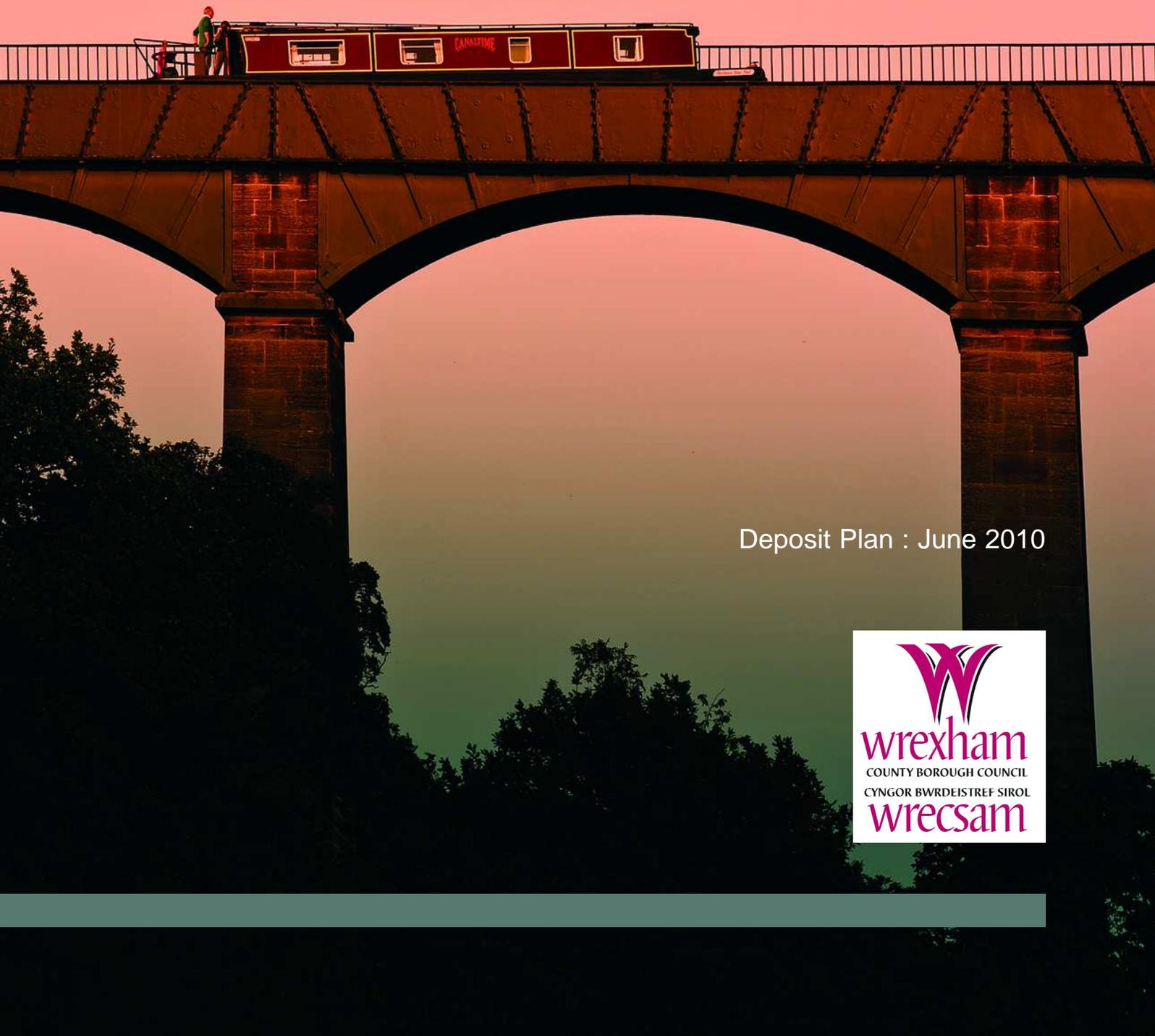


WREXHAM COUNTY BOROUGH

# Local Development Plan 2006 - 2021



Deposit Plan : June 2010



## Public Deposit

The Wrexham Local Development Plan 2006-2021 was approved by Wrexham County Borough Council on 24th March 2010 for Public Deposit. The Plan is on Deposit for 6 weeks between the 2nd June and 14th July 2010. You are invited to make your views known in support or against any policy or proposal contained in or omissions from the Plan during this period using the appropriate forms.

The Wrexham Local Development Plan 2006-2021 is available to view on-line via Wrexham County Borough Council's web site together with supporting documents, other information and consultation forms.

[www.wrexham.gov.uk/planning](http://www.wrexham.gov.uk/planning)

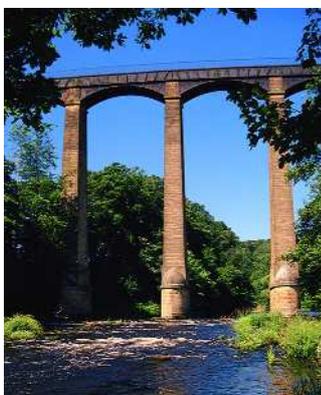


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# 1. Introduction

**1.1** This Plan has been prepared in accordance with the new development plan system, as summarised in the Welsh Assembly Government publication "Planning Your Community: A Guide to Local Development Plans". This system promotes concise, strategic and locally distinctive development plans that are integrated with national planning policy, fully justified by evidence and accessible to the public through enhanced engagement. This chapter sets out the purpose, context and structure of the Wrexham Local Development Plan and briefly explains the background documents and processes undertaken to inform the development of the Plan.

## Plan Area

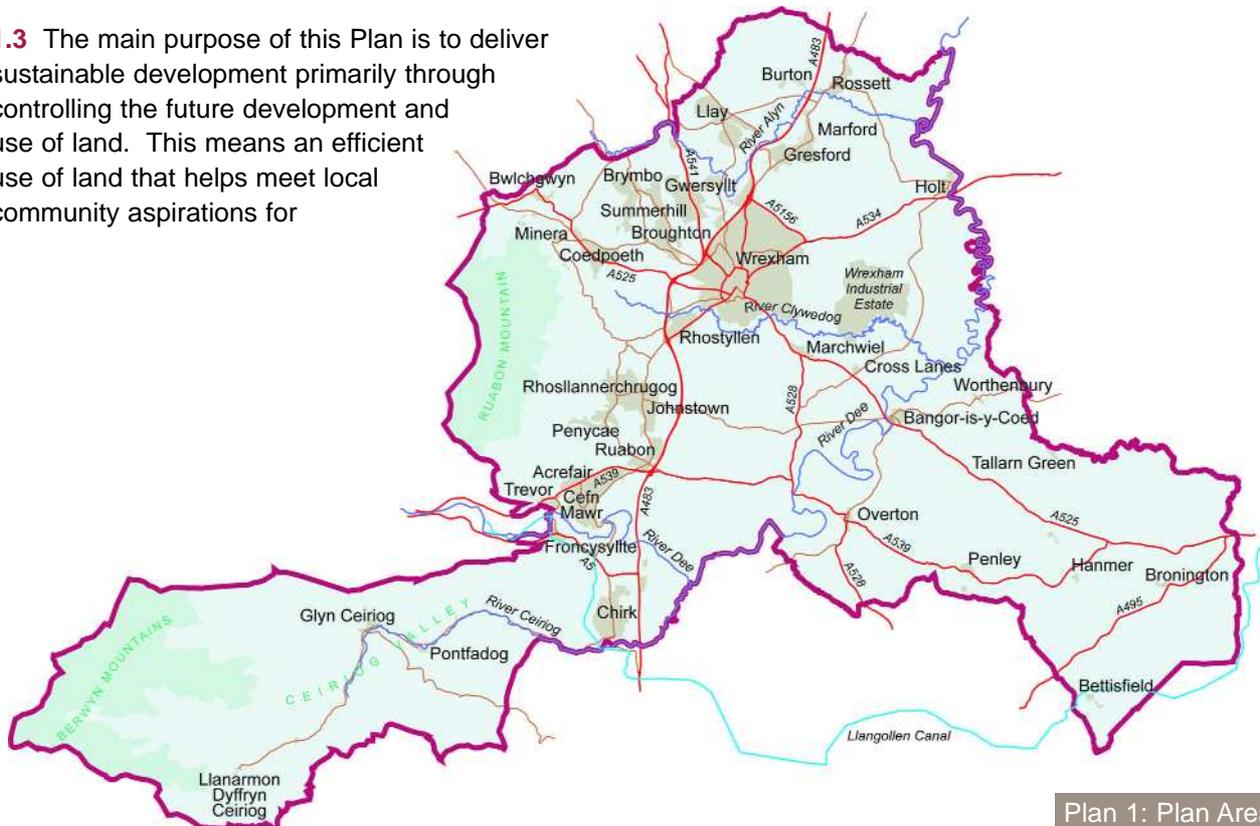
**1.2** The Plan covers the administrative area of Wrexham County Borough Council as shown in Plan 1.

