that there are no prospects of suitable sites within the identified settlement limits coming forward for affordable housing purposes and the site and its design would need to comply with policy DM1 in all other respects.
Policy H4: Gypsy and Traveller Sites

Land is allocated in the following locations as shown on the proposals map to meet the identified needs of Gypsy and Travellers as detailed in the Wrexham Gypsy and Traveller Accommodation Assessment over the plan period:

i. Land off Coedyfelin Road, Brymbo (8 pitches)
ii. Land off Llay New Road, Llay (8 pitches)
iii. Land off A525, Hanmer (8 pitches)

The Housing (Wales) Act 2014 (and Welsh Office Circular 30/2007 'planning for Gypsy & Traveller Caravan Sites') requires all local authorities in Wales to identify the housing needs of Gypsies and Travellers in their areas and make provision for any needs identified. The Housing Act includes provisions to place a duty on local authorities to provide sites where a need has been identified. All local authorities are required to complete a Gypsy Traveller Accommodation Assessment (GTAA) every 5 years, which identifies pitch requirements.

The latest GTAA for Wrexham covers the period 2015-2020 and was approved by the Welsh Government in accordance with Section 102 of the Housing (Wales) Act 2014 on 28th March 2017. The approved GTAA identifies a need for the following:

- 15 residential G&T pitches over a five year period
- 28 residential G&T pitches over the 15 year LDP period.

Since the GTAA was produced a total of 9 residential (private) pitches have been granted planning permission in the County Borough, which reduces the identified need to:

- 6 pitches over the 5 year period; and
- 19 pitches over the LDP period to 2028

It is also recommended that the number of pitches located at the Council owned Ruthin Road residential site be reduced during the LDP period from 15 to 9 (in order to improve the living arrangements on the site in accordance with WG guidance). The 6 pitches lost at Ruthin Road will therefore need to be replaced elsewhere, which takes the requirement for pitches over the plan period back up to 25.

On the basis of the need identified in the GTAA, the Council have agreed to allocate 3 sites of 8 pitches as identified in policy H4 and as shown on the proposals maps. In addition, there are also ongoing discussions about the further delivery of private sites which, if permitted would contribute to the identified need and may reduce the need for further allocations. Further information in relation to the site allocations and the site assessment process can be found in Background Paper 6: Gypsy and Traveller Site Selection.

Note that the plan period need is inclusive of the 5 year need and not in addition to.
The sites identified above are in Council ownership and WG capital funding to deliver a site is programmed in 2018/2019 and 2019/20 subject to obtaining planning permission. The sites have been selected taking into consideration guidance contained in WG circular 30/2007, and further detail in relation to the site selection methodology, including how the views of the Gypsy Traveller community have been taken into account in the site search process are contained in background paper BP06: Gypsy and Traveller Site Selection\textsuperscript{111}.

The design and management of any future sites will need to accord with guidance set out in the Welsh Government’s Designing Gypsy and Traveller Sites in Wales (May 2015) and Managing Gypsy and Traveller sites in Wales (May 2015)\textsuperscript{112}.

In addition the GTAA recommends provision of a temporary stopping site sufficient to accommodate 8 pitches. A temporary stopping site is intended to be short term in nature and used to relocate any inappropriately located unauthorised encampments. As a minimum, facilities provided on a temporary stopping site should include a cold water supply, portable toilets, a sewerage disposal point and refuse collection facilities. The LDP does not allocate land for a temporary stopping place due to the temporary nature of the land use, this will however be delivered separately outside of the LDP process and will be subject to compliance with policy H5 below.

\textsuperscript{111} Technical Background Paper 6 Gypsy and Traveller Site Selection
\textsuperscript{112} http://wrexamldp.wrexham.gov.uk/portal/ldp_ebsd
### Policy H5 Gypsy and Traveller Accommodation

Proposals for Gypsy and Traveller caravan sites, including land outside of defined settlement limits will be permitted provided:

1. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;
2. The site is well related to suitable community facilities and services for the prospective occupants;
3. The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services; and
4. The site is not in an area at high risk of flooding given the particular vulnerability of caravans.

The Policy provides a framework for the assessment of proposals for Gypsy and Traveller sites (including Travelling Show People) as defined by Section 108 of the Housing (Wales) Act 2014. It is applicable to the development of any private caravan sites for the community as well as the development of a temporary stopping place, the need for which has been identified in the most recent GTAA for Wrexham.

Sites should be designed in accordance with advice in Welsh Government Circulars 30/2007: Planning for Gypsy and Traveller Caravan Sites; and/or 78/91 Travelling Showpeople which will be material considerations as appropriate in the determination of any planning applications.
Policy H6: Conversion of buildings to self-contained flats or Houses in Multiple Occupation (HMOs)

Proposals for the conversion of existing buildings to self-contained flats or Houses in Multiple Occupation will only be supported where:

i. Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality, and

ii. The cumulative impact of development would not lead to the over concentration of HMO’s in the locality to the detriment of community cohesion or residential amenity, and

iii. The proposal does not have an adverse effect on local parking provision; and

iv. Where the proposal involves the change of use of a domestic building; the existing curtilage should be capable of being used as a drying area, bin storage and cycle parking, and provides for the amenity of future occupants, or

v. Where the proposal involves the change of use of a commercial building; the building is suitable for conversion and adequate drying areas, bin storage and cycle parking can be provided for the amenity of future occupants without adversely impacting on the servicing and security of other businesses in the locality.

The purpose of this policy is to set out the circumstances where the Council would allow the conversion of existing buildings to high quality self-contained flats or Houses in Multiple Occupation (HMO, which will also require a separate licence from the Council). The policy applies to changes of use from existing residential and commercial uses across the County Borough and is also applicable to any new build development proposals for HMOs.

The conversion of buildings to sub-divided residential units (either self-contained flats or HMOs) can provide sustainable housing choices for many and help meet the need identified in the Joint Wrexham and Flintshire Local Housing Market Assessment for smaller 1 – 3 bed units of accommodation113.

Additionally, the appropriate provision of residential accommodation above commercial properties within the designated retail centres can also make more efficient use of building(s) and improve the vitality and viability of those centres, in particular within Wrexham Town Centre (policy R1 and R3).

Proposals for the conversion of buildings in Wrexham Town Centre including on the ground floor will be appropriate where they accord with policy R4. This is in line with the aims and objectives of national policy in relation to the vitality and viability of town centres and will also support the aims and objectives of the adopted Wrexham

113 Para 7.27 Wrexham Local Housing Market Assessment (March 2015)
http://wrexhamldp.wrexham.gov.uk
Town Centre Masterplan\textsuperscript{114}, provided the proposals would not lead to an over concentration of uses that would have a detrimental impact on the vitality and viability of the locality. Over concentration in this respect would be assessed in line with details set out in supplementary planning guidance.

Whilst this policy seeks to promote appropriate conversion opportunities, the Council’s preference is for the development of high quality self-contained flats within the County Borough in order to reduce the adverse impacts that may arise as a result of the proliferation of HMOs in some areas. Currently there are five wards where there are concentrations of HMO’s in Wrexham Town, including Offa, Smithfield, Erddig, Brynyffynnon and Grosvenor\textsuperscript{115}. Too many HMOs in one area can alter the character of established residential areas, resulting in an impact on community cohesion and residential amenity.

In line with the Council’s parking standards, lower levels of off-street car parking may be permitted for such conversions in Wrexham Town Centre, where such parking is difficult to provide and the use of the private car is to be discouraged, particularly where there is good public transport accessibility. This is in line with national planning policy.

Provision will also need to be made for appropriate refuse storage, drying areas and cycle parking; the curtilage of existing domestic buildings should be capable of providing for these requirements, along with an adequate level of private amenity space for the proposed occupiers. Similarly for the conversion of commercial buildings, similar requirements in relation to bin storage, drying areas and cycle parking should be capable of being provided in line with details which are set out in Supplementary Planning Guidance.

\textsuperscript{114} Para 3.1.9 of the Adopted Wrexham Town Centre Masterplan (April 2016) \texttt{http://www.wrexham.gov.uk/assets/pdfs/planning/masterplan/wrexham\_town\_masterplan.pdf}

Policy H7 Housing in the Countryside

Proposals for housing development outside defined settlement limits will only be permitted where:

i. It is for the purposes of agriculture, forestry or other rural enterprise as defined in TAN6, or
ii. it involves the replacement of an existing dwelling (see policy H8), or
iii. it involves the subdivision of an existing dwelling, provided the dwelling is capable of subdivision without major extensions tantamount to the erection of an additional dwelling or dwellings, or
iv. it involves the conversion of an existing non-residential building (see policy H9), or
v. it comprises sensitive infill development of no more than two dwellings in a small gap within a well-developed built frontage, or
vi. the proposal is for affordable housing rural exception sites on land adjoining the settlement limits (see policy H3), or
vii. One Planet development as defined in TAN6.

The purpose of this policy is to protect the open countryside from inappropriate housing development and to ensure that only in exceptional circumstances will new housing in such locations be allowed.

Residential development in the open countryside is strictly controlled through National Planning Policy and Guidance and proposals for new dwellings in the countryside will be assessed against the national policy framework. Where a new build residential development can be justified in the countryside it must also accord with other relevant development policies contained in policy DM1. Detailed guidance relating to One Planet development is also included in PPW.

The development of larger site between groups of dwellings, the development of a site on the end of a group of dwellings or the development of back land behind such a group does not constitute infill development.

116 Planning Policy Wales (PPW) Edition 9 Chapter 9 Housing; TAN 6 Planning for Sustainable Rural Communities
Policy H8 Replacement Dwellings in the Countryside

The erection of replacement dwellings in the countryside will only be permitted where:

i. The existing dwelling is a permanent building and is habitable or capable of being made habitable without substantial reconstruction; and

ii. The new dwelling is located on the site of the existing dwelling; or;

iii. Exceptionally where a planning constraint can be overcome, located within the curtilage of the existing dwelling.

To be considered suitable for replacement a building must be in use as a dwelling or have been last used as a dwelling and retain lawful residential use. The building must also be a permanent structure that are currently in a habitable condition or capable of being made habitable without extensive reconstruction. The policy therefore does not apply to proposals for the replacement of mobile homes with permanent dwellings. Such proposals will be considered against the criteria set out in policy H7.
Policy H9 Conversion of Buildings Outside of Settlement Limits to Residential Use

The change of use or conversion of buildings to residential use outside settlement limits will only be permitted where:

i. The building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension; and

ii. The building is worthy of retention due its appearance, historic, architectural or landscape value; and

iii. The creation of a residential curtilage does not have a harmful effect on the character of the countryside.

There are buildings in the countryside, such as traditional brick or stone built farm buildings that are of architectural merit and that make a positive contribution to the rural landscape but are no longer required or suitable for their existing use. The conversion of such buildings to residential use can secure their long term future whilst be of benefit by contribution towards the supply of housing in the County Borough. Any conversion scheme in must be sympathetically designed in order to safeguard the character of the building, landscape character as well as protected species.

<table>
<thead>
<tr>
<th>LDP Integrated Objectives</th>
<th>SO1, SO2, SO3, SO5 &amp; SO9.</th>
</tr>
</thead>
</table>

Evidence Base

Policy H1, H2, H3, H6 & H7

- Site Assessment Methodology (February 2016)
- Settlement Hierarchy and Development Potential Revised (January 2018)
- Joint Local Housing Market Assessment (March 2015)
- Wrexham Affordable Housing and Community Infrastructure Levy Viability Assessment update (January 2018)

Policy H4 & H5

- Gypsy and Traveller Accommodation Assessment (2016)

National Planning Policy


- Planning Policy Wales Chapter 9
- TAN2 Planning and Affordable Housing (March 2006)
- TAN 6 Planning for Sustainable Rural Communities (July 2010)

Policy H4 & H5

- Planning Policy Wales Chapter 9
- Welsh Government Circular 30/2007: Planning for Gypsy and Traveller Caravan Sites
- Welsh Government Circular 78/91 Travelling Show-people
- Welsh Government’s Designing Gypsy and Traveller Sites in Wales (May 2015)
- Welsh Governments Managing Gypsy and Traveller sites in Wales (May
<table>
<thead>
<tr>
<th>2015)</th>
<th></th>
</tr>
</thead>
</table>
| SPG   | - Affordable Housing  
|       | - HMO's  
|       | - Conversion of Rural Buildings  
|       | - Housing in the Countryside  |
| Monitoring Indicators | MI5, MI6, MI7, MI8, MI9 |
| Wellbeing Goals | A prosperous Wales  
|                 | A resilient Wales  
|                 | A healthier Wales  
|                 | A more equal Wales  
|                 | A Wales of cohesive communities  
|                 | A Wales of vibrant culture and thriving Welsh language  
|                 | A globally responsible Wales  
|                 | x  
|                 | x  
|                 | x  
|                 | x  |
The County Borough’s existing employment areas as shown on the Proposals Map will be protected for B Use Class employment generating uses (together with appropriate complementary uses and activities as referred to in Policy EM2 and waste management uses on sites/areas referred to in Policy MW6).

<table>
<thead>
<tr>
<th>Ref</th>
<th>Protected Employment Area</th>
<th>Size (ha) of employment area (including size of available development sites where applicable)</th>
<th>Current B uses (identified in the ELR )</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Wrexham Industrial Estate</td>
<td>513.45ha (46.6ha)</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>2</td>
<td>Llay Industrial Estate, Llay</td>
<td>82.7ha</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>3</td>
<td>Former Steelworks Site, Brymbo</td>
<td>8ha (8ha)</td>
<td>N/A</td>
</tr>
<tr>
<td>4</td>
<td>Chirk Industrial Estate, Chirk and Canal Wood Industrial Estate, Chirk</td>
<td>66.87ha</td>
<td>B1, B2</td>
</tr>
<tr>
<td>5</td>
<td>Vauxhall Industrial Estate, Johnstown and Gaddden Industrial Estate, Ruabon</td>
<td>30.1ha</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>6</td>
<td>Croesfoel Industrial Estate and Bersham Enterprise Centre, Rhostyllen</td>
<td>17ha (0.6ha)</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>7</td>
<td>Gresford Industrial Estate, Wrexham Town</td>
<td>18.1ha (1.1ha)</td>
<td>B2, B8</td>
</tr>
<tr>
<td>8</td>
<td>Wynnstatt Technology Park, Cefn/Acrefair</td>
<td>8.42ha (1.4ha)</td>
<td>B2</td>
</tr>
<tr>
<td>9</td>
<td>Wrexham Western Gateway, Wrexham Town</td>
<td>14.7ha (4.3ha)</td>
<td>B1</td>
</tr>
<tr>
<td>10</td>
<td>Wrexham Technology Park, Wrexham Town</td>
<td>23.3ha</td>
<td>B1</td>
</tr>
<tr>
<td>11</td>
<td>Five Crosses Industrial Estate, Coedpoeth</td>
<td>7.9ha (0.28ha)</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>12</td>
<td>Rhosddu Industrial Estate, Wrexham Town</td>
<td>12.9ha</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>13</td>
<td>Advance Park Industrial Estate, Rhosymedre, Cefn/Acrefair</td>
<td>6.1ha</td>
<td>B1, B2, B8</td>
</tr>
</tbody>
</table>
The purpose of this policy is to ensure that the existing employment areas within the County Borough are protected from non employment related land uses. The policy responds to the Spatial Strategy of the Plan to ensure a range and choice of employment land and premises are available across the County Borough to assist economic competitiveness, encourage entrepreneurship, promote the growth of indigenous businesses of all types and size and attract inward investment. This approach also supports the spatial strategy through locating housing near employment opportunities (Policy SP2 - Location of Development).

The sites identified for protection are established employment areas which comprise developed areas and/or vacant plots¹¹⁸ that can accommodate new development. The individual vacant plots are not identified as separate allocations as they are

<table>
<thead>
<tr>
<th>Site Name and Address</th>
<th>Size</th>
<th>Zoning Class</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whitegate Industrial Estate, Queensway, Wrexham Town</td>
<td>10.1ha</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>Pulestone Industrial Estate, Wrexham Town</td>
<td>2.98ha</td>
<td>B1</td>
</tr>
<tr>
<td>Two Mile Industrial Estate, Brynteg</td>
<td>0.94ha</td>
<td>B1, B8</td>
</tr>
<tr>
<td>Penley Industrial Estate, Penley</td>
<td>4.4ha</td>
<td>B1, B8</td>
</tr>
<tr>
<td>Pandy Industrial Estate, Gresford, Wrexham Town</td>
<td>4.45ha (0.7ha)</td>
<td>B1, B8</td>
</tr>
<tr>
<td>Southsea Industrial Estate, Southsea</td>
<td>1.82ha (0.3ha)</td>
<td>B1</td>
</tr>
<tr>
<td>Westminster Industrial Estate, Gwersyllt</td>
<td>3.8ha</td>
<td>B1, B8</td>
</tr>
<tr>
<td>Coppi Industrial Estate, Rhos</td>
<td>3.94ha</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>Lightwood Green Industrial Estate, Overton</td>
<td>5.22ha</td>
<td>B2, B8</td>
</tr>
<tr>
<td>Llay Hall Industrial Estate and Riverside Business Park, Cefn y Bedd, Sydallt</td>
<td>7.88ha</td>
<td>B1, B2, B8</td>
</tr>
<tr>
<td>Ruabon Business Park, Ruabon</td>
<td>3.42ha (3.42ha)</td>
<td>N/A</td>
</tr>
<tr>
<td>Rossett Business Village, Rossett/Lavister</td>
<td>0.91ha</td>
<td>B1</td>
</tr>
</tbody>
</table>

¹¹⁸ Former Steelworks Site, Brymbo, and Ruabon Business Park, Ruabon, comprise of vacant land and do not currently contain any development.
within established employment areas and/or form part of the existing employment land portfolio. The only new employment land allocation is KSS3 at Wrexham Industrial Estate (see policy SP11).