## Plan Purpose

**1.3** The main purpose of this Plan is to deliver sustainable development primarily through controlling the future development and use of land. This means an efficient use of land that helps meet local community aspirations for

employment and new homes, regenerate communities and build safe and accessible places in which to live while also protecting and conserving the environment and natural resources. Sustainable development requires the integration and balancing of often competing social, economic and environmental issues and aspirations.

**1.4** The Plan outlines how new development can help address local challenges and deliver improvements and indicates, through allocations of land for particular forms of development and policies that will govern the determination of planning applications, where, when, and how much new development will take place. Only those developments realistically likely to be completed by 2021 are included in the Plan. Once adopted, the Plan will have legal status and will replace the existing adopted statutory Wrexham Unitary Development Plan.



Plan 1: Plan Area

## Plan Context

**1.5** The Plan must have regard to a range of national and regional planning strategies, local community strategies, the evidence base and public opinion. This policy context is summarised in Chapter 2 and a comprehensive list of relevant plans, programmes and policies is contained in the Sustainability Appraisal Scoping Report which is available as a separate document. The Plan has evolved following extensive engagement with local people and numerous key organisations based on the earlier stages of its preparation. All key background procedure and evidence based papers referred to in the Plan are listed in Appendix 1 and are available for public inspection at the Council's Planning Department, Lambpit Street, Wrexham and on the Council's website at [www.wrexham.gov.uk](http://www.wrexham.gov.uk). Policies are supported in supplementary planning guidance.

**1.6** In accordance with Welsh Assembly Government guidance, the Plan, as far as is reasonably possible, does not re-iterate national planning policy. Consequently, it is important to refer to separate national guidance to gain a full and comprehensive understanding of the planning system and of the national policies which will be used to determine planning applications. Relevant information is available at the Welsh Assembly Government website at [www.wales.gov.uk](http://www.wales.gov.uk).



**1.7** It is acknowledged that the Plan will have a likely significant environmental impact. Accompanying sustainability appraisals and strategic environmental assessments undertaken, subjected to public engagement and integrated into the Plan include:

- a Scoping Report assessing the nature and extent of the likely significant environmental impacts (August 2006);
- a Sustainability Appraisal of Key Issues and Strategic Options (December 2006);
- a Preferred Strategy Sustainability Appraisal (October 2007); and
- a Sustainability Appraisal and Strategic Environmental Assessment of the Deposit Plan.



**1.8** Similarly, European Habitats Regulations Assessments have been undertaken and include:

- an assessment of the likely significant effects of the Preferred Strategy (October 2007); and
- a screening opinion with the Countryside Council for Wales (July 2008).

**1.9** The Plan will also have a likely social impact and the following appraisals have been undertaken:

- a Health and Wellbeing Impact Assessment of the Preferred Strategy (March 2008);
- an Equalities Impact Assessment of this Deposit Plan (December 2009).

## Plan Preparation Process

**1.10** The Plan has evolved over the last three years and is currently at stage 4. In summary, the Plan preparation process comprises nine key stages:

**1) Evidence Base:** A review and development of an evidence base (mainly 2006) comprising social, economic and environmental information and trends that provided a comprehensive and robust foundation for strategy formulation.

**2) Delivery Agreement (October 2006):** This established a timetable for the preparation of the Plan together with a community involvement scheme outlining the Council's policy regarding who, how and when public engagement would occur. This has now been updated (September 2009) to reflect the latest position in delivering the plan.

**3) Pre-deposit Plan Preparation and Public Engagement:** This stage comprised an identification and assessment of Key Issues and Strategy Options (November 2006) followed by key stakeholder and public engagement (until February 2007). The subsequent Preferred Strategy (October 2007) was subjected to key stakeholder and public scrutiny (until January 2008).

**4) Deposit Plan Preparation and Public Engagement:** This Deposit Plan sets out the strategic planning vision, objectives and strategic and detailed policies guiding the development and use of land to 2021. It will be on public deposit between June and July 2010 during which time representations by the public are invited. Following the close of this consultation period the Council will advertise and invite comment on any alternative sites proposed for development by developers/ landowners, etc. during a consultation period between January and February 2011.

**5) Submission and Formal Examination:** The Council will consider the representations received and compile a Consultation Report summarising

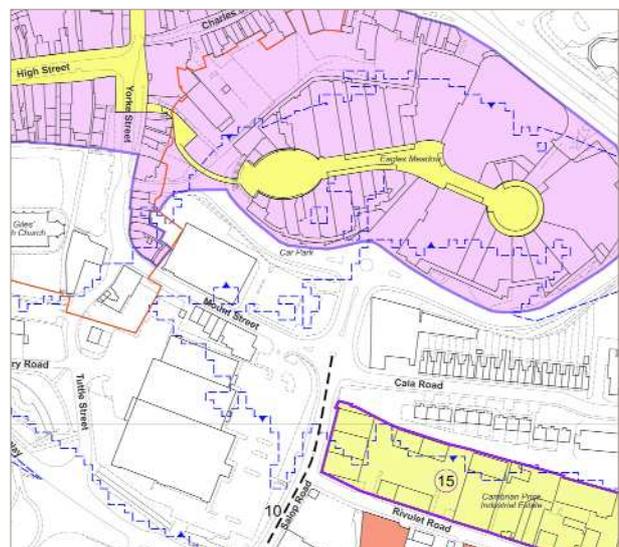
the main issues raised. An independent Planning Inspector will then decide which issues should be considered at an Examination in Public to ensure that the Plan is based on principles of "soundness", tested through its consistency, coherence and effectiveness. It is anticipated that the Examination in Public will be held in the Winter 2011/Spring of 2012.

**6) Inspector's Report of Findings of the Examination in Public:** The Inspector's Report will indicate whether the Plan is "sound" and will outline mandatory changes and provide the reasons for them. It is anticipated that this report will be issued in the Summer of 2012.

**7) Adoption and Operation of the Plan by the Council:** This must take place within eight weeks of receiving the Inspector's Report of Findings. It is anticipated that the Plan will be adopted in the Autumn of 2012. The existing Wrexham Unitary Development Plan will be superseded at that date.

**8) Monitoring:** The Plan's strategy, objectives and policies will be monitored on an annual basis and will be included in a report to be sent to the Welsh Assembly.

**9) Plan Review:** A full review of the LDP will be carried out once every four years unless the Annual Monitoring Report indicates otherwise.



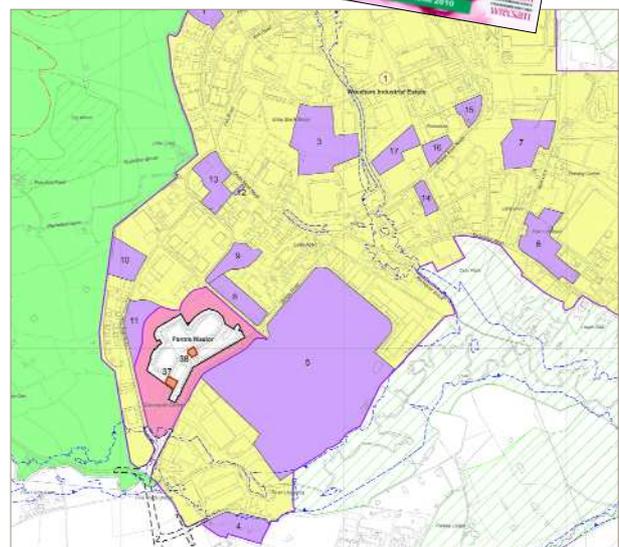
## Plan Structure

1.11 The remainder of the Plan is set out as below:

Plan Structure
<p><b>Chapter 2:</b> The national, regional and local strategic policy context to which the Plan is aligned.</p>
<p><b>Chapter 3:</b> Key local social, economic and environmental issues and challenges identified from the evidence base.</p>
<p><b>Chapter 4:</b> The Plan's vision with accompanying objectives of how the County Borough should develop in the future, which is cross-referenced to Plan policies.</p>
<p><b>Chapter 5:</b> A strategy which outlines the broad intention for development and strategic policies which together provide a framework for more specific policies and indicate the provision of housing, employment and other major land uses, the broad locations where such development is directed and the areas subject to protection from development. The spatial strategy is outlined diagrammatically in the Key Diagram.</p>
<p><b>Chapter 6:</b> Specific policies, designed to deliver the strategy, which set out employment and housing allocations, specify general criteria against which planning applications for the development and use of land and buildings will be considered or provide detailed guidance for appropriate change in the use of land and buildings and protection to ensure that development is in accordance with the Plan's vision and objectives.</p>
<p><b>Chapter 7:</b> Monitoring and implementation which includes a list of key targets and details how the Plan's performance will be monitored.</p>

1.12 The Plan also includes:

- a Proposals Map with Insets for particular settlements which define sites/areas for change and development and protection or areas within which the Plan policies apply; and
- appendices comprising a range of technical background information which amplifies the justification for the Plan's objectives and policies.



## 2. Policy Context

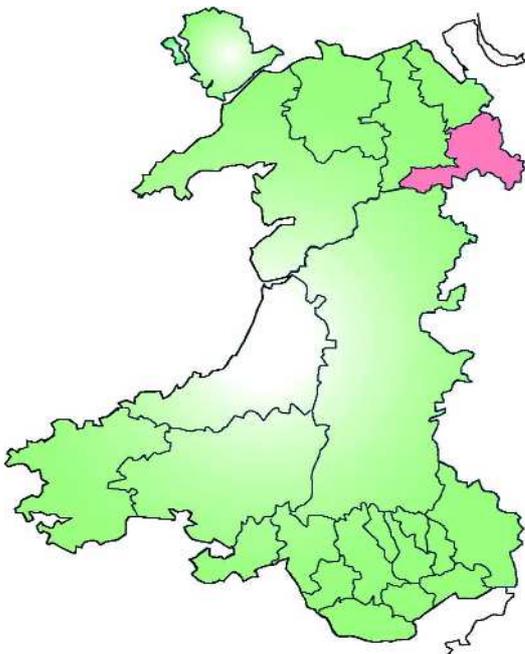
**2.1** The planning policy framework relevant to the County Borough and within which the Plan has been aligned is summarised below. A detailed list of the plans, programmes and policies which set this context is contained in the Sustainability Appraisal Scoping Report, available as a separate document.

### National Policy

#### Planning Policy Wales (2002 as updated)

**2.2** The Welsh Assembly Government's land use planning policies are set out in Planning Policy Wales, Minerals Planning Policy Wales, Technical Advice Notes, Circulars, and Ministerial Interim Planning Policy Statements. They stress the need to achieve sustainable development, which means pursuing four broad objectives at the same time:

- social progress which recognises the needs of everyone;
- maintaining high and stable levels of economic growth and employment;
- effective protection of the environment; and
- prudent use of natural resources.



#### People, Places, Futures: The Wales Spatial Plan (2008)

**2.3** This statutory Welsh Assembly Government strategy identified North East Wales as "an area harnessing the economic drivers on both sides of the border, reducing inequalities and improving the quality of its natural and physical assets". Cross-border linkages to Chester and West Cheshire are crucial and the Mersey Dee Alliance will play a key role in delivering the spatial strategy. It recognises that:

- multiple deprivation, low economic activity and poor housing is characteristic of areas in and around towns, including Wrexham;
- there is a need for transport initiatives to improve access to jobs, shops, healthcare, and other services;
- some communities have seen high economic in-migration, which presents social challenges, but has helped fill jobs in a tight labour market;
- housing affordability is an issue throughout the sub-region;
- there is high dependence on manufacturing, which is vulnerable to global economic changes;
- there are opportunities for growth in health, particularly around major hospitals such as Wrexham;
- developing the area's skills and educational attainment levels, which are low, will be critical to future economic success and social improvement; and
- aims to achieve a Low Carbon Region defined as an 80% reduction in CO<sup>2</sup> emissions since 1990 baseline.



## Regional Policy

### North West of England Plan: Regional Spatial Strategy to 2021 (2008)

**2.4** This statutory (England only) strategy states that plans for the sub-region should:

- harness the potential of Chester as a key sub-regional centre;
- improve transport links, in particular with North East Wales, including the Wrexham-Bidston-Liverpool rail corridor;
- enhance links between areas of opportunity and areas of need;
- provide housing to meet local needs and address barriers to affordability;
- develop labour force skills and promote access to employment; and
- diversify the rural economy and improve access to rural services.

**2.5** Housing figures for the former Chester City Council area (417 new homes a year 2003-2021) are a considerable increase on previous figures and should relieve pressure on adjoining parts of North East Wales, including the County Borough.

### Regional Spatial Strategy for the West Midlands (2008)

**2.6** This statutory (England only) strategy recognises a number of key linkages with Wales, including:

- strategic transport links (e.g. the A483(T), A5, and M54 roads, and the Birmingham-Shrewsbury-Wrexham rail line, linking to the national rail network);
- the need for complementary rural regeneration policies;
- important cross-boundary recreation and tourism links; and
- an "Area for Concentrated Bio-Diversity Enhancement" in parts of North Shropshire adjacent to the County Borough.



Plan 2: Regional Setting



### West Cheshire/North East Wales Sub-regional Strategy (2006)

**2.7** Policies relevant to the County Borough in this non-statutory strategy include the need:

- for 6000-7000 new homes between 2004 and 2021;
- to continue the County Borough's role as a key economic driver for the sub-region;
- to assess the suitability, quality and site readiness of employment land;
- for more employment land at Wrexham Western Gateway (subject to consideration of environmental impact and other possible locations);
- to improve the capacity of key highway routes (e.g. A483(T));
- to strengthen Wrexham/Bidston and other public transport links;
- for a strong presumption against new out of town retail developments; and
- to conserve and enhance the local distinctiveness of settlements, centres, and rural areas, recognising that culture and the Welsh language are key influences on local distinctiveness.

### North Wales Regional Waste Plan First Review (2008)

**2.8** This non-statutory strategy seeks to reduce waste sent to landfill. It estimates land needs for waste management in the County Borough (assuming 20% over provision to allow market choice) as between 14.19 and 21.57 hectares comprising:

- between 4.38 and 11.76 hectares for facilities to serve more than one local authority, depending on the technology option chosen;
- 9.81 hectares for facilities to serve the County Borough alone.

**2.9** Locations in the County Borough listed as potentially suitable for waste facilities to serve more than one local authority are the Wrexham and Llay Industrial Estates.

### North Wales Regional Transport Plan (2009)

**2.10** This non-statutory strategy seeks to:

- efficiently meet North Wales' diverse transport needs;
- raise the passenger transport profile and performance;
- reduce congestion and journey times;
- support development of towns and key centres;
- maintain safe, efficient, sustainable transport networks;
- improve rail services for North Wales;
- provide environmentally-friendly and efficient freight movement;



- establish smart traffic planning and management; and
- increase sustainable transport (cycling and walking)

### North Wales Regional Technical Statement on Aggregates (2008)

**2.11** This non-statutory strategy seeks to ensure a sustainable supply of aggregates by:

- maximising the use of secondary/ recycled materials and mineral waste;
- safeguarding minerals which may be needed in the long term;
- acknowledging that where sustainable development can be achieved, the extension of existing aggregate quarries is likely to be appropriate; and
- ensuring that any new supplies of aggregates come from locations of low environmental and transport constraints.



## Local Policy

### Wrexham's Community Strategy 2009-2020

**2.12** The statutory Community Strategy includes a vision to improve the quality of life for all in the County Borough. To deliver this vision the aim is to make the County Borough a place that:

- cares for people's health;
- enables people to reach their full potential;
- values citizenship, community spirit and social responsibility;
- looks after its built and natural surroundings;
- is safe; and
- is economically prosperous.

**2.13** It is underpinned by other strategies prepared by the Council and its partners:

- The Health, Social Care and Well-being Strategy 2008-2011;
- Wrexham Children and Young People's Plan 2008-2011;
- Wrexham Housing Strategy 2007-2012;
- Community Cohesion Strategy: One Wrexham;
- Local Development Strategy for Rural Wrexham;
- Wrexham Community Regeneration Strategy; and
- Economic Development Service Strategy 2008-2011

## 3. Key Baseline Information

**3.1** Evidence of a number of key trends and issues that are addressed in the Plan has been identified from consideration of the strategies and plans outlined in Chapter 2; the Sustainability Appraisal Scoping exercise; baseline social, economic and environmental data and the results of key stakeholder and public engagement. This evidence base is used to formulate the Plan's vision and objectives. The key issues and challenges that have informed the Plan's development are summarised below. Further details on each issue are set out in the Plan's Sustainability Appraisal Scoping Report and in the other supporting documents listed in Appendix 1.