A key role for the LDP is to ensure the provision of a portfolio of an appropriate range, quantity and quality of employment land and premises to meet the current and future needs of the County Borough. This will be achieved through the protection of existing employment sites.

One of the key recommendations of the Joint Wrexham and Flintshire Employment Land Review (March 2015)\(^{119}\) was to introduce policies to protect established employment areas and vacant land identified as forming part of the employment land supply either because of the important economic role they currently play in the overall employment land portfolio for the County Borough or because of the distribution of this land across the County Borough.

Other sites which were assessed in the ELR have not been included in the list of sites to be protected\(^{120}\). It was not considered appropriate to protect these sites due to issues with the quality and future viability. Alternative uses could be considered on those sites ensuring an efficient use of land.

A critical factor in maintaining a supply of employment land will be the ability to protect land and premises for employment from being lost to alternative uses. There has been growing pressure over recent years for the development/redevelopment of employment land and premises for other uses (predominantly residential), whether still occupied or where current operations have ceased. Such development proposals can result in significant losses to the County Borough’s stock of employment land and premises.

The loss of employment land can be incremental with the loss of one site setting the precedent for the loss of a series of others in a similar location, leading to a gradual erosion of an employment site. Sometimes alternative uses can also fragment a larger business area or sever links between employment uses in an area. Over time pressure for alternative uses result in a material aggregate loss of employment sites to the detriment of the local economy.

The employment sites identified in this policy display strong potential to continue playing an important economic role, whether this is to provide local employment on smaller sites within lower order tiers or whether the sites are more strategic in size, position and function.

The protection of employment sites also allows for the modernisation and refurbishment of land and property and increasing density of development on site thereby making the most efficient use of land.

Policy MW6 seeks to direct waste management facilities to sites suitable for B2 uses, which includes the majority of the protected employment sites since some sui generis waste management uses can be considered akin to a B2 use. It should be


\(^{120}\) Sites assessed in the ELR but not included in the list of protected sites are Pickhill, Cross Lanes, Maelor Abattoir, Cross Lanes, Clutton Agricultural, Cross Lanes, and Cambrian Price Industrial Estate, Wrexham Town.
noted, however, that a waste management facility would not be appropriate at certain sites where the overall visual character of the employment area is important in attracting new businesses e.g. Wrexham Western Gateway, and Wrexham Technology Park.
EM2 Provision of Supporting Facilities for Employees in Business, Industrial and Warehousing Developments

Provision for open space, public realm, leisure, food and drink, and child-care facilities will be appropriate in the employment areas shown on the proposals map, provided:

i. the facility is of an appropriate size and scale and is subordinate in its nature to meet the needs of workers in the vicinity and does not result in an over concentration of such facilities in one area,

ii. the proposal does not impact on the status and character of the employment area for B1, B2 or B8 uses,

iii. the operations of other industrial and employment uses in the vicinity of the site would not be adversely affected, and

iv. the proposal would not result in significant levels of visitor traffic into the area, or exacerbate existing traffic conditions.

This policy applies to those employment areas defined on the proposals map and intends to enable the provision of appropriate complementary and subordinate uses in those areas to help deliver the Plan’s objectives. Employees in such areas may require good access to a range of facilities, including food and drink, leisure/recreation and child-care. The absence of such facilities in an employment area can increase travel demand and make the areas less attractive to employers and employees.

In existing employment areas, change of use of existing premises will be considered for appropriate complementary facilities, including food and drink, leisure and child-care.

Where new employment areas are proposed, the need for such facilities should be considered as part of the overall development scheme.

In all cases, only facilities of an appropriate nature and scale to meet the needs of employees will be permitted. Appropriate leisure facilities may include fitness centres/clubs and indoor sports facilities. Provision for accessible open space or public realm improvements may also be appropriate (see Policy CF2).
Policy EM3: Alternative Use of Employment Land and Premises

Development of business, industrial and warehousing land and premises for other uses will only be permitted if:

i. The land or premises are no longer well located for business, industrial and warehousing use; or

ii. There is no realistic prospect of employment use on the site and/or the property is physically unsuitable for employment use, even after adaption/refurbishment or redevelopment; or

iii. There is no need to retain the land or premises for business, industrial or warehousing use, having regard to the demand for such land and premises and the requirement to provide for a range and choice of sites available for such use; and

iv. There will be no unacceptable impact on the operating conditions of existing businesses.

This policy applies to those existing, permitted and allocated business, industrial and warehousing land and premises in the County Borough outside of policy EM2 and provides criteria against which proposals for change of use will be assessed. The policy seeks to address:

- The need to retain a range and choice of well-located sites and premises attractive to business, industry and warehousing;
- Making the best use of redundant land and premises for alternative employment purposes; and;
- Where land and premises need to be retained because they are of local importance for employment opportunities.

Criteria for assessing whether land and premises remain well located for business, industrial and warehousing uses will include:

- Accessibility to the primary highway network;
- Accessibility by public transport; and
- Proximity to housing or other sensitive uses.

The ‘robust evidence’ for assessing the need to retain land and premises for business, industrial and warehousing use include the following criteria:

- Whether and for how long land or premises have been vacant and actively marketed and the expressions of interest during this period (the length of time a site should be marketed for depends on its size)\(^{121}\);
- Whether the site offers particular benefits not generally available within the overall land bank;

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\(^{121}\) Appendix 13 of the Joint Wrexham and Flintshire Employment Land Review (March 2015) provides further guidance on what is expected with regards to the marketing of sites.
• Whether the site is within an area of high unemployment and offers realistic prospects of use for appropriate employment purposes;
• Whether the relocation of existing occupiers to other suitable accommodation will be facilitated;
• Whether the proposed development would retain an element of industrial, office or warehousing floorspace; and
• Whether the proposed use needs to be accommodated on business, industrial or warehousing land (e.g. transport depots).
• Other priorities, such as housing need, override more narrowly focused economic considerations.

Where alternative use of land is considered appropriate, priority will be given to mixed-use development comprising employment, housing and community facilities or, where that is not feasible, housing. Other proposals will need to demonstrate why a mixed-use of housing and employment schemes cannot be achieved on the site.

It is also important to ensure that the introduction of residential or other uses into an industrial or warehousing area does not unduly restrict the operating conditions of remaining businesses.
New employment development outside of settlement limits will only be permitted through:

**a) The conversion of an existing building where:**

i. the building is suitable for the proposed use and is structurally sound and capable of conversion without extensive alteration, rebuilding or extension, and

ii. conversion does not result in an unacceptable impact on the structure, form, character or setting of a building of historic or architectural merit, and

iii. the proposed use(s) and the curtilage of the development, either individually or cumulatively with other similar developments, do not result in a harmful effect on the character of the site, infrastructure, the wider countryside and is appropriate in scale for its location in terms of traffic generation.

**b) New development required in connection with a rural enterprise, including proposals for farm diversification where:**

i. the development is located within or forms a logical extension to the complex of buildings on existing rural enterprise, or

ii. in the case of buildings located away from an established rural enterprise complex, where a clear need for the development has been demonstrated and where there is no reasonable alternative location for the development.

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**The purpose of this policy is to set out the criteria against which employment development in the countryside, outside of defined settlement limits would be considered.** New employment development in the countryside can help strengthen and diversify the rural economy. However such benefits must be balanced against the need to protect rural areas from inappropriate development that may harm the landscape or add traffic to rural roads that cannot safely accommodate it.

The re-use and adaptation of existing buildings can provide opportunities to support new employment development, including home based working, whilst minimising the impact of development upon the countryside. Careful consideration will be given to cumulative conversion of large buildings or large complexes of buildings to ensure that the new uses do not adversely impact upon the rural character of the site and its surroundings or adversely impact upon highway safety.

New developments required by existing rural enterprises such as additional farm buildings, as well as development that facilitates farm diversification, will be supported subject to the development being sensitively located within or adjacent to the complex of existing buildings. It is recognised that isolated buildings located away from established farm or other rural enterprise complexes may sometimes be needed, particularly when new rural enterprises are being established. In such
cases, a planning application will need to be accompanied by supporting statement that sets out why the development is required and why there are no reasonable alternatives.

For the purposes of this policy and in accordance with TAN6 a rural enterprise is defined as land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site, such as the processing of agricultural, forestry and mineral products together with land management activities and support services (including agricultural contracting), tourism and leisure enterprises. The policy does not apply to proposals for new dwellings in the countryside or for visitor accommodation, these are considered under policy H8 and E5 respectively.

This policy does not apply to proposals for extensions to existing (non-rural enterprise). Such proposals will be dealt with on their own merits.
Policy EM5: Visitor Accommodation Outside Settlement Limits

Proposals for visitor accommodation outside settlement limits will only be permitted where:

a) It involves the conversion of an existing building provided that:
   i) The building is structurally sound and capable of conversion without extensive alteration, rebuilding or extension, and
   ii) The building is worthy of retention due its appearance, historic, architectural or landscape value, and
   iii) The creation of a residential curtilage does not, have a harmful effect on the character of the countryside.

b) It involves an extension to existing visitor accommodation provided that:
   i) The existing accommodation is fully utilised and incapable of further adaptation, and
   ii) The scale, form and location of the development does not have a harmful effect on the character of the countryside.

c) New touring caravan and camping sites and extensions to existing sites provided that:
   i) The scale, form and location of the development does not have a harmful effect on the character of the countryside, and
   ii) The site is used for touring purposes only and not for the storage of caravans which are not in use.

d) Exceptionally new development that forms an integral part of an established and viable tourism or recreation facility provided that:
   i. The visitor accommodation development is clearly subsidiary in scale to the tourist/rural recreation site, and
   ii. The development is of a high standard of design and does not represent a significant or harmful intrusion into the rural landscape.

The purpose of this policy is to set out criteria against which visitor accommodation outside of settlement limits will be assessed. Tourist accommodation includes serviced visitor accommodation, hotels, self-catering visitor accommodation, static caravans, chalets, cabins, touring caravans and camping. Tourist and recreation facilities and attractions can also include non-accommodation related tourism development.

New tourist accommodation is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and respect the character of the countryside.

Tourist accommodation development in the open countryside that supports an existing tourist facility, attraction or asset but is also sympathetic to the natural environment and rural landscape will be encouraged. Examples of appropriate
developments include sympathetic conversion of buildings that make a positive contribution to the rural landscape and sympathetically designed additions and alterations to existing accommodation. Touring caravan sites and camping will also generally be supported provided they are acceptably located and screened and provide adequate access and servicing.

New build tourist accommodation will only be supported where the development forms an extension to an existing tourist and/or recreation facility. Such development will need to be of a high standard of design and sensitively located to minimise the impact on the rural landscape. The existing tourist/recreation business will need to be established and financially viable and information to demonstrate the latter will need to be submitted with planning applications. Sporadic tourist development in the open countryside will not be supported.

Tourist accommodation will not be appropriate to be used for permanent residential accommodation and this will be controlled by a condition imposed upon any granting of planning permission. Planning applications to remove such planning conditions to allow permanent residential occupation will be considered in light of policy H8. Conditions may also be placed on new caravan and camping site development to ensure that if the venture proves uneconomic in the future the land is restored to an agreed condition.
Policy EM6: Pentre Maelor and KSS3 Housing Buffer Zones

Land surrounding Pentre Maelor and residential dwellings adjacent KSS3: Land to the north of Bryn Lane, as shown on the proposals map are safeguarded as landscape buffer zones forming part of the green network to remain free of built development in order to ensure satisfactory standards of residential amenity.

The Pentre Maelor housing estate lies within Wrexham Industrial Estate and residents often suffer harm to their quality of life through the detrimental impact of traffic, operational noise and other harmful effects associated with adjacent industrial operations. The proximity of heavy industrial plant to housing development has been a particular source of problems. Such problems should not be permitted to increase and the designation of land surrounding Pentre Maelor as a buffer zone, to be landscaped and kept free of built development, will help to protect and enhance the amenity of local residents. The Buffer zones are shown on the proposals map.

There are a number of residential properties adjacent to KSS3. In order to protect the residential amenity of the occupants of those properties it is considered appropriate that a buffer be retained between areas of development and the residential properties. In line with the buffer retained between the nearest employment units and the properties at Pentre Maelor (located within the existing boundary of Wrexham Industrial Estate), it is considered appropriate that a 50m buffer (measured from the edge of the domestic curtilage of those properties) be retained between the residential properties and edge of the developable areas of the allocation. These buffer zones link to the environmental mitigation areas identified on KSS3, and provide an opportunity to protect the amenity of nearby residents as well as providing an opportunity to protect and enhance the natural environment.
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**Evidence Base**

- Policy EM1, EM2, EM3, EM4, EM5
  - Joint Wrexham and Flintshire Employment Land Review (March 2015);
  - Background Paper 7: Employment Land Requirements, Land Allocations, and Protection of Existing Employment Sites (January 2018)

- Policy EM2
  - Wrexham Retail Assessment 2014

- Policy EM5
  - Destination management plan 2017-2020

**National Planning Policy**

- Policy EM1, EM2, EM3, EM4, EM5
  - Planning Policy Wales Chapter 7
  - TAN 23 Economic development (2014)
  - TAN 6 Planning for Sustainable Rural Communities (2010)

- Policy EM2
  - Planning Policy Wales Chapters 4 and 10

- Policy EM6
  - Planning Policy Wales Chapter 9

**SPG**

- EM1, EM2
  - Wrexham Industrial Estate and Protected Species

- EM2
  - Hot Food Take-Aways

- EM1, EM2, EM3
  - Development of Land with Contamination

- EM1, EM4
  - Landscape and Industrial Developments

- EM4, EM5
  - Converting Rural Buildings

- EM1, EM4
  - Employment Development and Nature Conservation

- EM5
  - Pontcysyllte Aqueduct and Canal – World Heritage Site

**Monitoring Indicators**

- MI24, MI25, MI26, MI27

**Wellbeing Goals**

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Transport

Policy T1: Managing Transport Impacts

Proposals for new development will be supported where they:

i. Facilitate increased journeys by more sustainable modes of travel first by walking and cycling, then by public transport and finally by private motor vehicle;

ii. Mitigate any significant adverse effects upon the transport network that arise from the proposed development including improvements to transport infrastructure where required;

iii. Do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation;

iv. Provide appropriate levels of parking and ensure access arrangements for the site to allow for safe manoeuvring;

v. Make provision for people with restricted mobility including those with characteristics as defined by the Equality Act 2010.

Developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan.

The purpose of this policy is to encourage the use of the transport hierarchy\textsuperscript{122} to manage traffic impacts arising from development. Development should in the first instance be accessible by walking and cycling, then by public transport and finally by private motor car with the approach to managing traffic impacts reflecting this.

Development growth will inevitably lead to an increase in demand for travel and place additional pressure on existing transport services and infrastructure. It is essential therefore that new developments adequately provide for increased demands for travel ensuring as far as is reasonably practicable, identified negative impacts are adequately mitigated through provision of sustainable transport options and supporting highways infrastructure where considered appropriate.

In assessing the transport access elements of new development proposals, favourable consideration will be given to those developments which through their design and layout embed the principles of Wrexham’s Sustainable Urban Mobility Plan (SUMP) ‘Wrexham Connected’\textsuperscript{123}, and give priority and access to movements by more sustainable travel modes, in line with the Department for Transports ‘Manual for Streets’\textsuperscript{124} user hierarchy. Further information will be provided in SPG.

Improvements could include rail and bus infrastructure, bus services, facilities for pedestrians and cyclists, car sharing, car clubs, bike hire, community transport and other sustainable transport operations.

\textsuperscript{122} Planning Policy Wales edition 9 Chapter 8, para 8.1.4

\textsuperscript{123} http://www.wrexham.gov.uk/english/council/documents/wrexham_connected.htm

\textsuperscript{124} https://www.gov.uk/government/publications/manual-for-streets
Policy T2: Active Travel

To enable people to access employment, education, healthcare and other essential services, new development will be supported where:

i. Walking and cycling infrastructure is an integral part of the overall design of the scheme and makes a positive contribution to the distinctiveness of communities and places,

ii. Facilities that encourage and promote Active Travel including but not limited to appropriate signing, lighting, secure and convenient cycle parking and where appropriate shower and changing facilities are provided,

iii. The development and enhancement of the Active Travel routes identified on the Integrated Network Map connecting communities to essential services including public transport, employment and education opportunities,

iv. Provision of appropriate travel choice information including reference to the benefits of cycling and walking for all or part of journeys is made available,

v. Measures that work to reduce the dominance and speed of vehicles affording increased priority to pedestrians and cycle movements.