### Social Issues

**3.2** Key social issues are:

#### Population and Housing

- The population of the County Borough grew by 7% between 1991 (124,200) and 2008 (132,900) largely driven by strong economic growth, with inward migration over the period being three times the Welsh average at 3.5%.
- Latest Welsh Assembly Government projections (June 2009) suggest that the population will rise to between 139,100 and 143,000 by 2021 including a 37% increase in people over retirement and a 78% increase in the elderly population (aged 85 years+) by 2026.
- In 2007 the County Borough's population of 131,900 was accommodated in 54,500 homes.
- Inward economic migration, largely from the new EU accession states in Eastern Europe and a significant increase in the student population, largely within Wrexham, has placed significant extra demands on the local housing market in recent years.
- In 1991 13.4% of the population spoke Welsh; in 2001 the figure was 14.6%.
- The population has a younger age profile than

most Welsh counties but numbers of very elderly people are increasing and there has been a net outflow of 16-24 year olds. Around 22% of the population have disabilities compared with the Wales average of 23.3%.

- Between 1996 and 2009, the Unitary Development Plan annual monitoring reports indicate that a total of 6,324 new homes were built in the County Borough. Of these 40% were located in Wrexham, 34% in the Western Villages (i.e. comprises the larger settlements to the north, west and south of Wrexham) and 26% in the Rural Hinterland. Between 2004 and 2009 around 77% of development has taken place on "brownfield" land (i.e. previously developed, under-used or vacant land).
- Undeveloped land with planning permission for housing at April 2009 was capable of accommodating 2881 new homes, amounting to 1126 dwellings in Wrexham, 1366 dwellings in the Western Villages and 389 dwellings in the Rural Hinterland.

#### Housing Affordability

- Despite recent falls, house prices in the County Borough increased by nearly 60% between July 2004 and July 2008 while average UK earnings rose only by 18% over same period. The average house price to income ratio stands at 5.9 (October 2008) with



68% of first time buyers still priced out of the market for a terraced property (mortgage based on 3 times salary).

- Up to 2205 affordable homes are required between 2006 and 2021.

### Health

- Although levels of long term illness and disability are below the Wales average, overall they are higher in the retired population.
- Coronary heart disease is the main cause of death in the County Borough, accounting for 23% of deaths compared with the Wales average of 19.8%.
- 58% of the population are overweight or obese compared with the Wales average of 54%.
- Access to sport recreation and leisure facilities is an important tool in tackling the local health problems.



### Community Cohesion

- Local communities largely in the Western Villages and Wrexham perceive that their local distinctiveness, community identity and community pride have been detrimentally affected by development.
- Crime and/or the fear of crime and reduced community security and safety are perceived as key local issues.

- Levels of drugs and alcohol misuse, anti social behaviour, violent crime, domestic abuse and town centre crime exhibited an upward trend over the period 2003 and 2006, but equate to the Wales average.
- 19.8% of the County Borough's population, slightly above the Wales average, has no qualifications.
- The County Borough has relatively high levels of children living in poverty and social exclusion and youth unemployment, contributing to poor educational attainment, involvement in crime and teenage pregnancy.

## Economic Issues

### 3.3 Key economic issues:

#### Economic Base

- The local economic base is narrow, having shifted from the historical mining industry it is focusing now on the nationally and locally declining manufacturing sector which will continue to be a significant source of employment during the Plan period.
- There is an over-dependence on manufacturing which, in 2009, employed 23.5% of the local workforce compared with a Wales average of 20.5% and a UK average of 18.4%.
- Between 1999 and 2003 manufacturing employment increased by 0.2% compared to an average decline in Wales of 4.6% and in England of 2.8%, but the sector is forecast to decline by 18% by 2015.
- In 2001 the proportion of process, plant and machine operatives accounted for 15.1% of the workforce compared to 10.2% in Wales and 8.4% in England.
- By 2015 the County Borough's employment in business services (including financial services) are forecast to increase by 68%, transport and communications employment by 31.8% and distribution, hotels and restaurants by 9.3%.

- In 2009 professional and managerial employment groups account for only 35% of the local workforce compared with the Wales average of 38.7% and the UK average of 43.5%.

### Economic Activity, Earnings and Skills

- In 2009 81.5% of the population were economically active compared to a Wales average of 75.8%, and a UK average of 78.9%.
- Local employment growth of 7% between 1995 and 2009 is weak compared to England and Wales (13%), Wales (9%) and the North West of England (14%).
- In 2001 employment rates at 73.0% were above the Wales average of 71.6%, but below the UK average of 75% despite the local unemployment rate being lower.
- Weekly full-time average earnings grew by 9% between 2002 and 2005, but this is below the Wales average of 11% and the UK average of 10.5%. In 2007 the County Borough had 15.1% of its workforce in low value occupations compared to the England average of 8.4%.
- The level of NVQ qualification levels was below the Wales average in 2008.

### Employment Land Demand and Supply

- Between 1996 and 2006 employment land uptake in the County Borough totalled 68.7 hectares. Of this 63% was located in Wrexham and the Wrexham Industrial Estate.
- Average employment land take-up rates were 7 hectares per annum between 1996 and 2006 compared with 24 hectares per annum in the late 1980's.
- The County Borough has an oversupply of employment land whose quality and location may not be appropriate to the needs and aspirations of modern industry. There is also a lack of smaller units and quality office units.
- Undeveloped land with planning permission for employment at April 2009 was 29.33 hectares, amounting to 26.22 hectares in Wrexham and Wrexham Industrial Estate, 2.83 hectares in the Western Villages and 0.28 hectare in the Rural Hinterland.
- There are a number of strategic employment sites with good access to the A483(T) corridor which are critical to the success of the local economy and improving social inclusion.
- Some rural areas suffer from poor access to public transport and other community services. There has also been a loss of



traditional rural skills, increasing reliance on part time or casual employment and a general lack of work space for new start up businesses.

- The County Borough has about 65% of North Wales' sand and gravel reserves.

### Importance of Retail to the Local Economy

- Wrexham town centre fulfils an important regional employment, shopping, education and health role and is one of the three key economic hubs, along with Deeside and Chester, in the north-east Wales/west Cheshire sub-region.
- Wrexham town centre is the third largest retail centre in Wales after Cardiff and Swansea. It is the main shopping destination for a catchment population of 426,000 residing in the County Borough and most of Flintshire, Denbighshire and North Shropshire.
- In 2008 Wrexham town centre comprised 909,400 sq. ft. of retail and leisure floorspace and has moved up to 78th in the hierarchy of UK retail centres. The amount of vacant floorspace was 6.95% and marginally below the national average of 9.41%.

### Transport Issues in the County Borough

- The A483(T) and the Wrexham-Bidston and Chester-Shrewsbury rail services are strategically important for the economic prosperity of the County Borough.
- Extensive development in Wrexham is causing some traffic congestion and harming the environment while the A483(T) is experiencing some capacity constraints, especially at its northern and southern points.
- Public transport services are Wrexham centred and do not fully cater for intra-settlement journey requirements, particularly within the rural areas and western villages, and employment, education and health centres.

- Similar to the Wales average, a quarter of the County Borough's households are without a car.
- In 2001 travel to work by car accounted for 73.2% of all trips compared with the Wales average of 70.2%.

### Economic Deprivation

- The County Borough is the ninth most deprived local authority area out of twenty two in Wales.
- Pockets of social and economic deprivation or physical decay exist throughout the County Borough particularly in some of the Western Villages and parts of Wrexham. Six wards (twelve wards when education attainment is included) within the County Borough are within the 20% most deprived in Wales. These are the wards of Caia Park, Wynnstay and Queensway (in Wrexham), Pant (in Rhos), Cefn and Plas Madoc (in Acrefair), Penycae and Brymbo.

## Environmental Issues

### 3.4 Key environmental issues:

#### Environmental Footprint

- In 2007 the County Borough's ecological footprint was, at 5.1 global hectares per person, lower than the UK average of 5.4 hectares, but significantly higher than the sustainable target of 1.8 global hectares per person.