The purpose of this policy is to improve the current Active Travel Network and increase opportunities to improve levels of walking and cycling by ensuring new developments contribute to the advancement of the network and include design features and facilities that help to promote Active Travel as a viable alternative to the private car. This policy should be read in conjunction with the masterplanning framework and KSS schematic plans.

Research undertaken as part of the development of the Council’s Sustainable Urban Mobility Plan in 2016 (Wrexham Connected) has highlighted that a significant proportion of trips in Wrexham are relatively short (under 5 miles). Many of these trips could be undertaken by foot or cycle, helping to reduce pollution arising from road traffic, benefit human health and well-being, help reduce environmental pollution and climate change.

In accordance with the duties outlined by Welsh Government under the Active Travel (Wales) Act 2013, Wrexham is committed to the development and implementation of a fully integrated network of walking and cycling routes. This aspirational network or routes will be used as the basis for the on-going development of the Active Travel network.

Provision of infrastructure will be secured through planning conditions, planning obligations, Community Infrastructure Levy (once adopted) and matching transport funding. Design and Access Statements, Transport Assessments and Travel plans, where required, should detail how development proposals can support Active Travel.
Policy T3: Passenger Transport

To reduce dependency on the private car, developments which provide for and promote the use of passenger transport services will be supported where:

i. Enhanced or new passenger transport services connecting communities to areas of opportunity including employment, education, health facilities, retail, leisure and social activities are proposed,

ii. Appropriate new highway infrastructure improvements that afford priority to bus based passenger transport over the private car,

iii. Infrastructure improvements to existing rail and bus interchanges including measures which; promote the opportunity for Park and Ride; improve taxi and community transport provision; and improves accessibility including meeting the needs of people with restricted mobility,

iv. Appropriate pedestrian and cycling investment that improves connectivity to and from the rail and bus stations,

v. Strategically sited park and ride infrastructure where appropriate, supported by attractive, frequent and reliable bus services on key bus routes, and

vi. Enhanced promotion and marketing of public transport alternatives through travel plans.

Ensuring public transport is a more attractive and practical travel option is crucial to reducing car dependency and improving overall accessibility. From the 2011 Census, journeys are dominated by car travel (travel to work by car exceeds the Welsh average). As well as contributing to climate change and generating air and noise pollution harmful to the environment and human health, this pattern of travel creates traffic congestion at the A483 junctions with England (A55 junction west of Chester, and south of Chirk at the Gledrid roundabout), at junctions from the A483 into Wrexham (4, 5 & 6) and within Wrexham town itself.

The core bus network from Wrexham provides strategic links to Chester, Llangollen, Mold, Whitchurch, Oswestry, and further afield via the Traws Cymru network to Dolgellau and Barmouth. Ensuring the bus is a more attractive and practical travel option is crucial to reducing car dependency and improving overall accessibility. Despite a strong commercialised core network, the bus is not currently a particularly attractive option for many journeys in Wrexham with passenger numbers declining. The majority of routes on the network are radial and converge on the Town Centre. This means that for many passengers, they have to travel into the Town Centre in order to access another part of the Town or onward travel to other parts of the County Borough or beyond. In addition, funding for the provision of supported bus services has and continues to reduce and this has had a negative impact on network coverage and service frequency with some communities left with limited access to public transport services.

An integrated and co-ordinated bus network is essential to the vitality of our urban centre and improved connectivity has a vital role to play in encouraging businesses to locate within the area, in getting people to and from work, and for access to services such as education and health, as well as to leisure activities and for
shopping/personal business. The effects of improved bus services can bring about improvements in travel times, reliability, comfort and fares, as well as providing a realistic alternative to the car.

Regional aspirations for growth,\(^{125}\) facilitated by enhanced transport infrastructure within North Wales and the Mersey Dee Alliance areas have implications for local transport provision. The North Wales Metro concept,\(^{126}\) Mersey Dee Area Prospectus – Unlocking Our True Potential,\(^ {127}\) Growth Track 360,\(^ {128}\) Joint Local Transport Plan,\(^ {129}\) and Welsh Routes Study\(^ {130}\) give broad support to enhanced rail services, improved transport infrastructure enhancements and improved connectivity. Regional investment in the transport infrastructure will act as a key enabler to help better link Wrexham’s key development sites to each other, to skilled labour, into the wider economy of the sub-region (specifically Chester and Bidston lines), Northern Powerhouse\(^ {131}\) national and international routes.

Design and Access Statements, Transport Assessments and Travel plans, where required, will detail how development proposals can support enhanced passenger transport including soft travel measures such as public transport promotion and marketing.

\(^{125}\) North Wales Economic Ambition Board (http://www.northwaleseab.co.uk/) and Mersey Dee Alliance (http://www.merseydeealliance.org.uk/)


\(^{128}\) http://cdn.frontburnr.co.uk/uploads/files/ch1/3087_Rail_Prospectus_pre_publication_draft.pdf

\(^{129}\) http://www.northwaleseab.co.uk/local-transport-plan/

\(^{130}\) https://www.networkrailmediacentre.co.uk/news/network-rail-unveils-choices-for-wales-rail-future#

\(^{131}\) https://northernpowerhouse.gov.uk/
Policy T4: Wrexham General Transport Hub

Support will be given to the development of Wrexham General Station, as shown on the proposals map as a local and regionally significant integrated transport hub which:

i. Facilitate enhanced transport interchange facilities, infrastructure and services that provide for the seamless, safe and efficient transfer of passengers between modes,

ii. Provides passenger facilities, including but not limited to seating, information, toilet facilities small scale retail, café, takeaway and cycle parking,

iii. Facilitates enhanced rail services, line-speed and capacity improvements,

iv. Improves site access for public transport modes,

v. Improves walking and cycling between the station and key destinations including Wrexham Town Centre, Glyndwr University, Wrexham Maelor Hospital and the Western Gateway Business Park including improved public realm and crossing points,

vi. Provide a public transport gateway of a high aesthetic and functional quality, which is commensurate to the towns status as a nationally important settlement,

vii. Provides an attractive, legible and vibrant environment; and

viii. Safeguards the setting of the Listed Building.

Providing for interchange between transport modes is essential to the efficient functioning of the transport network and making sustainable travel options more practical and attractive. The development of Wrexham General Station as a central transport hub is identified as a key element of the Welsh Government’s vision for the North Wales Metro. The provision of a central transport hub to facilitate transfer between National, Regional and Local rail and passenger transport services is considered essential to Wrexham and the development of the town and its role as a regional centre for North Wales.

Regional aspirations for enhanced transport infrastructure within North Wales and the Mersey Dee area\(^{132}\) have implications for the future role of the station. However, the details of funding, delivery and exactly what infrastructure would be needed to support this growth is not yet known. This policy ensures that these aspirations can be delivered and the role as a transport hub safeguarded even though land take is currently unknown.

Development may occur within or adjacent to the station boundary but may also occur elsewhere, e.g. public realm improvements to the ‘last mile’ journey to the station making rail travel a more attractive proposition.

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Policy T5: Safeguarding of Disused Railway Infrastructure.

Disused or Redundant railway infrastructure will be safeguarded and development that would inhibit the re-use for transport purposes will be restricted, unless it can be demonstrated that such re-opening or re-use is not realistic or necessary.

Wrexham County Borough has a number of disused or redundant railway lines which have potential for redevelopment as transport corridors. In line with national planning policy, disused infrastructure will be safeguarded where there is a realistic prospect of its re-use for transportation, or where it is appropriate to be developed as an Active Travel Route. Development which would inhibit the potential re-opening or re-use will not be permitted unless it is demonstrated that the route is unsuitable for a future transportation use.
Policy T6: Strategic Transport Infrastructure Improvements

Improvements to the strategic transport network will be supported through the following schemes;

i. Wrexham General Station - Transport Hub,
ii. Ruabon Station - Accessibility Improvements,
iii. Gwersyllt Station - Accessibility Improvements,
iv. Re-Doubling of Wrexham to Rossett (Chester-Wrexham-Shrewsbury) line,
v. Wrexham North – Transport Hub (Chester-Wrexham-Shrewsbury)
vi. Rail Capacity Improvements between Wrexham and Chester
development of options for further capacity improvements to facilitate
additional rail services,
vii. Line-speed Improvements including electrification on the Wrexham-
Bidston Line through the development of options to facilitate faster and
more reliable rail journeys,
viii. Direct Rail Services to Liverpool via Halton Curve development of
services between North Wales and Liverpool via Liverpool Airport using
a re-opened Halton Curve,
ix. Cefn Road and Greyhound Roundabout, Wrexham,
x. A483 Junction 3 -6 upgrades (Welsh Government)
xi. A5/A483 Junction Improvement (Welsh Government),

In accordance with the priorities set out in the Joint Local Transport 2015 plan (and any subsequent updates) there are a number of planned or proposed schemes to improve transport linkages and road network resilience that have potential to directly benefit people who live, work and visit the County Borough, and as such will be supported. This policy ensures that these aspirations can be delivered even though land take for individual schemes may currently be unknown.

The Infrastructure Plan sets out further detail in relation to the necessary infrastructure required to release key development sites in the County Borough that will be funded from a variety of sources including developer contributions/CIL, Wrexham Council capital spending and Welsh Government funding.

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<td>• Future of Rail in Wrexham (2015)</td>
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<td>• Wrexham Strategic Road Capacity and Improvement Study (2016)</td>
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<td>• North Wales Economic Ambition Board Growth Vision for the Economy of North Wales (2016)</td>
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<td>• Wrexham Town Centre Masterplan (2016)</td>
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Retail

Policy R1 Retail, Leisure and Commercial Centre Hierarchy

Retail, Leisure and Commercial proposals will be supported in accordance with the following hierarchy as identified on the proposals map:

1. Wrexham Town Centre,
2. The District Centres of Cefn Mawr and Gwersyllt,
3. The Local Centres of Borras, Chirk, Coedpoeth, Gresford, Llay, Penybryn and Rhosllanerchrugog,
4. The Village Centres of Brynteg, Holt, Ruabon and Rossett, and
5. The Neighbourhood Centres of Churchill Drive, Garden Village and Park Avenue, Wrexham.

Proposals will be supported where they are appropriate in scale for the particular centre.

The purpose of this policy is to set out the retail hierarchy for the County Borough and applies to proposals including changes of use, redevelopment and extensions for retail, leisure and commercial uses. This policy aims to:

- Sustain and enhance the role of Wrexham Town Centre at the head of the sub-regional shopping hierarchy (reinforcing policy SP8),
- Sustain and enhance the vitality, viability and attractiveness of district, and local, village and neighbourhood centres,
- Promote good accessibility to a range of shopping facilities by all sections of the community and reduce dependence on car travel for shopping trips,
- Control the amount, size and nature of out-of-centre retail, and
- Promote the identified centres as the most appropriate location for uses complementary to retail and commercial centres.

Planning Policy Wales sets out a ‘town centres first’ approach\(^{134}\) whereby in the first instance consideration should be given to locating new retail and commercial development within existing town centres. This policy establishes a hierarchy of centres and favours new and improved facilities at an appropriate scale within Wrexham Town Centre, district, local and neighbourhood/village centres\(^{135}\). This ensures that a sequential approach is adopted ensuring that preference for retail and other uses complimentary to the retail and commercial centre should be in existing centres first, before sites immediately adjoining these centres. If there are no suitable sites in these locations, only then will out-of-centre sites in locations that are accessible by a choice of means of transport be considered.

Wrexham Town Centre is the preferred location for comparison and convenience retail needs identified in the Wrexham Retail Assessment (around 15,000m\(^2\) comparison and 7000m\(^2\) convenience space)\(^{136}\). Due to a number of factors

\(^{134}\) Planning Policy Wales Chapter 10 [http://gov.wales/topics/planning/policy/ppw/?lang=en](http://gov.wales/topics/planning/policy/ppw/?lang=en)
\(^{135}\) Defined in the Retail and Commercial Centre Review (March 2017) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
\(^{136}\) Wrexham Retail Assessment PBA (2014) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
including the lack of confidence from investment institutions in regional destinations such as Wrexham, there is currently no known significant appetite for meeting this need (with the exception of discount food retailers). The LDP seeks to bring about a long term improvement in the quality of the town centre to encourage future medium to long term investment in the town. With regards to comparison retail there are three potential ‘areas of change’ within the town centre; Island Green Retail Park where there are opportunities for more efficient use of land, while Henblas Street and the area around St Giles church/High Street provide opportunities for qualitative improvements in the retail offer a gap that was recognised in the Wrexham Retail Assessment.

With regards to convenience retail, additional floor-space should be concentrated in existing centres with appropriate provision throughout the County Borough, especially in more deprived areas. In the town centre there may be opportunities to support qualitative improvements to the town centre offer, whilst more significant volumes of floor-space could be provided at Island Green. In considering proposals in edge and out of centre locations the council should be mindful of adverse impacts on the healthy independent convenience offer within the town centre.
Policy R2: Development within the Wrexham Town Centre Masterplan Area

Development proposals within the defined Wrexham Town Centre Masterplan area should;

i. Support the regeneration, renewal and enhancement of Wrexham town centre; and
ii. Be compatible with the Wrexham Town Centre Masterplan vision, objectives and aims.

This policy ensures that proposals within the Town Centre boundary have regard to the adopted Masterplan’s aims and objectives by explicitly ensuring that proposals outside of the Town Centre boundary but within the Masterplan area take into account the Masterplan.

The Town Centre boundary (policy R1) is tightly focused and sits at the head of the retail hierarchy, it would not be appropriate to elongate the boundary further because there is a danger of extending the retail circuit and expanding the fragmentation of the Town Centre. However, the Town Centre Masterplan area has a wider boundary in recognition of the importance that development in the Masterplan area has in complementing the role, function and performance of the Town Centre.

Development within the Masterplan area should support the regeneration, renewal and enhancement of Wrexham Town Centre by improving the town’s sense of identity, visitor experience, accessibility and connectivity, evening economy, town centre living and green infrastructure. Key routes into the town, including the public realm can play an important part in attracting visitors into the Town Centre. Areas such as Wrexham General Railway Station, Wrexham Bus Station, Bodhyfryd civic quarter, Borders and Central Retail Parks, Bridge Street development site, Coleg Cambria and Grosvenor Road offices are all within safe and legible walking distance to the Town Centre.

All development within the Masterplan area will need to consider how they deliver these objectives in order to support Wrexham Town as a Settlement of National Importance (policy SP8).

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Policy R3: Primary Shopping Streets

Retail will be regarded as the most appropriate ground floor use within the primary shopping streets identified in the Proposals Map.

Development proposals should not be harmful to the vitality, viability and attractiveness of the primary shopping streets. Proposals involving the loss of retail uses within Primary Shopping Streets will be assessed against the following criteria:

i. The nature of the proposed use and how it complements the retail function of the street,
ii. The balance and distribution of existing and committed non-shop uses,
iii. Whether, and for how long, the premises have been vacant and actively marketed, and
iv. The amount of retail floor-space and frontage length being lost including whether an appropriate shop front and window display is to be provided/retained.

This Policy encourages retail occupation at ground floor level in the primary shopping streets in Wrexham Town Centre and provides an enhanced level of protection for the most important shopping streets whilst preventing too many non-retail uses which could harm the vitality and viability of these streets.

Evidence from the Wrexham Retail Assessment identifies primary streets where the policy should protect and enhance the retail function while also supporting a retail circuit to encourage pedestrian flows between the primary streets which incorporates Eagles Meadow to the rest of the town centre.

Whilst it is important to support this retail circuit there has to be some flexibility to address vacancy levels and deficiencies to the Town Centre visitor offer in under-represented services such as restaurants, cafés and coffee bars. These and other leisure attractions can draw high numbers of visitors during the daytime, support the retail function and help make qualitative improvements to the town centre. The criteria in Policy R3 will determine opportunities where there can be flexibility for non-retail uses on primary streets provided they do not impact on vitality and viability.

Long-term (12 months or greater) vacant shop floor-space is a strong indicator of decline, adversely impacting upon perceptions to shoppers and investors. Proposals which seek to bring back into beneficial use retail premises which have remained long term vacant, despite active marketing, will be more favourably considered.

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139 Wrexham Retail Assessment PBA (2014) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
Policy R4: Development outside Primary Shopping Streets

Outside the primary shopping streets of Wrexham Town Centre support will be given to ground floor retail, professional services, food and drink, leisure, commercial and other proposals that would enhance vitality and viability. Support would also be given to the conversion of upper floors to residential uses within the town centre.