#### Capacity Constraints

- Infrastructure (e.g. sewerage, highways, health, etc.) capacity is limited particularly in Wrexham and some Western Villages.
- Wrexham is surrounded by high quality agricultural land; valuable sand and gravel deposits to the north and east, and attractive historic parkland to the south and east (Erddig and Cefn Park respectively);

- The Western Villages abut steep slopes and quality landscape; green barriers between villages; high quality agricultural land;
- Rural villages are surrounded by high quality agricultural land, green barriers and special landscape areas and deficient infrastructure and community services.
- Low lying areas in the Dee, Alyn and Ceiriog river valleys and potentially affecting Wrexham and settlements in the Western Villages and the Rural Hinterland, are liable to flood risks.
- The majority of the Wrexham Industrial Estate, a key strategic employment zone, has significant biodiversity interest.

### Built Environment

- Some members of the public and community groups perceive that the design quality of some new development has compromised local character and contributed to a loss of community identity and a reduced attractiveness for investment.
- In 2009 the County Borough had 22 conservation areas, over 1000 listed buildings of historic or architectural interest, 125 scheduled ancient monuments and Pontcysyllte Aqueduct and Canal is a designated World Heritage Site.



- Compared to Field in Trust standards the County Borough, in 2009, has a general deficit in adult and youth playing fields and children's play areas, particularly in the Western Villages and Wrexham.

### Landscape and the Natural Environment

- The rugged upland Berwyn Mountains/ Ceiriog Valley and Ruabon Mountain in the west and south-west has potential as an Area of Outstanding Natural Beauty and much of the low flat floodplain of the river Dee in the north-east and east is a designated landscape of historic importance.



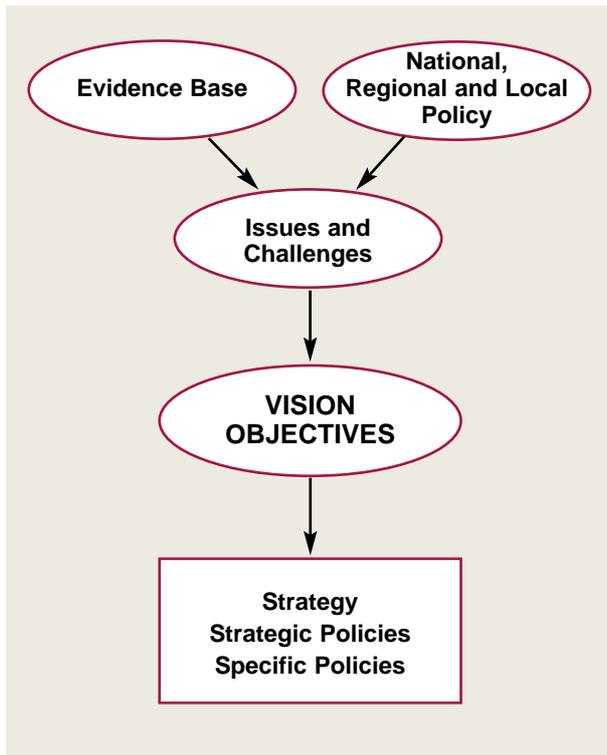
- The local landscape includes 17 sites of special scientific interest (some of European importance), over 160 wildlife sites, over 200 tree/area preservation orders and about 15,000 hectares of UK biodiversity priority habitat.

### Waste

- 2.90 million tonnes of waste will be generated in the North Wales region by 2013 with over 50% of the waste being sent to landfill. In 1996, 97% of municipal waste went to landfill sites: by April 2008, the figure was 64.1%. 33.9% of municipal waste was recycled in 2007-08. This was slightly above the Wales average of 33.4%.
- The capacity of landfill sites is becoming increasingly limited, and the associated environmental and landscape impacts of such traditional waste disposal methods mean that there is a need to look at alternative methods of waste disposal.

## 4. Vision and Objectives

**4.1** The Plan's vision and objectives have been shaped by national, regional and local planning policies, the baseline evidence, including the sustainability appraisal, and public engagement responses. They provide the context for and are cross referenced to more detailed policies outlined in subsequent chapters of the Plan.



### Vision

**4.2** The Wrexham Community Strategy is the key local strategy. Its vision is to improve the quality of life for all in the County Borough. To deliver this vision the aim is to make the County Borough a place that:

- cares for people's health;
- enables people to reach their full potential;
- values citizenship, community spirit and social responsibility;
- looks after its built and natural surroundings;
- is safe; and
- is economically prosperous.

**4.3** Many of the Community Strategy's aims rely on the development and use of land and buildings and, as such, this Plan has a fundamental role to play in delivering these local aspirations. Consequently, the Plan's view of what the County Borough should look like in the future reflects and amplifies the Community Strategy vision.

**4.4** The vision for the Plan is, therefore, to build sustainable and regenerated communities and to attain the highest quality of life standards possible. By 2021 the County Borough will be a place where:

- V1:** people's health and wellbeing standards have improved on present day standards, and access to housing and community facilities has been enhanced within vibrant, safe and distinct communities where social deprivation is significantly reduced;
- V2:** the local economy will be diversified with quality, well paid jobs and continue its role as a key driver of the Welsh economy;
- V3:** efficient use is made of land and resources; quality physical and natural environmental assets are protected and enhanced and new development of the highest quality minimises potentially harmful environmental impacts; and
- V4:** the strategic location and function of Wrexham is maximised and the continued regeneration of the Western Villages realised.

## Objectives

**4.5** The Plan will deliver its vision through a series of objectives which establish a context for more detailed strategic county-wide and area based policies. The Plan's objectives relate closely to those in the Sustainability Appraisal Scoping Report.

**4.6** The Plan's objectives are to:

### **Social:**

- O1** foster community identity, distinctiveness and sense of place through clearly defined settlement limits;
- O2** provide enough quality housing, including affordable housing, and an appropriate range of accessible local community facilities that does not compromise the quality of life of local communities and the unique identity of local places;

### **Economic:**

- O3** encourage diversification of the economic base through attracting higher value growth sector services, with particular emphasis on value added manufacturing and services, retaining existing strategic and locally significant industrial sites, providing a range of quality, accessible employment land to meet the needs of local businesses and supporting the creation of a sustainable rural economy;
- O4** ensure an adequate supply of minerals to meet the needs of society and industry while limiting the environmental impact of mineral extraction and restoration;
- O5** rectify transport capacity constraints and develop a more sustainable transport system that increases public transport, walking and cycling and reduces travel by car and enhances accessibility to and between the principal residential, employment, health and education centres;

### **Environmental:**

- O6** limit new development to a scale that supports regeneration, consolidates past growth and can reasonably be assimilated within existing communities, reflecting the local capacity of infrastructure, community facilities and identified need;
- O7** protect and enhance built, historic and natural environmental assets and maintain a clear distinction between built up areas and the surrounding countryside;
- O8** improve development design standards and maximise energy efficiency and the use of renewable energy; and
- O9** minimise waste, particularly waste to landfill, and establish an integrated and adequate network of local waste facilities.

**4.7** The Plan's objectives are cross referenced to the policies which will deliver them. Some policies seek to deliver more than one objective.

Objectives	Policies	Monitoring
<b>Social</b>		
<b>O1</b>	SP2, SP14 P2, P11, P12, P13, P14, P15, P16, P24, P25, P27	M1
<b>O2</b>	SP3, SP4 P1, P2, P3, P4, P5, P6, P8, P9, P10	M2, M3, M4, M5, M6, M7, M8
<b>Economic</b>		
<b>O3</b>	SP5, SP6, SP7 P2, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, 27	M9, M10, M11, M12
<b>O4</b>	SP12 P38, P39, P40, P41, P42	M13, M14
<b>O5</b>	SP8, SP9 P28, P29, P30, P31, P32	M15, M16, M17
<b>Environmental</b>		
<b>O6</b>	SP2, SP14 P1, P2, P5, P8, P13, P25	M18
<b>O7</b>	SP10, SP11, SP14 P6, P7, P26, P33, P34, P35, P36, P37, P43, P44, P46	M19, M20, M21, M22, M23, M24, M25, M16
<b>O8</b>	SP1 P45, P46, P47, P48	M27, M28, M29
<b>O9</b>	SP13	M30, M31, M32

## 5. Strategy and Strategic Policies

### A : Strategy

**5.1** The Plan's strategy sets out how the Plan's vision and objectives will be achieved. It sets out the broad intention for managing change, provides a framework for more specific policies and indicates the level of provision to be made for housing, employment and other major land uses, the broad locations that such development will be directed to and the areas subject to general protection from development. The strategy has been informed by national, regional and local strategies and baseline evidence as outlined in previous chapters of the Plan. Individual elements of the strategy, such as housing, employment, retail, transport, etc fit together and complement each other and the strategy should be viewed as a whole.