Outside the primary shopping streets of Wrexham Town Centre, ground floor residential uses would be supported where they do not harm the vitality and viability of the street, but would not be supported in Chester Street (south from Holt St, Charles Street, Church Street, Town Hill and Yorke Street).

Wrexham town centre is the most sustainable location to live, work, shop, socialise and conduct business. A concentration of such uses in the town centre can help sustain and enhance retail and commercial centres’ vibrancy, viability and attractiveness supporting the core retail function.

In recent years the town centre has seen an increase in vacancies and a reduction in retail occupiers, the LDP retail policies and other Council actions will regenerate the town centre, especially in the primary streets, historic core and more vibrant areas of town but new town centre users are still needed.

This policy balances the positives a mix of uses can bring to the town centre while also protecting against some of the harmful impacts that can arise. The conversion of a ground floor unit to residential is often permanent and rarely converts back to retail/commercial uses. Not only would this lose potential footfall to a street but would also create a dead frontage unattractive to visitors. This is particularly harmful in streets which currently have reasonable vitality but would be sensitive to reductions in footfall.

Consequently the loss of ground floor retail to residential would not be supported in the named locations, but could be an important part of the mix of uses within other areas of the town centre.
Policy R5: District, Local, Village and Neighbourhood Centres

Retail, office, leisure and community facilities will be encouraged in the defined district, local, village and neighbourhood centres provided it is appropriate in scale and is of a type which will complement and enhance the centre.

Changes of use from retail will only be supported where development would not adversely affect the vitality and viability of these Centres, proposals will need to demonstrate:

i. How they complement the character, appearance and function of the centre,
ii. Whether, and for how long, the premises have been vacant and actively marketed, and
iii. The extent of the cumulative loss of retail, office, leisure and community floor-space on the function of the existing centre.

The purpose of this policy is to promote and protect the retail role of the centres whilst supporting a mix of appropriate uses important to their vitality and viability.

Whilst a range of uses may be appropriate in the district centres, the local, village and neighbourhood centres may be more sensitive to changes involving the loss of retail use. This is particularly important where a retail store anchors the centre.

The Review of Retail and Commercial Centres (March 2017)\(^{140}\) recognises the wide variations in the role, function and performance of these centres and provides an important context when considering proposals which should be reflective of local circumstances.

Whilst the aim of the policy is to protect and promote the retail role of these centres, changes of use can help support them, particularly if it would fill long term vacant units and help address long term decline in a centres performance and attractiveness. Applicants would be expected to provide details of marketing for a period of 12 months at a realistic value.

\(^{140}\) [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
Policy R6: Retail Development (Edge and Out of Centre)

Retail development will only be permitted outside Wrexham Town Centre, District, Local, Village and Neighbourhood Centres if:

i. There is a need for the proposed floor-space (with precedence accorded to establishing quantitative need), and

ii. That the need cannot satisfactorily be accommodated within or adjacent to Wrexham Town Centre, a District, Local, Village or Neighbourhood Centre, and

iii. The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of Wrexham Town Centre, a District, Local, Village or Neighbourhood centre; and

iv. The site is accessible by a choice of means of transport, or

v. The proposal is for small scale retail development with a floor-space of 100m² or less meeting local needs.

This Policy seeks to protect and enhance the designated shopping centres and resist out-of-centre retail development that could be harmful to their vitality and viability. The sequential test as detailed in PPW\(^{141}\) aims to direct retail developments to existing centres wherever possible or to the edges of such centres if sites within the centres are not available. Only where need for additional retail floor-space has been demonstrated and there are no locations in or adjacent to designated centres that could accommodate that need, should out of centre locations be considered.

Any proposals that introduce additional retail floor-space, including redevelopment, extensions (including mezzanine floors, where permission for this is required); subdivision, changes of Use Class and variations of planning conditions would be relevant to this policy. The aim is to control the nature and size of out- of-centre retail development so as to minimise competition with, and impact on the vitality and viability of shopping centres.

All proposals for edge and out-of-centre development that satisfy the tests of retail need and the sequential approach must demonstrate that they would not harm designated shopping centres, either in their own right, or in conjunction with other recent developments or unimplemented permissions. Small scale proposals of 100m² or less meeting local need would be exempt from this test. These stores can play an important role in sustaining villages and neighbourhoods and would be unlikely to significantly harm existing centres. The 100m² threshold reflects the evidence from the Review of Retail and Commercial Centres\(^ {142}\) which identifies this scale of store as typical for a small local need convenience store.

Retail Impact Assessments will be required for developments of 2,500m² or more\(^ {143}\). Due to the sensitivity of district, local, village and neighbourhood centres to harmful impacts even from relatively small proposals, development within the catchment areas of these centres will require a proportional retail impact assessment or

\(^{141}\) Planning Policy Wales edition 9, Para 10.2.13-10.2.16

\(^{142}\) http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd

\(^{143}\) Planning Policy Wales edition 9, Para 10.4.4
statement. These centres typically have only one convenience store which is key to
the viability and vibrancy of the centre, the loss of which could be significant for the
future of the centre.

Where permission is granted out-of-centre retail development or, in some instances,
edge-of-centre development, conditions will be attached to control the nature and
scale of the retail activity and minimise any potential impact on designated centres.
Policy R7: Loss of Local Services

Outside of Wrexham Town Centre, District, Local, Village and Neighbourhood Centres proposals that entail the loss of a shopping, commercial facility or public house will only be supported where:

i. The use is no longer viable and all reasonable attempts to sell or let the business have proved unsuccessful; or

ii. A similar service is available within reasonable walking distance.

It is important that the daily needs of communities are reasonably met in their locality. Provision of these services locally will reduce the need to travel and help sustain local communities.

The applicant will be required to provide clear evidence to show that the unit has been permanently vacant or vacant for an extended period, that it has been on the market as a commercial unit for a reasonable price or rent for a continuous period of 12 months and that no reasonable offer has been rejected. These criteria will be especially important where a similar service is not available within a reasonable 400m (5-minute) walking distance.

<table>
<thead>
<tr>
<th>LDP Objectives</th>
<th>SO1, SO2, SO3, SO4, SO5, SO7, SO9</th>
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<tbody>
<tr>
<td>Evidence Base</td>
<td>Wrexham Retail Assessment (PBA, July 2014);</td>
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<td>Bodhyfryd Mini-Masterplan (BDP, July 2015);</td>
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<td>Wrexham Town Centre Accessibility Study (Ryder, 2015);</td>
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<td>Wrexham Town Centre Masterplan: Report of Findings from Stakeholder Workshops (P4R, 2015);</td>
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<td>Wrexham Town Centre Public Realm Study (AECOM, 2015);</td>
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<td>Wrexham Town Centre Lighting Options (Arcus, 2016);</td>
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<td>Review of Retail and Commercial Centres (March 2017)</td>
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<td>National Planning Policy</td>
<td>Planning Policy Wales Chapter 10;</td>
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<td>Technical Advice Note 4 Retail and Commercial Development (2016);</td>
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<td>Local Development Orders Impacts and Best Practice (2014)</td>
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<td>SPG</td>
<td>Wrexham Town Centre Masterplan (adopted April 2016);</td>
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<tr>
<td>Monitoring Indicators</td>
<td>MI11, MI12, MI13, MI14, MI15, MI16, MI17, MI18, MI19</td>
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Community Facilities and the Welsh Language

Policy CF1 Protection of Existing Open Space, Sport and Recreation Facilities

Proposals which seek to protect, manage and enhance the existing network of diverse, multi-functional open spaces, sport and recreation facilities will be supported.

Development will only be permitted on areas of existing open space, sport and recreation facilities where:

i. It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and

ii. The open space has no significant functional or amenity value and there is no prospect of improvement; and

iii. The open space is of no significant quality; and in all cases;

iv. Alternative open space and/or sport and recreation provision of equivalent or greater community benefit is made available in a suitable location.

The aim of this policy is to protect, manage and enhance open space and sport and recreation facilities that have significant functional, conservation, environmental or amenity value. It applies to all areas of open space within the County Borough.

For the purposes of the Plan, open space is defined in accordance with guidance contained in TAN 16\textsuperscript{144}. It includes all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for play, sport, recreation and tourism, and can also be important for visual amenity, and may have conservation and biodiversity functions. This policy is in accordance with TAN16 which requires all open space particularly that with a significant amenity, nature conservation or recreational value to be protected.

Outdoor Sports Facilities relate to provision contained within wider open spaces (e.g. pitches, bowling greens and tennis courts) and standalone forms of provision (in line with the approach taken in the Open Space Audit and Assessment of Need 2016 (OSAAN). Regional sports stadia are protected under Policy CF3.

The (OSAAN)\textsuperscript{145} sets out in more detail the approach taken to assessing the quality and functional/amenity value of open space in the County.

\textsuperscript{144} Technical Advice Note 16: Sport Recreation and Open Space, Annex A.
\textsuperscript{145} Open Space Audit and Assessment of Need. WCBC (March 2016)
The OSAAN provides an audit of existing public and private open space areas. The OSAAN has identified open spaces of public value. Where an area of open space has not been identified in the OSAAN, the criteria set out in the policy will still apply.

In addition, the OSAAN includes information on the quality of existing open space which can be used to define the quality of existing sites. Consideration should be given to the landscape and play value that an area of open space provides and the relative quantity of accessible open space in the local community in determining any applications for the loss of open space. Any replacement provision will need to be provided in line with the Open Space, Sport and Recreation SPG.
Policy CF2: Provision of New Open Space

Developments of 10 or more dwellings must include provision for public open space. The open space must be accessible and integral to the proposed development and usable for both formal and/or informal play and recreation. Where on-site provision is not possible or appropriate, the provision and/or improvement of existing local provision off site will be sought though a commuted sum.

The quantity, quality and location of the open space contribution required will be determined in accordance with standards set out in the most up to date open space study. A minimum requirement of 0.25ha per 50 dwellings (50sqm per dwelling) is expected.

Any attempts to subdivide sites to avoid thresholds for provision of open space will not be supported.

This policy provides the means to achieve the local open space standard as set out in the most up to date version of the Open Space Audit and Assessment of Need 2016 (OSAAN) in all new developments of 10 or more dwellings. The OSAAN takes into account the quantity, quality and accessibility of provision and further details are provided in the Open Space and Outdoor Sports Facilities SPG.

The Council applies the Wrexham Local Quantity Standard to the provision of new open space, which will be the standard against which all proposals will be assessed when calculating the appropriate amount of recreational open space to be provided. New developments should seek to provide 2.2ha of multifunctional open space per 1000 population (which equates to 0.25ha per 50 dwellings or 50 sqm per dwelling). The broad split of types of open space is guided by the Wrexham Local Quantity Standard as identified below.

<table>
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<tr>
<th>Typology</th>
<th>Wrexham Local Quantity Standard (Ha per 1,000 population)</th>
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<tbody>
<tr>
<td>Multi-functional amenity greenspace</td>
<td>1.25</td>
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<tr>
<td>Dedicated provision for children and young people</td>
<td>0.09</td>
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<tr>
<td>Parks and gardens</td>
<td>0.30</td>
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<tr>
<td>Semi/natural</td>
<td>0.57</td>
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Wrexham Local Quantity Standard 2.2ha per 1000 population. Average household size 2.3 people (ONS 2011 Census). 1000/2.3 = 435 homes per 1000 population. 2.2ha/435 homes = 0.005ha per dwelling. 0.005 x 50 dwellings = 0.25ha per 50 dwellings.
This table is intended as a guide and consideration should be given to the sufficiency/deficiency of the different typologies in the area in order that new provision can seek to reduce deficiencies where they exist.

Accessibility to open space provision should be considered early on in the design process to ensure that it is integral and multifunctional within the scheme. The planning application should clearly stipulate what measures will be in place for the future management and maintenance of new open space provision as the Council are unlikely to acquire and maintain any new areas of open space in the future.

**Sports and recreation**

The OSAAN sets out the provision of outdoor sports facilities across the borough. That study does not set out a Local Quantity Standard for outdoor sports facilities. Consultation with Council Officers confirmed that over the last 10 years no sports pitches have been developed through the receipt of section 106 funding. Most recent best practice guidance recommends levels of provision are determined by pitch capacity (i.e. how many games per week a pitch can host) and club demand (i.e. how many matches a week takes place); not through the application of quantity standards.

Outdoor sports can be quantified in terms of the demand they receive for their use; unlike most other open space provision which is difficult to quantify demand for use. Subsequently it is possible to develop a more detailed level of understanding for outdoor sports provision; which in turn could help to provide a stronger justification for new/additional facilities.

Where proposed housing development is located within access of a high quality playing pitch, this does not necessarily mean that there is no need for further pitch provision or improvements to existing pitches in that area in order to accommodate additional demand arising from that development. The Council and Football Association of Wales are developing a Plan for Football in Wrexham. This document will help inform the provision of outdoor sports facilities.

Further guidance on the approach that should be taken to sports pitch provision will be set out in the Draft Open Space and Outdoor Sports Facilities SPG.

Due to the scale of the Key Strategic Sites, there will be a requirement to provide outdoor sports facilities. KSS2 currently contains playing pitches that are used by Ysgol Morgan Llwyd. Sufficient provision for playing pitches to serve the school will be maintained in close proximity to the school site.
Policy CF3: Regional Sports Stadia

The continued use of sports stadia, including the Racecourse Stadium, the North Wales Tennis Centre, the Queensway Athletic Stadium and Bangor on Dee racecourse will be safeguarded and any development which would result in the loss of all or part of the principal use of the site for other uses will not be permitted. Development which enhances existing facilities and the introduction of additional uses complementary to the site's principal use are supported.

Certain sports facilities serve a regional population catchment and represent strategic investments which contribute to the quality of life of its residents, as well as to the County Borough's identity and economic vitality. They are also sustainably located close to a range of associated facilities (e.g. eating and drinking establishments) and are easily accessible by a choice of transport modes, particularly public transport. The County Borough contains, for example, the North Wales Regional Tennis Centre, the largest tennis centre in Wales; the Queensway Athletics Stadium; Bangor on Dee Racecourse; and the historic Racecourse Stadium, the oldest international football stadium in the world still in use as an international multi-sport venue. Their existing principal use should be retained and existing associated facilities (e.g. car parking, covered seating capacity, etc) should be enhanced. Stadium redevelopment for other uses (e.g. general market housing, retail, commercial, etc) is unnecessary given that sufficient land for future requirements has been identified for these other uses.

LDP Objectives

| Evidence Base | SO1, SO2, SO3, SO6, SO7, SO8, SO9, and SO10. |
| Policy CF1 & CF2 | Open Space Audit and assessment of Need (OSAAN) 2016 |
| National Planning Policy | Planning Policy Wales, Chapters 4, 5, 9 and 11 |
| | Technical Advice Note 16: Sport, Recreation and Open Space (January 2009) |
| SPG | Public Open Space on New Housing Development |

Monitoring Indicators

| Monitoring Indicators | MI33, MI34 |

Wellbeing Goals

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Policy WL1 Welsh Language and the Social and Cultural Fabric of Communities

Within the Welsh Language Sensitive Areas identified on the Proposals Map (communities of Ceiriog Ucha, Coedpoeth, Glyntraian, Llansantffraid Glyn Ceiriog, Minera, Penycae and Rhosllanerchrugog) the following developments will be required to submit a Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language:

i. all residential applications for 5 or more units in the Ceiriog Valley (Ceiriog Ucha, Glyntraian, Llansantffraid Glyn Ceiriog communities) and Minera community;
ii. all residential applications for 15 or more units elsewhere within the Welsh Language Sensitive Areas;
iii. all employment proposals of 1ha or more; and
iv. all retail development greater than 400sqm.

The purpose of the policy is to assess the impacts of unanticipated windfall developments on the Welsh Language in the Local Search Areas which are based on communities with locally high levels of Welsh speaking evidenced in the 2011 census.

The Welsh Government is committed to ensuring that the Welsh language is supported and encouraged to flourish as a language of many communities all over Wales with an important role for the planning system to take account of the needs and interests of the Welsh language and in doing so contribute to its wellbeing.

National planning policy advises that local planning authorities should consider whether they have communities where the use of the Welsh language is part of the social and cultural fabric, and where this is so, it is considered appropriate that this be taken into account in the formulation of land use policies.

Nationally 19% of the population speak Welsh\textsuperscript{147}, in the County Borough the figure is well below the national average at 12.9\% but this does hide wide variations between communities with Welsh speaking ranging from 5.9\% to 47\%. From evidence collated to support the Sustainability Appraisal Scoping Report\textsuperscript{148}, locally the communities where Welsh language is sensitive or important are in the Ceiriog Valley (Ceiriog Ucha, Llansantffraid, Glyntraian, Glyn Ceiriog) and in some of the western former coal mining villages and areas (Coedpoeth, Minera, Penycae, Penycae, Penysarn, Rhosllanerchrugog).

\textsuperscript{147} 2011 Census
http://www.comisiynyddygymraeg.cymru/English/Policy,%20research%20and%20data/Census%20Data/Pages/Census%20Data.aspx
\textsuperscript{148} SA Topic Paper 3: Community Wellbeing and Cohesion
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
Rhosllanerchrugog) where Welsh speaking ranges from 18.3% to 47%. These areas have been identified on the Proposals Map as Welsh Language Sensitive Areas.

The Sustainability Appraisal\(^{149}\) of the LDP assesses the effects of the plan on the use of Welsh Language within the County Borough. However the SA cannot assess the impact of ‘unforeseen windfall’ developments on Welsh language, these would be developments of a size, scale or nature untypical for the area.

The criterion and thresholds within the policy aim to capture these ‘unforeseen windfall’ developments. Criteria i) sets a lower threshold for residential development in the least populated rural communities to reflect their sensitivity to relatively small development (criteria i applies to the settlements of Dolywern/Llwynmawr, Glyn Ceiriog, Gwynfryn, Llanarmon Dyffryn Ceiriog, New Brighton, Pontfadog and Tregeiriog and the rural areas within the community).

In these locations it is important to understand what impacts development may have, consideration must be given to the enhancement and protection of the language and culture and appropriate mitigation and avoidance measures are identified. The future wellbeing of the Welsh language and its contribution to Welsh cultural heritage is dependent on a variety of key factors such as education, demographic change and community activities as well as economic prosperity, an impact assessment must consider these factors.

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<thead>
<tr>
<th>LDP Objectives</th>
<th>SO7</th>
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<tbody>
<tr>
<td>Evidence Base</td>
<td>Sustainability Appraisal (2018), Census 2011</td>
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| National Planning Policy | • Planning Policy Wales Chapter 4  
• TAN20 Planning and the Welsh Language (Oct 2013)  
• TAN20 Consultation (Jan-March 2016); |
| SPG | • Welsh Language and Welsh Communities |
| Monitoring Indicators | MI35, MI36, MI37 |

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\(^{149}\) Initial Sustainability Appraisal [http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)
Minerals, Waste and Renewable Energy

Policy MW1: Minerals Safeguarding

Non-mineral development within Mineral Safeguarding Areas as defined on the proposals map will only be permitted where it can be demonstrated that:

i. The mineral underlying the site does not merit extraction, or
ii. The need for the non-mineral development outweighs the need to protect the resource, or
iii. The mineral can be satisfactorily extracted prior to the non-mineral development, or
iv. The development is of a temporary nature or can be removed within the timescales within which the mineral is likely to be needed, and
v. Essential infrastructure that supports the supply of minerals would not be compromised or would be provided elsewhere.

All applications for development in these areas shall be supported by a Mineral Safeguarding Assessment.

Proposals for non-mineral development on allocated sites of 4ha or more and which are underlain by surface coal or Category 1 sand and gravel shall be supported by a Prior Extraction Assessment.

This policy expands on policy SP17, protecting potential resources from development and accords with national planning policy contained in PPW which requires Mineral Planning Authorities to safeguard access to mineral deposits which society may need.

Wrexham is underlain by a wealth of minerals which society may need, now or in the future. Minerals are a finite resource and can only be worked where they occur whereas there is often choice regarding the location of non-mineral development. In order to prevent the unnecessary sterilisation of minerals this policy safeguards undeveloped land underlain by mineral from unnecessary sterilisation. The mineral resources safeguarded include sand and gravel, limestone, primary and secondary coal, and clay. Rail heads are also safeguarded under the above policy and are identified under the Mineral Safeguarding Areas on the proposals map.

Due to the extent and distribution of mineral within the County Borough and the need for non-mineral development such as housing, it is inevitable that some sterilisation will occur and this is accepted and established through the allocation of sites underlain by mineral in the LDP. Where mineral is confirmed as being of economic importance it will be expected that the potential for extraction of the mineral prior to the non-mineral development will be explored, this is defined as ‘prior extraction’. Any loss should be minimised through prior extraction where feasible. Although the policy includes provision for prior extraction, even where prior extraction is required it is likely that there will still be some sterilisation of mineral since there will be a need
to ensure that development can occur over a reasonable timescale and without prejudicing the viability of the non-mineral development.

The Mineral Safeguarding Assessment should contain sufficient information to enable the Local Planning Authority to establish whether the proposed development meets any of the criteria identified within the policy above. The information used to establish Mineral Safeguarding Areas was produced at a strategic level and there may be instances where mineral underlying a site does not merit safeguarding. Mineral produced as a result of prior extraction will be considered to be a windfall and need for the mineral concerned does not need to be demonstrated against regional needs.

The need for mineral underneath sites which are allocated for non-mineral development has already been considered through the development of the LDP and the need for the non-mineral development is considered to outweigh the need to protect the resource in its entirety. Nevertheless, prior extraction should be undertaken where possible and applications for non-mineral development should be supported by a Prior Extraction Assessment. The level of prior extraction which can be undertaken will depend upon the nature of mineral concerned, the size of the site, the phasing, timing, design and delivery of the non-mineral development. The allocated sites which are considered to offer the greatest potential for prior extraction are those which are at least 4ha in size and applications on these sites should be supported by a Prior Extraction Assessment. Prior extraction on smaller sites is considered much less likely to be feasible or desirable. Nevertheless, an advisory will be included on any pre-application advice issued in respect of such sites confirming the likelihood of the site being underlain by mineral of economic importance and the potential benefits of prior extraction.
Policy MW2: Mineral Buffer Zones

Development in the mineral buffer zones as identified on the Proposals Map will only be permitted where it can be demonstrated that it would not compromise current or planned mineral extraction.

Applications for mineral extraction within buffer zones will only be permitted where it can be demonstrated that a sufficient buffer between mineral extraction and sensitive development can be maintained.

This policy expands on Policy SP17 and aims to protect existing mineral reserves from development which would conflict with its extraction and to reduce the impact of quarrying on sensitive land uses.

There is one operational quarry in Wrexham, Ballswood, which extracts sand and gravel. Clay is also worked at Hafod to create void space in connection with the use of the site as a landfill. There is also an extant planning permission for mineral extraction in Llay around which a buffer will be applied. In accordance with Minerals Technical Advice Note 1 the buffer zones extend to 100m for sand and gravel and clay and 200m for hard rock. Although MTAN 1 recognises that there will be instances where non-mineral development may not conflict with mineral extraction it is likely that such development would conflict with the overall aim of safeguarding.

Buffer zones have been identified around sites with planning permission for mineral extraction as indicated on the Proposals Map.

Sensitive development includes land uses most susceptible to adverse impact from quarrying such as housing, schools and hospitals. These uses will not be supporting within buffer zones. Some less sensitive development where a lower standard of amenity could be tolerated, such as industrial land uses or development which is ancillary to the mineral working, may be supported within buffer zones.
Policy MW3: Sustainable Supply of Minerals

Areas where proposals for mineral extraction are unlikely to be acceptable are identified on the Proposals Map as Extraction Exclusion Areas.

Proposals for mineral extraction outside the Extraction Exclusion Areas, including unconventional oil and gas, will be supported where they are necessary to enable the local authority to meet a need identified at the regional level, or the needs of the industry concerned provided it can be demonstrated that:

i. There would be no unacceptable impact on the highway taking into account the proposed access and routes to be used for transportation,

ii. Noise levels would not have an adverse impact on sensitive receptors,

iii. Air quality would not be adversely affected by dust, smoke or fumes,

iv. Satisfactory provision can be made for the management of any mineral wastes which would be generated by the proposal,

v. Where blasting is proposed, vibration would be within acceptable limits at nearby sensitive receptors,

vi. There would be no adverse impact on water resources, either through pollution of surface or groundwater or by increasing the risk of flooding,

vii. There would be no significant adverse visual impact on areas of landscape importance,

viii. Any adverse visual impacts can be satisfactorily mitigated through the use of landscaping both during the development and following completion of the development,

ix. The proposal would not compromise adjacent land through instability, and

x. Satisfactory restoration and after-use is proposed;

Proposals for mineral extraction within the Extraction Exclusion Areas will only be supported where:

i. It can be demonstrated that no suitable sites exist outside the Exclusion Areas, taking into account the distribution of the mineral concerned and the needs for the development in terms of regional supply, or

ii. Prior extraction is required, in accordance with Policy MW1: Minerals Safeguarding.

Such proposals will be considered in accordance with criteria i-x identified above.

This policy expands on policy SP17 and sets out criterion which will be used to assess any applications for mineral developments both within and outside of the Extraction Exclusion Areas identified on the Proposals Map. Extraction Exclusion Areas are those areas where mineral extraction is unlikely to be acceptable. This may be due to proximity to a settlement, the presence of an environmental or cultural designation, or flood risk. Since EEA were developed at a strategic level it is accepted that there may be circumstances when it may be appropriate or necessary to allow extraction to occur within an EEA and the policy provides sufficient flexibility so that working within an EEA may be permitted where it is justified.
Minerals can only be worked where they occur and it is accepted that this means that mineral extraction often needs to occur in open countryside. Wrexham is underlain by a wealth of mineral and it is therefore considered feasible to direct extraction to areas which would have the least impact on communities as well as areas of environmental and cultural importance. The Regional Technical Statement identifies a need for crushed rock across Flintshire and Wrexham but does not identify any further need for sand and gravel in Wrexham. Potential sources of crushed rock within the County Borough largely coincide with the ANOB and it is considered unlikely that a proposal for aggregate would meet the tests contained within Planning Policy Wales paragraph 14.3.2 with respect to exceptional circumstances. The extent of limestone outside of the AONB is very limited in Wrexham and poorly located in terms of the trunk road network, furthermore, there are no active crushed rock sites within the County Borough.

By comparison, Flintshire has significant deposits of crushed rock outside the AONB including a number of operational sites which could potentially be extended. Wrexham will make provision for crushed rock through collaboration with Flintshire with an allocation to be identified in the Flintshire Local Development Plan 2015-2030. No allocation has therefore been identified in Wrexham. This matter will be carefully monitored to ensure that provision is made. Policy MW3 has criteria against which an application for extraction could be assessed against in the event that an application comes forward in Wrexham and monitoring will enable action to be taken in the event that provision is demonstrated not to be forthcoming in Flintshire. There are existing sand and gravel sites within the County Borough which provide an important contribution towards the regional supply of sand and gravel and no allocation is therefore currently required.

Sites which are dormant or inactive will be kept under review and prohibition orders issued where deemed necessary.

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Policy MW4: Secondary and Recycled Aggregates

Proposals for the management of secondary and recycled aggregates will be supported outside settlement boundaries provided they meet the following criteria:

i. They are temporary and would enable wastes arising from an identified development site/s to be managed in a sustainable way,
ii. They would not have an adverse impact on residential amenity through noise or dust,
iii. The development would not result in the loss of permanent features such as trees and hedgerows, and
iv. The site can be satisfactorily restored to its original condition following the cessation of the use.

The need to minimise the production of waste and to encourage the reuse of materials is recognised in national policy and promoted through the LDP. Because of the nature of development sites there may be a short term, temporary requirement for space to manage demolition and construction wastes and this should be considered and planned for at an early stage. In some cases, the management of construction and demolition wastes arising from a development could constitute permitted development. Where planning permission is required, land may only be required for a temporary period of time and could be supported outside development boundaries where there are identifiable benefits relating to a particular development. Permanent facilities should be directed towards sites which are allocated for waste uses, in line with policy MW6.

<table>
<thead>
<tr>
<th>LDP Objectives</th>
<th>SO9, SO11</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence Base</td>
<td></td>
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</tbody>
</table>
| Policy MW1     | • North Wales Regional Technical Statement 1st Review (2014)  
• BGS Safeguarding Map of Wales (2012)  
• Minerals Technical Paper (2017) |
| Policy MW2     | • Minerals Technical Paper (January 2018) |
| Policy MW3     | • North Wales Regional Technical Statement 1st Review (2014)  
• Minerals Background Paper (2017) |
| Policy MW4     | • North Wales Regional Annual Monitoring Report (2016)  
• Minerals Background Paper (2017) |
| National Planning Policy | • Planning Policy Wales, Chapter 12 and 14  
• Minerals Technical Advice Note 1: Aggregates  
• Minerals Technical Advice Note 2: Coal  
• Technical Advice Note 21: Waste |
<table>
<thead>
<tr>
<th>Wellbeing Goals</th>
<th>A prosperous Wales</th>
<th>A resilient Wales</th>
<th>A healthier Wales</th>
<th>A more equal Wales</th>
<th>A Wales of cohesive communities</th>
<th>A Wales of vibrant culture and thriving Welsh language</th>
<th>A Wales of globally responsible Wales</th>
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</thead>
<tbody>
<tr>
<td>Monitoring Indicators</td>
<td>MI47, MI48, MI49</td>
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<tr>
<td>SPG (for Policy MW1 and MW2)</td>
<td>Minerals: Mineral Safeguarding and Prior Extraction Assessments</td>
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- Construction and Demolition Sector Plan
Policy MW5: Sustainable Waste Management

1. Proposals for new development should demonstrate how the production of waste will be minimised during all stages of the development and how wastes which do arise would be managed in a sustainable way, in accordance with the waste hierarchy.

2. Proposals for new development should demonstrate, where relevant, that adequate facilities and space for collection, composting and recycling of waste materials has been made.

3. Any potential conflict between sensitive development and waste management uses should be minimised. Proposals for new sensitive development within 250m of Hafod landfill will only be supported where it can be demonstrated that there would be no adverse effects from the landfill site.

The purpose of this policy is to ensure that adequate provision is made for waste management facilities within new developments, to prevent the generation of waste where possible, and ensure that it is sustainably managed where it is generated, thereby helping Wrexham achieve the targets set within the National Waste Strategy. All development generates waste so considering what wastes would be generated by a development and how they would be managed at an early stage is vital. The level of information which would be required to demonstrate that the requirements of the policy have been met will depend upon the scale of the development proposed, the nature of the site, i.e. previously developed or greenfield, and the nature of the development.
### Policy MW6 Waste Management Facilities

Proposals for the management of waste will generally be supported on existing or allocated employment sites for B2 uses subject to meeting the criteria below. Sites which are considered suitable for waste management uses include:

- Wrexham Industrial Estate;
- Llay Industrial Estate;
- Chirk Industrial Estate, Chirk and Canal Wood Industrial Estate, Chirk
- Vauxhall Industrial Estate, Johnstown and Gardden Industrial Estate, Ruabon
- Croesfoel Industrial Estate and Bersham Enterprise Centre, Rhostyllen
- Gresford Industrial Estate, Wrexham Town
- Wynnstay Technology Park, Cefn/Acrefair
- Five Crosses Industrial Estate, Coedpoeth
- Rhosddu Industrial Estate, Wrexham Town
- Advance Park Industrial Estate, Rhosymedre, Cefn/Acrefair

Proposals for the management of waste outside existing settlement boundaries or on land not allocated for waste or a B2 use may be supported provided:

1. The proposed development cannot be located on land allocated for employment uses or within development boundaries due to the scale or nature of the proposed development, or
2. The proposal is intended to manage wastes arising entirely on site, or
3. There is a demonstrable need for the waste management facility type concerned and there are no allocated sites within a reasonable distance, taking into account the catchment of the waste, and
4. The site is outside the AONB; and
5. There is provision for restoration upon cessation of the approved use.

Proposals for waste management will be supported provided:

1. The proposal would move the management of waste up the waste hierarchy; or
2. There is an identified need for the facility type at the regional level, in accordance with Technical Advice Note 21, and
3. There would be no adverse impact on residential amenity by virtue of noise, dust or odour; and
4. There would be no adverse impact on air quality; and
5. The proposal would not have an adverse impact on areas designated for their landscape value, and
6. Any visual impacts would be minimised through the storage of wastes

The purpose of this Policy is to provide a framework for the assessment of planning applications for waste management facilities. This Policy expands on Policy SP18.

Waste management facilities covers a range of different facility types with potentially very different impacts. In order to provide certainty for communities and the waste
industry most waste uses will be directed towards existing and allocated employment sites with a B2 use. However, not all employment sites will be suitable for all types of waste management and it is important to ensure that those uses which have the potential to generate nuisance are located away from sensitive receptors. Employment sites which are particularly sensitive due to the visual character of the area have not been identified in the policy. Where it is demonstrated that existing or allocated employment sites identified under Policy MW6 are not suitable for the proposed use, other sites may be considered, including sites outside the settlement boundary.

Technical Advice Note 21 advises that Planning Authorities should take into account the ability of Environmental Permits to control operations of waste facilities. At the planning application stage it must be demonstrated by the Applicant that it is possible to adequately control the operations taking into account the location of the proposed facility and its proximity to sensitive receptors.