**5.2** The strategy consolidates the historical level and spatial distribution of development and key areas of protection delivered over the last fifteen years while placing greater emphasis on measures to enhance sustainability and adapt to climate change. This will help deliver further physical and social regeneration, cohesive and distinct communities and a prosperous and diverse economy within a better quality environment.

**5.3** Most of the County Borough's existing housing and employment development is located within Wrexham, Wrexham Industrial Estate, and the Western Villages, where there is good access to main transport routes, in particular the A483(T) and the Shrewsbury/Chester and

Wrexham/Bidston rail routes, and public transport facilities. The Plan continues this spatial concentration of development in these most accessible locations and will contribute to a reduction in the number and length of journeys needed to access key facilities and a consequent reduction in greenhouse gas emissions. The strategy, therefore, plays an important role in tackling climate change at the local level.

**5.4** The employment strategy of the plan has a number of elements:- to consolidate and protect the existing employment centres that are strategically and locally important to the county borough; to diversify the economy away from traditional industrial employment into retail, education, health and higher value industrial/commercial employment; and to facilitate local need employment in rural areas. This approach provides for a greater range and quality of jobs to help reduce the need to commute out of the area and to retain skilled workers.

**5.5** The strategy protects or provides employment opportunities in areas that are served by public transport and are often adjacent to residential communities, helping to sustain them and ensuring that employment opportunities are available to all in the County Borough. By promoting the development of Wrexham retail centre and the Western Gateway estate the strategy seeks to build on the relative strengths of the town with new high quality development providing a range and quality of units previously lacking.



## Sustainable Development

**5.6** Sustainable development underpins the Plan and will be delivered by:

- the efficient use of land and resources, with development mainly on "brownfield" land, accessible by public transport and within the capacity of local infrastructure and community facilities in order to reduce long distance travel;
- reducing the harmful effects of climate change, through greater energy efficiency, more renewable energy generation and sustainable construction (Code for Sustainable Homes and BREEAM); and mitigating/adapting to the effects of climate change;
- more efficient transport systems, through the promotion of rail and bus links, and by ensuring that new development is located within easy reach of public transport, employment, retail facilities and community services;
- a better quality environment, through safeguarding key areas of landscape, townscape and biodiversity importance, and by higher standards of design sympathetic to the built and natural surroundings;
- a prosperous economy, through the promotion of Wrexham as a key regional centre, by establishing the conditions for growth for existing businesses and providing high quality locations for inward investment and by promoting the regeneration of those areas which are characterised by social and economic deprivation; and
- community cohesion and equality of opportunity, through better and more affordable housing, by maintaining the unique character and identity of individual settlements and by ensuring that the overall level of growth is within the capacity of local communities and their ability to adapt to social and economic change.

## Areas of Development

**5.7** Development land for housing, including affordable housing, employment and other community needs is delivered in line with the Wales Spatial Plan and local community objectives. The strategy, informed by a detailed sustainability analysis of all settlements, ensures that development is directed to locations that are sustainable in terms of their size, function, character, facilities, public transport and environmental capacity. These are Wrexham and the Wrexham Industrial Estate and the Western Villages (specifically, Acrefair/Cefn Mawr, Broughton, Brymbo, Chirk, Gwersyllt, Llay, and Rhos/Johnstown). Further investment will make these settlements more attractive places, enhance the range and quality of services available and reduce social deprivation and exclusion. There is, however, a need to safeguard their individual character by maintaining open areas within and adjacent to them and this is reflected in the allocation of land for development.

**5.8** To avoid detrimental impact on the countryside and community cohesion the strategy seeks to safeguard the amenity of settlements and secure economy and efficiency in the use of land through the regeneration of "brownfield" sites within built-up areas. New development is directed to the most suitable locations within Wrexham and the Wrexham Industrial Estate and the Western Villages. Both Wrexham and the Western Villages contain areas which are characterised by social problems such as unemployment, poor health, low educational attainment and by poor environmental quality (e.g. derelict sites). The strategy ensures that such areas would experience the benefits that are derived from regeneration and also that the quality of new development is substantially better than has sometimes been the case in the past. The Plan sets out a series of key design principles to help achieve this objective.

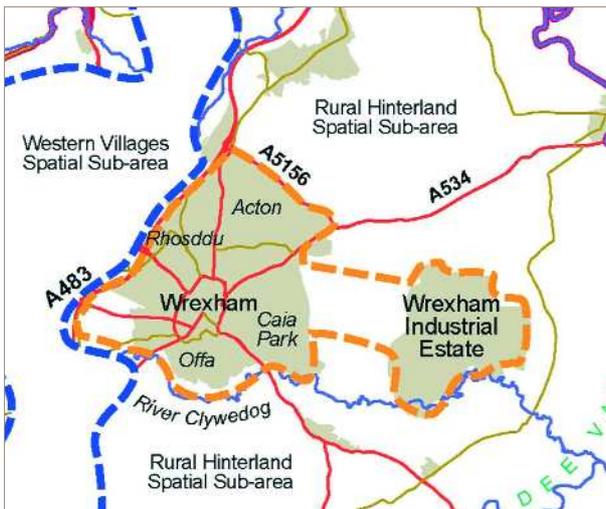
**5.9** The provision of new homes, jobs, shops and leisure facilities is critical to achieving the Plan's vision. However, new development is likely to

generate additional traffic which can have an adverse impact on the local transport network. Development proposals that are likely to lead to an increase in the need to travel must demonstrate how public transport can be supported and negative impacts on the highway network mitigated.

## Areas for Protection

**5.10** As well as ensuring that new development is directed to the most sustainable locations, the Plan ensures that development is restricted in those settlements, mainly in the rural west and east of the County Borough, that lack key community facilities, public transport accessibility, adequate infrastructure, or easy access to employment. Development in these settlements that exceeds their environmental and social capacity would be unsustainable.

**5.11** The strategy protects the countryside from development but allows those uses which are essential to a rural location and which would not harm its character and appearance. The Plan emphasises the need to maintain green barriers (which protect the narrow gaps between settlements), special landscape areas, and areas of particular biodiversity importance.



Plan 3: Wrexham & Wrexham Industrial Estate Spatial Sub-area

## Spatial Variation

**5.12** The Plan advocates a different strategy for Wrexham and the Wrexham Industrial Estate, the Western Villages and the Rural Hinterland.

### a) Wrexham and Wrexham Industrial Estate

**5.13** This sub-area contains the principal town and employment area in the County Borough and is the hub of the local transport network with excellent accessibility to the regional and national network. Wrexham contains 32.1% of the County Borough's population. It is where most of the main retailing, employment, leisure and public services are concentrated and is, therefore, the location most suited to significant additional development which will enhance its role as a key hub in the north-east Wales/west Cheshire sub-region. Nevertheless, the outward growth of Wrexham into adjacent countryside is inappropriate as it adjoins areas of high quality agricultural land, landscapes of historic and amenity importance (including Erddig, the Clywedog Valley and Cefn Park), sites of nature conservation interest and extensive sand and gravel deposits to the north and east which are protected. There is also a need to prevent coalescence of the town with nearby villages. The strategy takes these constraints into account and confines the allocation of land for new development to sites within existing settlement limits.

**5.14** Wrexham Industrial Estate covers some 550 hectares and is one of the largest such estates in Europe. There are currently about 300 businesses on the estate, employing about 7000 people and 30% of the estate remains undeveloped. The strategy recognises the vital importance of Wrexham Industrial Estate to the regional economy and that its role will be enhanced by the construction of new access roads, both from the north and south. However, the strategy also recognises that the Estate contains many areas of land which are of significant importance for nature conservation.



**5.15** 36% of the Plan's future housing (existing supply and new allocations) is located in Wrexham and 73.27 hectares (74%) of its employment land supply is located in Wrexham and the Wrexham Industrial Estate. Existing settlement limits are retained and distinct employment areas are created to ensure efficiency of land use.

**5.16** Wrexham town centre is a regionally important shopping destination, an important source of accessible employment and a key element of the strategy to diversify and grow the local economy. There are also wider social benefits: by developing a family orientated evening economy, providing safe parking and a better environment this supports vitality encouraging greater use of the facilities by residents and helps address perceptions of crime. The strategy will seek to build on the strengths of the town centre.