<table>
<thead>
<tr>
<th>LDP Objectives</th>
<th>SO9, SO12</th>
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</thead>
<tbody>
<tr>
<td>Evidence Base</td>
<td>• North Wales Regional Annual Monitoring Report (2016)</td>
</tr>
</tbody>
</table>
| National Planning Policy | • Planning Policy Wales, Chapter 12  
• Technical Advice Note 21: Waste  
• Collections, Infrastructure and Markets Sector Plan. |
| SPG            | N/A |
| Monitoring Indicators | MI50, MI51, MI52 |

<table>
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<tr>
<th>Wellbeing Goals</th>
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Policy RE1: Development and Renewable Energy/Low Carbon Technology

Development proposals are required to maximise the potential for renewable energy.

The Council will encourage developers of the Key Strategic Sites and major sites (100 dwellings or more or development exceeding 1000m²) to incorporate schemes which generate energy from renewable and low carbon technologies. This includes opportunities to minimise carbon emissions associated with the heating, cooling and power systems for new development.

An independent energy assessment investigating the financial viability and technical feasibility of incorporating such schemes will be required to support applications.

This policy provides further detail to policy SP19 with the purpose of maximising the potential for renewable energy on large scale new developments within the County.

The UK government has committed to sourcing 15% of its energy from renewable sources by 2020\(^{151}\). Modelling undertaken on behalf of the Department for Energy and Climate Change (DECC) suggests that by 2020, this could mean that more than 30% of our electricity and 12% of our heat, may be generated from renewable sources\(^{152}\). These targets are presented as the lead scenario, which relies on strong, co-ordinated efforts from several sectors including local authorities.

PPW enables Local Planning Authorities to assess strategic sites to identify opportunities to require higher sustainable building standards (including zero carbon) where requirements are demonstrated to be evidence-based and viable. Particular reference is made to opportunities for minimising carbon emissions associated with the heating, cooling and power systems. This includes utilising new or existing low and zero carbon energy supply systems (such as district heating systems), encouraging the development of new opportunities to supply proposed and existing development, and maximising opportunities to co-locate potential heat customers and suppliers.

In preparing the LDP, Wrexham County Borough Council has undertaken a Renewable Energy Assessment (REA)\(^{153}\). The REA aims to identify the potential energy capacity of renewable and low carbon technologies in the local authority area and consider the contribution these can make towards local future heat and electricity energy requirements. The REA has been prepared in accordance with the

\(^{151}\) The UK low carbon transition plan: national strategy for climate and energy

\(^{152}\) The UK low carbon transition plan: national strategy for climate and energy
http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd

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Welsh Government Practice Guidance “Planning for Renewable and Low Carbon Energy – A Toolkit for Planners”\textsuperscript{154}. The REA (and future updates) can assist in identifying which renewable energy technologies may be appropriate in particular locations.

The co-location of high density and mixed-use development can present significant opportunities for utilising renewable and low carbon technologies, including energy supply systems. All key strategic sites will form a large percentage of future development in Wrexham and may play a significant role in meeting its renewable energy potential identified in the REA.

Developers of the Key Strategic Sites and major sites are expected to submit an independent energy assessment investigating the financial viability and technical feasibility of incorporating such schemes. Statements should be submitted at the planning application stage to ensure that any viability assessment reflects technological developments and economic circumstances. Developers should refer to the Council’s REA in undertaking their energy assessments to identify possible opportunities for renewable and low carbon technologies. The REA contains an energy opportunities plan for each of the Key Strategic Sites and large allocated sites in policy H1 that may present low carbon opportunities. In implementing this Policy it is expected that developers follow the energy hierarchy as advocated by national policy (TAN 12). Further guidance in relation to energy assessments will be issued in the form of SPG. This will specify what is expected of developers to meet the requirement of this policy.

PPW contains national policy relating to climate responsive development and specifies the current sustainable building standards in Wales. It contains national development management policy in relation to planning applications for renewable and low carbon energy development and associated infrastructure. Accordingly, developers should also refer to this for further guidance. Implementation of this policy, which promotes incorporation of renewable energy generation, will also reduce emission of aerial pollutants, thereby offsetting increases in aerial emissions arising from implementation of other policies in the Plan. This would contribute to avoiding significant effects upon European Sites.

\textsuperscript{154} http://gov.wales/topics/planning/policy/guidanceandleaflets/toolkit-for-planners/?lang=en
Policy RE2 Renewable Energy Schemes

Proposals to generate energy from renewable and low carbon sources will be supported.

i. Proposals for solar farms (5MW to 50MW) will be directed to the solar local search areas (LSA) identified on the Proposals Map;

ii. Proposals for wind farms (5MW to 25MW) will be directed to the wind local search areas (LSA) identified on the Proposals Map;

iii. Small scale and/or community-based proposals (less than 5MW) for wind, solar, biomass, energy from waste, anaerobic digestion and hydropower will be supported in appropriate locations.

In assessing such proposals consideration will be given to the impacts of the development on the landscape, the number, scale, size, design and siting of renewable installations and associated infrastructure, alone, cumulatively and in combination.

This policy provides further detail to policy SP19 with the purpose of directing new renewable energy installations to the local search areas identified on the proposals map and supporting other means of small scale renewable energy proposals in appropriate locations subject to certain criteria.

The UK is bound\textsuperscript{155} to provide 15\% of energy consumed to be generated from renewable sources by 2020 and the Welsh Government is committed to Wales contributing to this. But, in 2015 the UK was generating just 8.3\% of its energy from renewable sources demonstrating that there is still a long way to go achieve the target.

Consequently, within the scope of onshore electricity generation that Local Authorities and Welsh Ministers can consent (<50MW), PPW requires\textsuperscript{156} Local Planning Authorities to plan positively for all forms of renewable and low carbon energy development, optimise renewable energy generation, optimise low carbon generation, facilitate combined heat and power systems where feasible and recognise the benefits of renewable energy to tackling climate change and increasing energy security.

\textsuperscript{155} The Renewables Directive (2009/28/EC) and The Climate Change Act 2008
\textsuperscript{156} Planning Policy Wales edition 9 Chapter 12 paras 12.8 and 12.9
To provide an evidence base to plan positively and strategically for renewable energy and low carbon development the Council prepared a renewable energy assessment (REA)\textsuperscript{157} that follows Welsh Government guidance\textsuperscript{158}.

The REA identified that the greatest potential for delivering renewable energy was solar power. The spatial areas which are least constrained are identified on the Proposals Map as solar local search areas (LSA). It is to these areas that solar farms of 5MW-50MW are to be directed giving certainty to the industry and local community. These areas are broadly grouped in North of Wrexham, East of Wrexham Industrial Estate, South-East Maelor, South of Marchwiel and Eyton, Ceiriog Valley.

A smaller amount of wind resource is available which is also identified on the Proposals Map as wind local search areas and it is to these areas that wind farms of between 5MW-25MW will be directed. These lie on the ridge north and south of the Ceiriog valley.

However not all of the land within the LSA’s will be technically, economically or environmentally suitable for solar/wind proposals, site constraints and cumulative impacts/landscape sensitivity will need to be addressed on a case by case basis at planning application stage with the onus on the applicant to demonstrate landscape impacts and sensitivity through the submission of a landscape visual impact assessment on a case by case basis.

The REA considered other renewable energy resources including biomass, energy from waste, anaerobic digestion and hydropower. It may be possible that small scale (<5MW) renewable energy development from these sources come forward anywhere in the County Borough during the plan period. The principle for such development, particularly small community based schemes, is supported but it will be for the planning application process to determine the acceptability of detailed proposals. Applicants will need to demonstrate that site specific constraints are addressed and the proposal is compliant with generic LDP policies for general development, landscape, heritage, environment and other policies as appropriate.

Some technologies such as energy from waste and biomass can be located in employment estates, anaerobic digestion could be located in existing farm complexes; LDP employment and waste policies are consistent with this approach. Potential Renewable Energy contributions could be as follows:

\textsuperscript{157} Renewable Energy Assessment (Wrexham County Borough Council, 2017)
\textsuperscript{158} Planning for Renewable and Low Carbon Energy - A Toolkit for Planners September 2015
<table>
<thead>
<tr>
<th>Energy Technology</th>
<th>Current Installed Capacity (MWe)</th>
<th>Total Capacity (Installed plus REA Potential)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Onshore Wind</td>
<td>0.02</td>
<td>8.01-16.02 MWe</td>
</tr>
<tr>
<td>Biomass (Energy Crops)</td>
<td>3</td>
<td>3.75 - 7.5 MWe</td>
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<tr>
<td>Hydropower</td>
<td>0</td>
<td>220kw-7.46 MWe</td>
</tr>
<tr>
<td>Energy from Waste</td>
<td>0</td>
<td>2.45 - 4.9 MWe</td>
</tr>
<tr>
<td>Anaerobic Digestion</td>
<td>0</td>
<td>1.38 - 2.75 MWe</td>
</tr>
<tr>
<td>BIR</td>
<td>16.98</td>
<td>22.4 - 33.7 MWe</td>
</tr>
<tr>
<td>Sewage</td>
<td>1.17</td>
<td>0.74 - 1.47 MWe</td>
</tr>
<tr>
<td>Solar Farm</td>
<td>45.12</td>
<td>68.2 – 136.4 MWe</td>
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<tr>
<th>LDP Objectives</th>
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<td>Evidence Base</td>
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<tr>
<td></td>
<td>Wrexham County Borough Renewable Energy Assessment (2017);</td>
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<td></td>
<td>UK Renewable Energy Roadmap: 2013 Update (DECC 2013);</td>
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<td>Energy Wales: A Low Carbon Transition (WG 2012);</td>
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<td>National Planning Policy</td>
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<td></td>
<td>Planning Policy Wales Chapters 4, 5 and 12;</td>
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<td>Technical Advice Note 8 – Planning for Renewable Energy 2005;</td>
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<td></td>
<td>Practice Guidance; Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (WG 2015);</td>
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<tr>
<td>SPG</td>
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<tr>
<td></td>
<td>Renewable Energy and Independent Energy Assessment</td>
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<tr>
<td>Monitoring Indicators</td>
<td>MI53, MI54</td>
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<th>Wellbeing Goals</th>
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<td>A Wales of vibrant culture and thriving Welsh language</td>
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<tr>
<td>A globally responsible Wales</td>
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A Wales of vibrant culture and thriving Welsh language | |

X | X | | | X

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7. Monitoring Framework

7.1 The Planning and Compulsory Purchase Act requires authorities to keep under review those matters that may affect the planning and development of their areas. This process of monitoring constitutes the regular, continuous and systematic collection and analysis of information to measure and assess policy implementation, effectiveness and impact through the use of a monitoring framework.

7.2 The monitoring framework will allow for an ongoing assessment of whether the underlying LDP objectives remain valid or whether the prevailing economic, social, environmental or cultural circumstances have significantly altered since the preparation of the plan. In essence, the framework will allow an assessment of whether the implementation of the LDP has been, or is being, successfully achieved.

The Annual Monitoring Report

7.3 The Council is required to produce an Annual Monitoring Report (AMR) on its LDP which is required to be submitted to the Welsh Government for approval by 31st October. The AMR will identify any policy that is not being implemented in the anticipated manner. It will outline steps that the Council intends to take to secure the implementation of the policy in question and any revisions to the LDP to replace or amend the policy.

7.4 The AMR will also provide an assessment of whether the underlying LDP strategy remains sound, the impact of policies at the local and wider level and whether policies and related targets have been met, or, if progress is being made towards meeting them. This will be done through a number of monitoring indicators.

Monitoring Indicators

7.5 The monitoring framework clearly sets out which policies will be monitored and the mechanisms by which this will be carried out. The structure of the framework reflects the order of the Strategic Policies within the Plan and by linking these to the Detailed Policies. The framework will be used to inform the content of the Annual Monitoring Report.

7.6 In order to ensure delivery of the Plan’s Strategy, the Strategic Objectives have been linked to the Strategic and Detailed Policies. This will help to identify whether the Plan’s Objectives are being delivered by assessing the implementation and effectiveness of the associated policies. Not all policies will have targets or be monitored as some will be generic, specifically for development control purposes and will not provide any useful feedback on the overall delivery of the Plan’s Strategy.

7.7 The monitoring framework is included below and sets out the indicators and targets that will be used to assess the delivery of the Detailed Policies and hence inform the delivery of the Strategic Policies and Plan Objectives. The
framework, where feasible, has mostly been structured in order of Strategic Objectives, Strategic Policies and Detailed Policies. Those policies which do not appear in the framework are ones considered not necessary to monitor or are simply policies for development control purposes.
<table>
<thead>
<tr>
<th>LDP Integrated Objectives</th>
<th>Strategic Policies</th>
<th>Policies to Monitor</th>
<th>Monitoring Indicator (Core / Local)</th>
<th>Target</th>
<th>Trigger for Review</th>
<th>Justification for Target and Trigger</th>
<th>Implementation</th>
<th>Source of Data</th>
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<tbody>
<tr>
<td>SO1 SP1</td>
<td>MI1</td>
<td>5 Years</td>
<td>MI1 - The housing land supply in Years (CORE)</td>
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<td>Planning Service, Private Developers, Housing</td>
<td>Joint Housing Land Availability Study</td>
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<td>SO2 SP3</td>
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<tr>
<td>MI2 SP1 MI1</td>
<td>568 dwellings per annum</td>
<td>MI2 The number of net additional affordable and general market dwellings built in the County Borough (per reporting period since the LDP adoption) (CORE)</td>
<td>NA</td>
<td>National Planning Policy requirement</td>
<td>Planning Service, Private Developers, Housing</td>
<td>Joint Housing Land Availability Study</td>
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<tr>
<td>SP4</td>
<td>MI3</td>
<td>Implementation of improvements to junction 4 on the A483 and A525 (LOCAL)</td>
<td>By 2025</td>
<td>No commencement by 2025</td>
<td>The LDP Housing Trajectory suggests that the first completions on this site will be 26/27. The delivery of this site is dependent upon improvements to junction 4. If there are problems with the delivery of this site, this will need to be investigated further. If the trigger is reached, this will prompt further investigation to determine if there are any problems with the delivery of this strategic housing site. Any identified issues will determine what action is required.</td>
<td>Planning Service, Private Developers, Housing</td>
<td>Joint Housing Land Availability Study</td>
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<tr>
<td>LDP Integrated Objectives</td>
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<td>Policies to Monitor</td>
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<td>SP5</td>
<td>MI4</td>
<td>Total no. of dwellings completed on KSS2 (LOCAL)</td>
<td>As per trajectory</td>
<td>No completions and or no 5 year land supply</td>
<td>The LDP Housing Trajectory suggests that the first completions on this site will be 26/27. If there are problems with the delivery of this site, this will need to be investigated further. If the trigger is reached, this will prompt further investigation to determine if there are any problems with the delivery of this strategic housing site. Any identified issues will determine what action is required.</td>
<td>Planning Service, Private Developers, Housing</td>
<td>Joint Housing Land Availability Study</td>
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<td>LDP Integrated Objectives</td>
<td>Strategic Policies</td>
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<td>H1</td>
<td>MI5 Total housing units permitted on allocated sites as a % of overall housing provision (CORE)</td>
<td>90%</td>
<td>70%</td>
<td>The target allows for a 10% flexibility allowance and the trigger will prompt further investigation to determine if there are any problems with the delivery of any of the allocated sites. Any identified issues will determine what action is required.</td>
<td>Planning Service, Private Developers, Housing</td>
<td>Joint Housing Land Availability Study</td>
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<td>MI6 The no. of net additional market dwellings built (since adoption of plan and over AMR period) (CORE)</td>
<td>None</td>
<td>None</td>
<td>National Planning Policy requirement</td>
<td>Planning Service, Private Developers, Housing, RSLs</td>
<td>Joint Housing Land Availability Study</td>
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<td>Strategic Policies</td>
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<td>H2</td>
<td>MI7</td>
<td>The no. of net additional affordable dwellings built (since adoption of plan and over AMR period) (CORE)</td>
<td>In accordance with policy</td>
<td>Below 10% of policy requirement</td>
<td>To ensure that affordable housing is being delivered and to ensure any action is taken where it is found that this policy is not delivering. National Planning Policy requirement.</td>
<td>Planning, RSLs, Housing, Developers</td>
<td>SX3, Housing Monitoring, Housing Market Assessment</td>
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<td></td>
<td>H4</td>
<td>MI8</td>
<td>No. and location of permanent pitches granted planning permission and delivered (LOCAL)</td>
<td>Total Provision of 28 pitches by 2028 with 15 pitches provided by 2018</td>
<td>No provision or less than 80% by 2018 and no provision or less than 80% by 2028</td>
<td>To monitor whether any action is necessary should the pitches fail to be delivered.</td>
<td>Planning, Housing</td>
<td>SX3</td>
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<td>Policies to Monitor</td>
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<td>All</td>
<td>SP6, SP4, SP5</td>
<td>H1, SP4, SP5</td>
<td>MI9 - Provision of infrastructure, services, facilities and mitigation secured through legal agreement on allocations listed under policy H1 (LOCAL)</td>
<td>In accordance with Planning Obligations SPG</td>
<td>Provision failing to meet the requirement set out in the SPG</td>
<td>To ensure the provision of infrastructure, services, facilities and mitigation, identify any issues to such provision and instigate appropriate action.</td>
<td>Planning, RSLs, Housing, Developers</td>
<td>SX3, Housing Monitoring, Housing Market Assessment</td>
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<tr>
<td>SO6, SO7, SO9, SO10</td>
<td>SP7, SP7</td>
<td>SP7</td>
<td>MI10 Permissions granted leading to the loss of green wedge (LOCAL)</td>
<td>None, unless the proposal is considered appropriate in line with national planning policy</td>
<td>Any application granted contrary Specialist advice</td>
<td>To ensure the protection of the green wedge from inappropriate development and to identify and remediate against any issues with this policy.</td>
<td>Planning Service</td>
<td>SX3</td>
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<tr>
<td>SO1</td>
<td>SP8, R1</td>
<td>MI11 Amount of</td>
<td>100%</td>
<td>90% or less</td>
<td>National Policy Core</td>
<td>Planning Service</td>
<td>SX3, Retail</td>
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<td>SO2</td>
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<td>major retail, office and leisure development (sq. m) permitted within the Town Centre Boundary (CORE)</td>
<td></td>
<td></td>
<td>Indicator. National policy requires a sequential approach to the delivery of such development. Furthermore, it is considered that sufficient land is available for such use within the town centre without the need for out of town locations.</td>
<td>Private Developers</td>
<td>Monitoring</td>
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<td>SO3</td>
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<td>MI12- Number of retail developments permitted outside Wrexham Town Centre not in accordance with Policy R5 (LOCAL)</td>
<td>None, unless in accordance with policy R5 and justified by an assessment of need and application of the sequential test</td>
<td>One or more retail developments permitted outside Wrexham Town Centre not in accordance with policy R5 and not justified by an assessment of need or application of the sequential test</td>
<td>National policy requires a sequential approach to the delivery of such development. Furthermore, it is considered that sufficient land is available for such use within the town centre without the need for out of town locations.</td>
<td>Planning Service Private Developers</td>
<td>SX3, Retail Monitoring</td>
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<td>MI13 No. of developments within the WTCMP area not in accordance with the Masterplan objectives (LOCAL)</td>
<td>No developments permitted without contributing to the WTCMP objectives</td>
<td>One or more developments permitted in the WTCMP area without contributing to the WTCMP objectives</td>
<td>The WTCMP has a key role to play in regenerating the town centre and monitoring the success of this policy is critical to its delivery.</td>
<td>Planning Service</td>
<td>SX3, Retail Monitoring, WTCMP</td>
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<td>LDP Integrated Objectives</td>
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<td>MI14 - % of A1 retail uses within the Primary Shopping Streets (LOCAL)</td>
<td>Retail occupancy levels improving over the plan period. Current retail levels: Regent St 49% Hope St 68% Queen St 25% Henblas St 52% High St 8% Yorke St 75% Eagles Meadow 80% Chester St 55%</td>
<td>Retail occupancy falls below current levels</td>
<td>Any reduction in the current levels of retail uses would harm the vitality and viability of the town centre and this is to ensure that retail underpins the occupation of the primary streets.</td>
<td>Planning Service</td>
<td>SX3, Retail Monitoring</td>
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<td>MI15 - % of vacant units within the primary shopping streets (LOCAL)</td>
<td>Vacancy levels improving over the plan period. Current vacancy rate within Town Centre 19%.</td>
<td>Vacancy rates rise above current levels</td>
<td>To ensure policy is supporting occupation of vacant units.</td>
<td>Planning Service</td>
<td>SX3, Retail Monitoring</td>
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<td>LDP Integrated Objectives</td>
<td>Strategic Policies</td>
<td>Policies to Monitor</td>
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<td>MI16 - Amount of major retail, office and leisure development (sq m) permitted within the District, Local, Village and Neighbourhood Centres (CORE)</td>
<td>No target</td>
<td>No trigger for review proposed</td>
<td>National Policy Core Indicator</td>
<td>Planning Service Private Developers</td>
<td>SX3, Annual Retail Monitoring</td>
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<td>MI17 - % of vacant units within the District, Local, Village and Neighbourhood centres (LOCAL)</td>
<td>Vacancy levels improving over the plan period. Current vacancy rates within District Centres 17%, Local Centres 5%, Village and Neighbourhood Centres 0%</td>
<td>Vacancy rates rise above current levels</td>
<td>To ensure policy is supporting occupation of vacant units.</td>
<td>Planning Service</td>
<td>SX3, Annual Retail Monitoring</td>
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<td>LDP Integrated Objectives</td>
<td>Strategic Policies</td>
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<td>R6</td>
<td>MI18 - Amount of major retail, office and leisure development (sq. m) permitted outside established town and district centre boundaries (CORE)</td>
<td>None, unless in accordance with policy R5</td>
<td>Any applications not in accordance with policy R5</td>
<td>National Policy Core Indicator. To control the nature and size of out-of-centre retail development so as to minimise competition with, and impact on the vitality and viability of shopping centres identified in the Plan. To identify if review of the policy is necessary.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Retail Monitoring</td>
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<td>R7</td>
<td>MI19 - Loss of local service contrary to policy R6 (LOCAL)</td>
<td>None, unless in accordance with policy R6</td>
<td>Loss of one or more facilities</td>
<td>To ensure that the outcome of any such applications does not harm the role of local service centres and to ensure action is taken when this has been identified through the monitoring process.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Retail Monitoring</td>
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<td>LDP Integrated Objectives</td>
<td>Strategic Policies</td>
<td>Policies to Monitor</td>
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<td>SO2 SP9 SP10 SP11</td>
<td>MI21</td>
<td>1.8ha a year over the plan period</td>
<td>Delivery drops below 1ha a year</td>
<td>The 28ha allocated reflects the amount of additional land it is anticipated will be needed at WIE over the plan period (over and above existing supply). The target of 1.8ha is the average over the plan period.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Employment Land Availability Monitoring</td>
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<td>LDP Integrated Objectives</td>
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<td>MI22 Amount of employment land (ha) built on allocated employment sites as a % of all employment development (LOCAL)</td>
<td></td>
<td></td>
<td>90%</td>
<td>75%</td>
<td>Most traditional employment development should be located within established employment areas. However, the target recognises that there may be development in other locations such as in rural areas or through conversions. Trigger set at 75% as this may suggest that the strategy is not appropriate or that allocated sites are not being delivered as expected and as such will need reviewing.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Employment Land Availability Monitoring</td>
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<td>MI23 - Net employment land development (ha) per annum within WCB (LOCAL)</td>
<td>2.5ha per annum (mid way point between the 2-3ha land take anticipated by the ELR)</td>
<td>The 10 year average (as identified in the annual ELM) drops below 2ha</td>
<td>In order to monitor employment land take across the County Borough. The 10 year average is derived from the annual Employment land Monitoring Report. The figure of 2ha reflects the lower end of the identified growth range in the ELR.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Employment Land Availability Monitoring</td>
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<td>EM1 - Area of allocated employment land (ha) or land within protected employment areas lost to other uses (LOCAL)</td>
<td>None, unless in accordance with policy EM3</td>
<td>Loss of land or one or more premises allocated for employment or within protected employment area unless in accordance with policy EM3</td>
<td>In order to maintain the distribution of employment centres across the County Borough and to ensure a sufficient level of provision.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Employment Land Availability Monitoring</td>
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<td>EM2</td>
<td>MI25 - Amount of land in employment areas identified in Policy SP8 and EM1 granted planning permission for ancillary employment use against Officer recommendation (LOCAL)</td>
<td>None</td>
<td>Any granted</td>
<td>This policy acknowledges that ancillary uses can be necessary within employment areas. The target and trigger is set as such to allow for the effectiveness of the policy to me monitored and identify any action that may need to be taken.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Employment Land Availability Monitoring</td>
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<td>LDP Integrated Objectives</td>
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<td>EM3</td>
<td>MI26</td>
<td>To be monitored as part of monitoring policy EM1 (LOCAL)</td>
<td>None, unless in accordance with policy</td>
<td>Loss of land or one or more premises allocated for employment or within protected employment area unless in accordance with policy</td>
<td>This policy allows alternative uses in identified employment areas provided the criteria in Policy EM3 can be met. The target and trigger is set as such to allow for the effectiveness of the policy to be monitored and identify any action that may need to be taken.</td>
<td>Private Developers Planning Service</td>
<td>SX3, Annual Employment Land Availability Monitoring</td>
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<tr>
<td>NA</td>
<td>MI27</td>
<td>Annual Unemployment Rate (CONTEXTUAL)</td>
<td>Annual unemployment rate decreases</td>
<td>Increases for two or more consecutive years</td>
<td>To understand the labour market in order to determine the effectiveness of the LDP employment policies and identify any necessary changes.</td>
<td>Planning Service</td>
<td>Regional Labour Market Statistics (ONS) Stats Wales</td>
<td></td>
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<td>LDP Integrated Objectives</td>
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<td>SO1 SO2 SO3 SO4 SO5 SO6 SO8 SO9 SO10 SO12</td>
<td>SP12 SP12 SP12</td>
<td>T2 T2 T3 T3</td>
<td>MI28 - Amount of walking/cycling infrastructure (no. and length in km) implemented as part of an approved planning application (LOCAL)</td>
<td>Increase number of improvements</td>
<td>No increase over a 4 year period.</td>
<td>To measure progress on improvements and to establish any reasons why they are not being implemented with a view to amending policy where necessary.</td>
<td>Local Highway Authority, Planning Service and Private Developers</td>
<td>SX3, Highway Authority</td>
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<tr>
<td>T2 T2 T3 T3</td>
<td>MI28 MI29 MI28 MI29</td>
<td>MI28 MI29 MI28 MI29</td>
<td>MI28 - Amount of walking/cycling infrastructure (no. and length in km) implemented as part of an approved planning application (LOCAL)</td>
<td>Increase number of improvements</td>
<td>No increase over a 4 year period</td>
<td>To measure progress on improvements and to establish any reasons why they are not being implemented with a view to amending policy where necessary.</td>
<td>Local Highway Authority, Planning Service and Private Developers</td>
<td>SX3, Highway Authority</td>
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<td>LDP Integrated Objectives</td>
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<td>T4 MI30 - Secure enhancements to Wrexham General Rail Station (LOCAL)</td>
<td>Permission granted and implemented for enhancements to Wrexham General Rail Station</td>
<td>No permissions granted or no implementation where permission has been granted</td>
<td>To ensure that the local and regional role of the station is enhanced and where applicable determine any barriers to its delivery and identify a solution.</td>
<td>Local Highway Authority, Planning Service and Private Developers, Welsh Government</td>
<td>SX3, Highway Authority</td>
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<td>T6 MI31 - Number of improvements made in accordance with policy T6 (LOCAL)</td>
<td>Increase number of improvements</td>
<td>No increase over a 4 year period</td>
<td>To measure progress on improvements and to establish any reasons why they are not being implemented with a view to amending policy where necessary.</td>
<td>Local Highway Authority, Planning Service and private developers</td>
<td>SX3, Highway Authority</td>
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<td>SP13 SP16</td>
<td>BE1</td>
<td>MI32 - Applications granted contrary to policy and to Conservation Officer comments (LOCAL)</td>
<td>None</td>
<td>Any applications approved contrary to policy or Conservation Advice</td>
<td>To ensure that the outcome of any such applications does not harm the WHS and to ensure action is taken when this has been identified through the monitoring process.</td>
<td>Planning Service</td>
<td>SX3</td>
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<td>SO2 SO3 SO4 SO5 SO6 SO7 SO8 SO9 SO10</td>
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<td>CF1</td>
<td>MI33 - Permissions granted leading to the loss of Open Space, Sport and Recreation (LOCAL)</td>
<td>None, unless appropriate provision has been provided elsewhere</td>
<td>Any application granted without appropriate compensatory provision</td>
<td>To ensure the protection of open space, and areas of sport and recreation from inappropriate development and to identify and remediate against any issues with this policy.</td>
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<th>LDP Integrated Objectives</th>
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<tr>
<td>SO12</td>
<td>CF2</td>
<td>MI34 - Amount of Public Open Space Provided within residential developments comprising 10 dwellings or more (LOCAL)</td>
<td>Sufficient provision on each relevant development in accordance with SPG</td>
<td>Any application granted without sufficient provision or compensation (whether provision elsewhere or payment in lieu)</td>
<td>To ensure sufficient provision of open space in new developments in the interests of residential amenity, health and wellbeing.</td>
<td>Planning Service</td>
<td>SX3, Housing Monitoring, Opens Space Study, SPG</td>
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<tr>
<td>WL1</td>
<td></td>
<td>MI35 - % Welsh speakers within the County Borough (CONTEXTUAL)</td>
<td>Increase % of Welsh Speakers</td>
<td>Any decrease</td>
<td>Do identify whether this policy is contributing to the % of the population within the County Borough who speak Welsh and to make any necessary adjustments to the policy where it is failing to help achieve this.</td>
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<td>ONS</td>
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<td>MI36- % of children receiving Welsh education (CONTEXTUAL)</td>
<td>Increase % of children receiving Welsh Education</td>
<td>Any decrease</td>
<td>Do identify whether this policy is contributing to the % of children receiving Welsh Education within the County Borough who speak Welsh and to make any necessary adjustments to the policy where it is failing to help achieve this.</td>
<td>Education</td>
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<td>MI37</td>
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<td>MI37- The % of approved developments subject to policy WL1 that are accompanied by a Welsh Language Action Plan setting out mitigation measures to protect, promote, and enhance the Welsh Language (LOCAL)</td>
<td>100%</td>
<td>Any relevant applications approved without submitting a Welsh Language Action Plan</td>
<td>To identify whether this policy is contributing to the % of the population within the County Borough who speak Welsh and to make any necessary adjustments to the policy where it is failing to help achieve this.</td>
<td>Planning Service</td>
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<tr>
<td>SO6 SO7 SO9 SO10</td>
<td>SP15</td>
<td>NE1</td>
<td>MI38- Permissions granted leading to the loss of SAC, SPAs or RAMSAR (LOCAL)</td>
<td>None, unless appropriate mitigation measures have been implemented</td>
<td>Any application granted without appropriate mitigation or contrary to the Council's Ecologist or NRW</td>
<td>To ensure the protection of and provide appropriate mitigation in these sensitive areas as required by paragraph 5.3.9 in PPW and Annex 3 in TAN5.</td>
<td>Planning Service</td>
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<td></td>
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<td>MI39 - Permissions granted within SSSI (LOCAL)</td>
<td>None, unless appropriate mitigation measures have been implemented</td>
<td>Any application granted without appropriate mitigation or contrary to the Council's Ecologist or NRW</td>
<td>To ensure the protection of and provide appropriate mitigation in this sensitive area.</td>
<td>Planning Service</td>
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<td>NE2 MI40 - Permissions granted leading to the loss of Locally Designated Sites (LOCAL)</td>
<td>None, unless appropriate mitigation measures have been implemented</td>
<td>Any application granted without appropriate mitigation or contrary to the Council's Ecologist or NRW</td>
<td>To ensure the protection of and provide appropriate mitigation in these sensitive areas.</td>
<td>Planning Service</td>
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<td>NE3 MI41 - The amount of protected woodland and trees lost to development per annum (LOCAL)</td>
<td>No net loss of protected woodland and trees</td>
<td>Any application granted without appropriate mitigation or contrary to the Council's Arboricultural Officer</td>
<td>To ensure the protection of and provide appropriate mitigation to protected woodlands and trees.</td>
<td>Planning Service</td>
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<td>NE4</td>
<td>MI42 - Permissions granted for development in the AONB against Officer recommendations (LOCAL)</td>
<td>None, unless appropriate mitigation measures have been implemented</td>
<td>Any application granted or allowed at appeal contrary Specialist advice or officer recommendation</td>
<td>To ensure the protection of and provide appropriate mitigation in this sensitive area.</td>
<td>Planning Service SX3</td>
<td></td>
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<tr>
<td>NE5</td>
<td>MI43 - Permissions granted for development in the SLA against Officer recommendations (LOCAL)</td>
<td>None, unless appropriate mitigation measures have been implemented</td>
<td>Any application granted or allowed at appeal contrary Specialist advice or officer recommendation</td>
<td>To ensure the protection of and provide appropriate mitigation in this sensitive area.</td>
<td>Planning Service SX3</td>
<td></td>
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<tr>
<td>NE6</td>
<td>MI44 - Applications compliant with policy (LOCAL)</td>
<td>100%</td>
<td>Less than 100%</td>
<td>To ensure the protection of and provide appropriate mitigation to the River Dee SAC.</td>
<td>Planning Service SX4</td>
<td></td>
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<td>SO9 SO11</td>
<td>SP17</td>
<td>SP17 MW3</td>
<td>MI45 - The extent of primary land-won aggregates permitted as a % of the total capacity required (CORE)</td>
<td>100% required capacity (crushed rock required in conjunction with Flintshire)</td>
<td>less than 100% - no planning consent granted by 2023</td>
<td>Core indicator prescribed by national policy. This is dependent upon adoption of the Flintshire Local Development Plan which is scheduled for adoption in July 2020. Preparing a planning application is likely to take at least a year due to the survey work required and determination is likely to take time.</td>
<td>Private Developers, Planning Service</td>
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<td>MI46 - Amount of Sand and Gravel reserves (LOCAL)</td>
<td>Maintain a 7 year landbank</td>
<td>Landbank falls below 7 year period</td>
<td>This is dependent upon adoption of the Flintshire Local Development Plan which is scheduled for adoption in July 2020. Preparing a planning application is likely to take at least a year due to the survey work required and determination is likely to take time.</td>
<td>Private Developers, Planning Service</td>
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<td>MW1</td>
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<td>MI47 - Area of land lost to non-mineral development within minerals safeguarding area or buffer zones (LOCAL)</td>
<td>No loss of mineral unless in accordance with the policy</td>
<td>Any land lost to inappropriate development not in accordance with the policy</td>
<td>To monitor effectiveness of policy.</td>
<td>Planning Service and Private Developers</td>
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<tr>
<td>MW2</td>
<td>MI48 - Number of planning permissions granted for sensitive development in buffer zones (LOCAL)</td>
<td>No planning permissions for sensitive development within a buffer zone unless in accordance with national policy</td>
<td>One or more planning permissions granted for sensitive development not in line with national policy</td>
<td>To monitor effectiveness of policy.</td>
<td>Planning Service and Private Developers</td>
<td>SX3</td>
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<tr>
<td>MW4</td>
<td>MI49 - Number of planning permissions granted for the management of secondary and recycled aggregates (LOCAL)</td>
<td>No target proposed</td>
<td>No trigger for review proposed</td>
<td>To provide evidence on the requirement for such facilities.</td>
<td>Private Developers Planning Service</td>
<td>SX3</td>
<td></td>
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<tr>
<td>SO12 SP18</td>
<td>MW5 - Take up of sites by waste management users (LOCAL)</td>
<td>No target proposed</td>
<td>No trigger for review proposed</td>
<td>To provide evidence on trends and activities in the County Borough.</td>
<td>Private Developers, Planning Service</td>
<td>SX3</td>
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<td>LDP Integrated Objectives</td>
<td>MW6</td>
<td>Monitoring Indicator (Core / Local)</td>
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<td>MW6</td>
<td>MI51 - Provision of B2 sites available on Wrexham Industrial Estate, Llay Industrial Estate and Other appropriate B2 sites (LOCAL)</td>
<td>Maintain sufficient land for B2 uses to accommodate any future waste management facilities</td>
<td>Lack of provision</td>
<td>The provision for waste manage facilities is only acceptable on land identified for B2 uses. Whilst there currently isn't a need for a waste recycling facility, sufficient land needs to be made available should the need arise over the plan period.</td>
<td>Planning Service</td>
<td>SX3, Annual Employment Land Monitoring</td>
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<td>LDP Integrated Objectives</td>
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<td>MI52 - Availability of waste disposal capacity within the County Borough (LOCAL)</td>
<td>Maintain 5 year capacity within the County Borough - currently provided by Hafod</td>
<td>Closure of Hafod or capacity falls below 5 years</td>
<td>Disposal capacity provided by Hafod is significant to the region. Regional monitoring of disposal capacity is carried out and where capacity falls below 5 years within a region action will be required. Although policies within the LDP are flexible enough to be able to deal with proposals for disposal, where the trigger is met, it would be necessary to review the waste policies to help facilitate provision.</td>
<td>Minerals Planning Service</td>
<td>Regional monitoring reports and / or data provided by Natural Resources Wales</td>
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<td>Strategic Policies</td>
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<td>RE1</td>
<td>MI53 - Additional installed capacity (MW) of solar PV developments permitted within LSA's per annum (LOCAL)</td>
<td>For contributions to be made towards renewable energy generation through new solar developments permitted within LSA's</td>
<td>No additional installed capacity of solar PV developments permitted within LSA's for two consecutive years</td>
<td>To identify whether this policy is contributing to the development and increase of renewable energy schemes and to make any necessary adjustments to the policy where it is failing to help achieve this.</td>
<td>Planning Service</td>
<td>SX3</td>
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<td>RE2</td>
<td>MI54 - The number and capacity (MW) of renewable, low or zero carbon developments granted or secured and implemented through planning permission (LOCAL)</td>
<td>Increase over plan period</td>
<td>No permissions granted or implemented within in a 5 year period</td>
<td>To identify whether this policy is contributing to the development and increase of renewable energy schemes and to make any necessary adjustments to the policy where it is failing to help achieve this.</td>
<td>Planning Service</td>
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Appendix 1: LDP Key Process Documents and Technical Background Papers