#### b) Western Villages

**5.17** The Western Villages sub-area comprises the larger settlements to the north, west and south of Wrexham and contains 43.4% of the County Borough's population. The sub-area comprises Acrefair/Cefn Mawr, Broughton, Brymbo, Chirk, Coedpoeth, Gwersyllt, Llay, Penycae, Rhos/Johnstown, Rhostyllen, Ruabon, Tanyfron and Southsea. While their range of services is narrower than Wrexham, they are capable of supporting some additional growth, particularly on derelict or underused land. Most of the larger settlements fringe the A483(T) and have good accessibility. However, many of them are separated from each other by narrow areas of open countryside often under pressure for development. The individual character of the villages is safeguarded by maintaining these open areas and this is reflected in the allocation of land for development.

**5.18** Further development will make these settlements more attractive places to live and work, enhance the range and quality of services available and, where relevant, reduce social deprivation and exclusion. Acrefair/Cefn Mawr, Broughton, Brymbo, Chirk, Gwersyllt, Llay, and Rhos/Johnstown meet these requirements and sites have, therefore, been allocated for housing development in these locations. The strategy confines the allocation of land for new development to sites within existing settlement limits. Some Western Villages are inappropriate locations for new housing development either

because the local environment lacks the capacity necessary to absorb additional development or because services and facilities are under pressure as a result of past developments. No new general market housing allocations have, therefore, been made in Coedpoeth, Penycae, Rhostyllen, Ruabon, Southsea and Tanyfron.

**5.19** 55% of the Plan's future housing and 25.43 hectares (25%) of its employment land supply is located in the Western Villages. As in Wrexham, existing settlement limits are retained and distinct employment areas are created to ensure efficiency of land use.

### c) Rural Hinterland

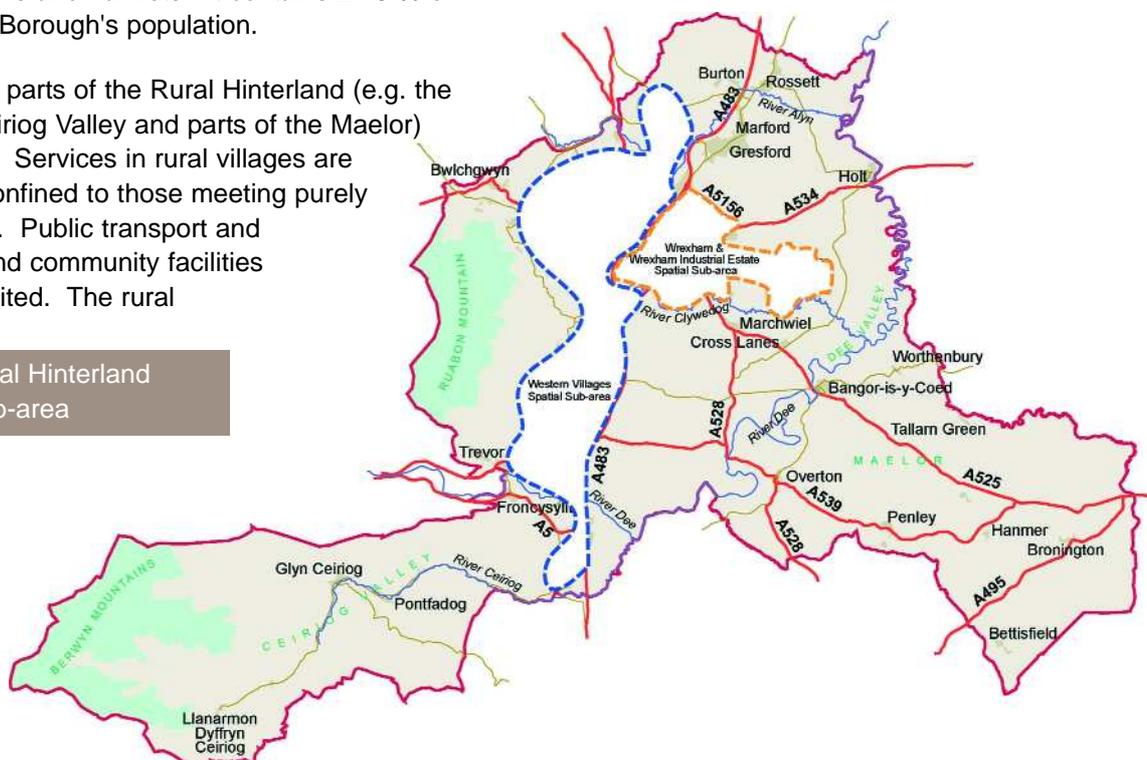
**5.20** The Rural Hinterland, covering the remainder of the County Borough, has a diverse landscape, social and economic characteristics and its topography is characterised by lowland plain (dominated mainly by dairy farming) to the east and upland (where sheep farming predominates) to the west. The area has a dispersed settlement pattern of villages and outlying farms and hamlets. It contains 24.5 % of the County Borough's population.

**5.21** Some parts of the Rural Hinterland (e.g. the western Ceiriog Valley and parts of the Maelor) are remote. Services in rural villages are generally confined to those meeting purely local needs. Public transport and shopping and community facilities are very limited. The rural

villages usually have poor access to employment opportunities and further development would, therefore, result in significant increases in commuting to work and leisure by private car, leading to increases in energy consumption and emissions. However rural areas do require local need employment, so the Plan helps enable it. These villages are invariably surrounded by attractive countryside and are often poorly served by infrastructure (e.g. lack of mains drainage); any new infrastructure requirements would be spread over more locations with extra pressure on public and private finances. Lack of affordable housing is also a problem in several of the rural villages.

**5.22** As such, new housing development within the Rural Hinterland is restricted to small sites predominantly with the benefit of existing planning permission within existing settlement limits and exception sites for agricultural workers and affordable housing outside of settlements. No new housing allocations are, therefore, made. The Rural Hinterland provides 9% of the Plan's future housing and 0.28 hectares of its employment land.

Plan 5 Rural Hinterland Spatial Sub-area



## Strategy Summary

**5.23** In summary, the strategy:

- maximises the use of previously developed, under-used or vacant land;
- confines development to existing settlement limits;
- focuses investment to Wrexham and the Wrexham Industrial Estate to enhance its role as a key hub in the north-east Wales/west Cheshire sub-region;
- directs some development to Western Villages currently experiencing social and economic deprivation and physical decay;
- restricts new development within other settlements, mainly in the Rural Hinterland, that do not possess a range of key community facilities, infrastructure, and access to employment or which have severe environmental constraints, including risk of flooding;
- provides for an appropriate level of new housing provision which does not threaten social cohesion, overload infrastructure capacity limits or jeopardise the sustainable approach of accommodating growth within settlement limits;
- provides for an appropriate level of strategically significant employment land with good accessibility to the A483(T) and smaller local employment areas in the Western Villages and accessible to rural communities;
- directs new, large-scale retail, leisure and entertainment facilities to Wrexham town centre supported by a network of district centres mainly in the Western Villages;
- proposes an integrated transport network within the County Borough and wider north-east Wales/west Cheshire sub-region by making the best use of the existing road and rail network, enhancing public transport, walking and cycling facilities, and maintaining and improving accessibility to and between principal residential, commercial, employment, health and education centres;
- prevents the coalescence of settlements through the provision of green barriers; and
- protects areas of high quality landscape, nature conservation interest, the historic environment, and the Rural Hinterland from development. These areas include the western uplands of the Ruabon and Esclusham mountains (a potential extension of the Clwydian Range Area of Outstanding Natural Beauty), the remote western Ceiriog valley and the historical Maelor Saesneg which contains the River Dee and its floodplain in the east.

**5.24** The key elements of the spatial strategy are shown on Figure 1: Key Diagram. The strategic policies to deliver the strategy follow.