The following key process documents and technical background papers have informed the Deposit Plan:

**Key LDP Process Documents**
- Sustainability Appraisal Report (Deposit Plan) 2018
- Sustainability Appraisal- Non Technical Summary (Deposit Plan) 2018
- Appendices A-I Sustainability Appraisal – (Deposit Plan) 2018
- Initial Consultation Report (Deposit Plan) 2017
- Health Impact Assessment (Deposit Plan) 2018
- Equalities Impact Assessment (Deposit Plan) 2018
- Habitats Regulations Report (Deposit Plan) 2018
- Tests of Soundness Self Assessment (Deposit Plan) 2018
- Updated Site Register (2017)

**Technical Background Papers**
- BP1b: Population and Household Projections with dwelling and employment impacts (Updated January 2018)
- BP2b: Settlement Hierarchy and Development Potential Updated (January 2018)
- BP4a: Site Assessment Methodology (Updated January 2018)
- BP6: Gypsy and Traveller Site Selection (January 2018)
- BP7: Employment Hierarchy and Allocations (January 2018)
- BP8: Housing Supply and Deliverability (January 2018)
- BP9: Settlement Boundary Review (January 2018)
- BP10: Spatial Strategy and Distribution of Development (January 2018)
- BP11: Minerals (January 2018)
- BP12: Transport (January 2018)
- BP13: Key Strategic Sites (January 2018)
- BP14: Monitoring Framework (January 2018)

All LDP Background and evidence base are available on the web: [http://wrexhamldp.wrexham.gov.uk](http://wrexhamldp.wrexham.gov.uk)
9 Glossary of Terms

Adopted Plan The final, statutorily approved legal version of the Local Development Plan.

Adoption The final confirmation of a development plan status by a Local Planning Authority (LPA).

Affordable Housing Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Allocation Area of land identified within the LDP which is reserved for a specific use such as housing or employment.

Area of Outstanding Natural Beauty (AONB) Area designated by Natural Resources Wales where the primary purpose is the conservation and enhancement of natural beauty including flora, fauna, geology and landscape.

Annual Monitoring Report (AMR) A report submitted to the Welsh Government by the Local Planning Authorities which assess the effectiveness of the Local Development Plan against a set of indicators and targets.

Air Quality Management Area (AQMA) The Environment Act 1995 requires local authorities to review and assess the quality of air in the areas against national air quality standards and objectives. Where the UK air quality objectives are not being met and members of the public are affected they are required to declare an AQMA.

Baseline A description of the present state of the area against which to measure change.

Biodiversity A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.

Brownfield Land/Site (Previously Developed Land) Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made.

Buffer Zone An area retained between two types of development to protect each from likely conflicts.

Built Heritage Architecture and archaeology of historic importance.

Cadw Government agency supporting the preservation, conservation, enhancement, interpretation and appreciation of historic buildings and monuments in Wales.
Candidate Sites The Local Development Plan (LDP) Manual (Welsh Government 2015) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the LDP process to obtain information about potential development sites that may be included in the plan. Accordingly, in November 2012, the Council formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the LDP, for a range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses.

Climate Change Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.

Commitments (or Committed Development) All land with current planning permission or allocated in adopted development plans for development (particularly residential development).

Community People living in a defined geographical area, or who share common interests.

Community Involvement Scheme (CIS) The CIS identifies how the LPA intends to involve consultation bodies and the public in the preparation of the LDP. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for its agreement.


Consultation Formal process where comments are invited on a particular topic or set of topics, or a draft document.

Consultation Report Report of consultation required under LDP Regulation 22 when the LDP is submitted for independent examination. An initial consultation report covering the pre-deposit plan preparation stage is required under LDP Regulation 17(c).

Conservation Area Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Character Appraisal A published document defining the special architectural or historic interest that warranted the area being designated.

Conversions Generally means the physical work necessary to change the use of a building from a particular use, classified in the use classes order, to another use.
Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

**Delivery Agreement** A document comprising the local planning authorities timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Welsh Government for agreement.

**Deposit** A formal stage of consultation in which comments are invited on the full draft LDP.

**Deposit LDP** A full draft of the Local Development Plan which undergoes a formal consultation period.

**Development** Development, as it is defined in planning law is the ‘carrying out of building, engineering, mining or other operations in, on, over or under land.’ (Section 55 of the 1990 Planning Act as amended).

**Employment Land/Site** Land used for employment purposes by one or more of the following: offices, manufacturing, research and development, storage and distribution.

**Evidence Base** The information and data gathered by the LPA to justify the "soundness" of the policy approach set out in the Local Development Plan, including physical, economic, and social characteristics of an area.

**Examination** Examination is carried out by the Planning Inspectorate on behalf of the Welsh Government and involves the examination of the report, all the deposit representations, the Deposit Local Development Plan with its background evidence and the Sustainability Appraisal Report. It ensures that the LDP is based on sound information and thinking, and that the views of those with concerns about the plan have been considered.

**Expressions of Interest** Representations or comments on the development plan, including requests for alteration, inclusion or removal of policies or sites for development.

**Final Sustainability Report** A term used to refer to the Sustainability Appraisal Report, produced at the deposit stage. It shows how SA/SEA has informed the preparation of the LDP and details the methodology, process and results of the LDP against the Sustainability Objectives identified in the SA/SEA Scoping Report.

**Greenfield Land / Site** Land that has not been previously developed, usually farmland, grassland or heath.

**Green Infrastructure** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
**Gross Value Added (GVA)** This is a measure in economics of the value of goods and services produced in an area, industry or sector of an economy.

**Habitat Regulation Assessment (HRA)** A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Development Plan would adversely affect the integrity of the site in question.

**Housing Land Availability (HLA)** The total amount of land reserved for residential use awaiting development.

**Infrastructure** Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.

**Initial Sustainability Appraisal Report** A term used to refer to the Sustainability Appraisal Report, produced at the Preferred Strategy stage. This assesses the LDP options against the Sustainability Appraisal framework. The report is then expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.

**Inspector's Report** The findings of the Inspector, following an independent examination of the LDP, set out in a report that is binding upon the LPA.

**Integrated Objectives** Formerly there were two sets of objectives, ones setting out what the LDP is trying to achieve, and ones that set out what the SA is trying to achieve. The LDP Manual (August 2015) simplifies this by establishing a single set of integrated objectives with SA criteria to fully integrate sustainability into the LDP.

**LANDMAP** LANDMAP is the national information system, devised by the NRW (formerly Countryside Council for Wales), for taking landscape into account in decision-making.

**Listed Building** A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.

**Local Development Plan (LDP)** The required statutory development plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection.

Local Listing (or Building of Local Importance) A locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.

Local Nature Reserve (LNR) Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

Local Planning Authority (LPA) A planning authority responsible for the preparation of the LDP.

Material consideration Relevant additional documents or information that must be taken into account in relation to a planning application or plan representation.

Master Planning In land-use planning, a government entity's plan for the overall utilisation of a particular area, including its allocation for residential or manufacturing uses and the corresponding environmental impacts.

Minerals Aggregates Technical Advice Note (MTAN1) This was issued by the Welsh Government in March 2004, and sets an overarching objective which seeks to ensure a sustainably managed supply of aggregates (which are essential for construction), striking the best between environmental, economic and social costs.

Mitigation Measures to avoid, reduce or offset significant adverse effects.

Mixed Use Developments or proposals comprising more than one land use type on a single site.

Objectives and Indicators Objectives are what the LDP is trying to achieve, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, or be used in helping to conduct a Sustainability Appraisal.

Office of National Statistics (ONS) The ONS is the executive office of the UK Statistics Authority, a non-ministerial department which reports directly to the Parliament of the United Kingdom.

Open Space All space of public value including public landscaped areas, playing fields, parks and play areas, and also including areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity and a haven for wildlife.

Open Countryside Land outside the (development) boundaries of defined settlements.
**Our Wrexham Plan 2013-2024** Plan prepared by Wrexham Local Service Board, outlining how it proposes to improve the lives of residents in the County Borough by 2024. Replaced the Wrexham Community Strategy.

**Participation Phase** Period prior to the pre-deposit Local Development Plan when stakeholders and the public will have the opportunity to influence the issues, options and policies for future growth and development to be included.

**Phasing** The development of a site in gradual stages over a period of time rather than all at once.

**Planning Gain** The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

**Planning Obligations and Agreements** Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

**Planning Policy Wales (PPW)** Issued by the Welsh Government setting out its national land use policies on different areas of planning.

**Policies** Land use policies which describe the Council’s approach for the development and use of land.

**Population Projection** The prediction of future populations based on the present age-sex structure, and with the present rates of fertility, mortality and migration.

**Pre Deposit** proposals documents These include the vision, strategic options, preferred strategy, key policies, and the Sustainability Appraisal report.

**Pre deposit stage** The strategic Options and Preferred Strategy stage of LDP preparation.

**Proposals Map** A component of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.

**Protected Species** Plants and animal species afforded protection under certain Acts and Regulations.

**Public Open Space (POS)** Land provided in urban or rural areas for public recreation, though not necessarily publicly owned.

**The Regional Technical Statement (RTS)** The RTS is produced by the North Wales Regional Aggregates Working Party and sets out a regional plan for
aggregate provision in north Wales and is a requirement of the Minerals Aggregates Technical Advice Note (MTAN1).

**Representations** Comments in support of, or in opposition to, the deposit Local Development Plan.

**Renewable Energy** Energy that comes from resources that are naturally replenished on a human timescale such as sunlight, wind, rain and biomass.

**Renewable Energy Assessment (REA)** An assessment by a LPA of the capacity to accommodate renewable energy within its area.

**Scheduled Ancient Monument** Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Scoping SA** The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and options which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.

**Section 106 Agreement** A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

**Significant effect** Effects which are significant in the context of the plan (Annexe II of the SEA Directive gives criteria for determining the likely environmental significance of effects).

**Sites of Importance for Nature Conservation (SINC)** Locally important sites of nature conservation adopted by local authorities for planning purposes. (See also Local Nature Reserve).

**Site of Special Scientific Interest (SSSI)** A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

**Soundness** To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). There are three tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the LDP will be assessed.
Special Area Of Conservation (SAC) A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.

Special Protection Areas (SPA) Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Stakeholders Interests directly affected by the LDP (and/ or SEA) - involvement generally through representative bodies.

Strategic Environmental Assessment (SEA) Generic term used to describe environmental assessment as applied to polices, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."

Submission Formal stage when the LDP is submitted to the Welsh Government for independent examination by a government-appointed planning inspector.

Supplementary Planning Guidance (SPG) Supplementary Planning Guidance or Local Planning Guidance, may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainability Appraisal (SA) A tool for appraising policies and proposals to ensure they reflect sustainability development objects (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake an SA of the LDP. This form of SA fully incorporates the requirements of the SEA Directive. The term used in the LDP includes Strategic Environmental Assessment, unless otherwise made clear.

Sustainable Development Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Drainage System (SuDS) Drainage system designed within new development to accommodate surface water drainage discharges.

Sustainable Transport Often meaning walking, cycling and public use of transport (and in some circumstances 'car sharing'), which is considered to be less damaging to the environment and contributes less to traffic congestion than one-person car journeys.

Technical Advice Notes (TANS) Documents produced by the Welsh Government to supplement Planning Policy Wales, which give detailed technical guidance to Local Planning Authorities on particular planning issues. They should be taken into account by LPAs in the development plan preparation process.

Travel Plan A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car
parking space, and make a positive contribution to the community and the environment.

**United Kingdom Biodiversity Action Plan (UKBAP)** This is the governmental response to the Convention on Biological Diversity signed in 1992. As of 2009 1,150 species and 65 habitats are identified as needing conservation and greater protection and are covered by UK BAPs.

**Unitary Development Plan (UDP)** The current adopted land use plan which will be superseded by the Local Development Plan.

**Viability Assessment** Either an assessment of the impact of the LDP’s policies on the viability of development or an assessment undertaken by developers at planning application stage to justify a deviation from LDP policy.

**Wales Spatial Plan (WSP)** A plan prepared and approved by the Welsh Government under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing an LDP.

**Welsh Index of Multiple Deprivation (WIMD)** The official measure of deprivation in small areas in Wales. It is a relative measure of concentrations of deprivation at the small area level. It looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.

**Windfall** Development which could take place outside of allocated sites, contributing to the overall growth of the County Borough over the Plan Period.