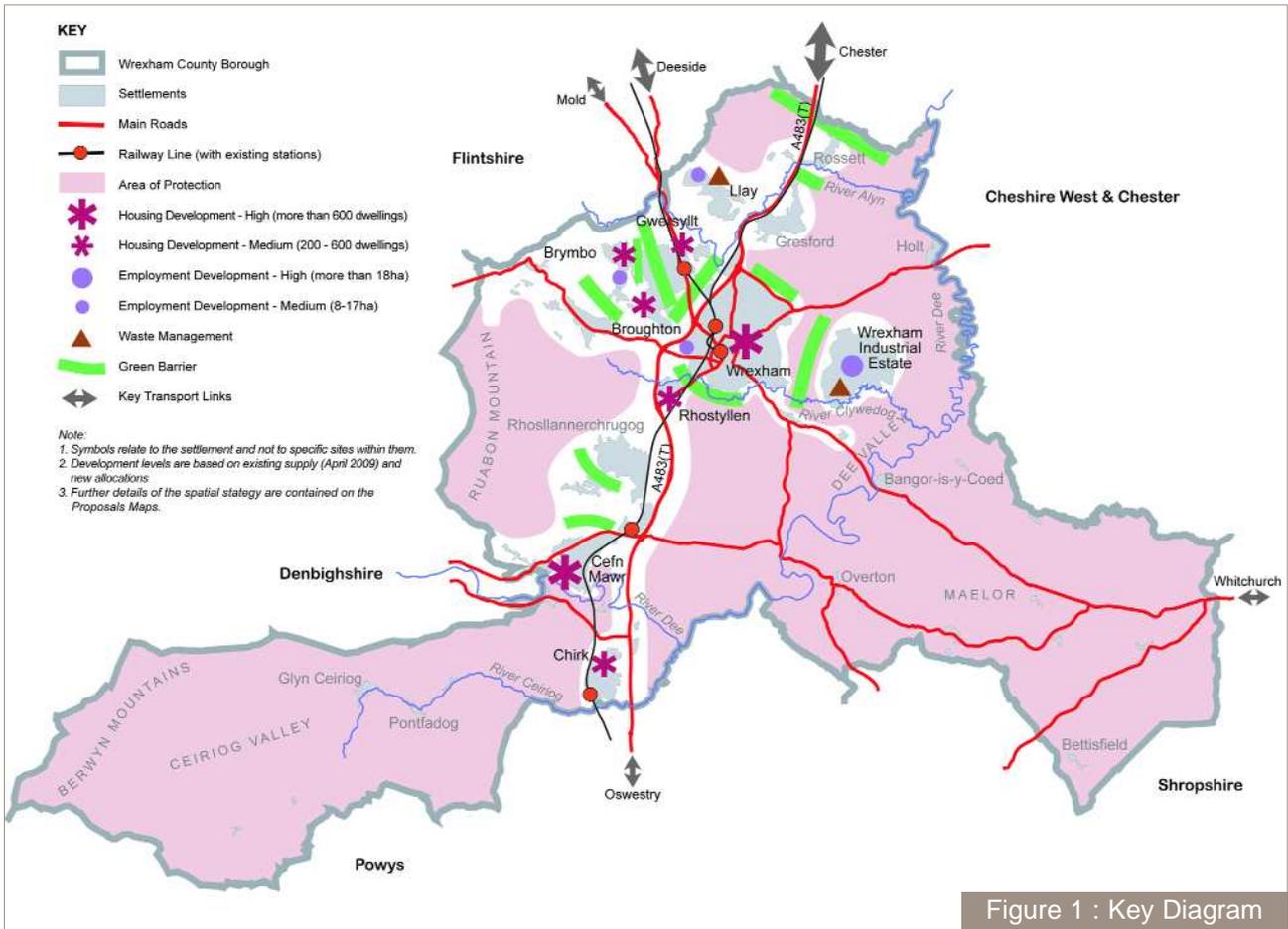


Figure 1 : Key Diagram

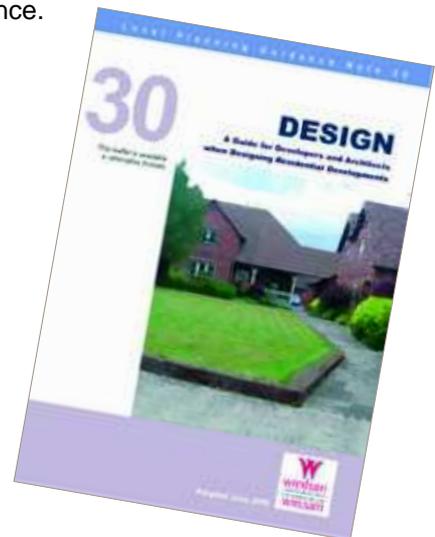
## B : Strategic Policies

**5.25** The Plan's strategic policies will deliver the spatial strategy, including the broad location of land made available for housing, employment and other major land uses and areas protected from development. These policies also provide a framework for more detailed county-wide, area based and site-specific policies.

### General Development Principles

**5.26** All development proposals must satisfy general design principles, the implementation of which is a key function of the planning system as outlined in Welsh Assembly Government guidance and supplementary planning guidance. Achieving

high quality sustainable design encompasses both visual and functional aspects of the development within its natural and built environment context. Supplementary planning guidance provides further detailed guidance.



**Policy SP1: General Development Principles**

All new development must:

- a) accord with or enhance the character 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) take account of personal and community safety and security in its design and layout;
- c) be safely and conveniently accessible for all potential users/occupiers of the development by car, on foot, bicycle and by public transport;
- d) not give rise to parking or highway safety problems on site or in the locality;
- e) not have an unacceptable effect on the amenity of the occupiers of nearby properties/land and provide a satisfactory standard of amenity for the occupiers/users of the development itself;
- f) comply with nationally recognised and quality assured standards, where appropriate, with regard to sustainable building;
- g) 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;
- h) not adversely affect existing infrastructure or public services or require additional infrastructure or public services at public cost;
- i) be compatible with adjacent land uses;
- j) make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment; and
- k) safeguard the environment from the adverse effects of noise, dust, odour or vibration arising from development.

**Broad Location of Development**

**5.27** In order to deliver the spatial strategy set out in Section 5A above the following principles for the broad location of development will apply.

**Policy SP2: Broad Location of Development**

New development will be directed to within defined settlement limits and employment areas and should maintain the existing settlement pattern and character.

## Provision of New Homes

**5.28** Planning Policy Wales states that the latest Welsh Assembly Government Household Projections should form the basis for assessing housing requirements and that within each region of Wales local planning authorities should work together to apportion the projections to each authority, or agree their own regional policy-based projections. The North Wales local authorities, together with key stakeholders, have collaborated to apportion regional housing development. The apportionment exercise (2007) took into account a wide range of factors, including population/household projections, the policies in the Wales Spatial Plan and economic and environmental capacity issues. Taking account of these factors, the local authorities worked together to apportion 31,650 dwellings over the 15 years 2008-2023 (2110 dwellings per year). The agreed figure for Wrexham County Borough was 6300 general market dwellings (420 a year) and this figure has, therefore, been taken forward into the Plan. A similar policy figure was proposed in the Plan's Preferred Strategy and was supported by the majority of respondents during its associated public engagement.

**5.29** In June 2009, the Welsh Assembly Government published, for the first time, household projections for each local authority in Wales. These show a projected increase in the number of households in the County Borough from



55,800 in 2006 to 65,700 in 2021 (i.e. 9900 extra households, or 660 per year). If these household projections were translated into a dwelling requirement, they would result in a very large increase in the Plan's general housing requirement from the currently proposed 420 per year to a figure of about 660 per year. This would be about 50% greater than that provided historically. The adoption of such a figure for policy purposes would have major implications for the County Borough as it would:

- require extensive areas of "greenfield" land to be allocated for development, with major implications for the character and quality of local settlements and the countryside that surrounds them;
- impose large additional burdens on local infrastructure and community facilities;
- lead to a large increase in the level of in-migration and could damage community cohesion; and
- override the strong views expressed by the vast majority of local people during the early stages of the Plan's preparation and consultation.

**5.30** The Welsh Assembly Government household projections are no more than a continuation of past short term trends and for the reasons outlined above it would be highly undesirable to plan for the future development of the County Borough by following those trends. Further detailed evidence on the appropriateness of the projections, based upon all sources of local evidence and the demographic assumptions inherent in the methodology is set out in the Population and Housing Background Paper.

**5.31** The North East Wales Housing Market Assessment (2008) showed that migration levels into the sub-region were on a downward trend over the last three years. The Plan's proposed housing requirement figure falls within the growth range proposed for the County Borough in the West Cheshire/ North East Wales Sub-regional

Strategy. Furthermore, the North West of England Plan: Regional Spatial Strategy to 2021 (2008) introduced a substantial increase in housing provision in the former Chester City Council area, from 236 dwellings per year previously (Cheshire Structure Plan) to 417 per year. The recently formed Cheshire West and Chester Council has been designated as one of England's 20 new Growth Points and as a result intends to increase housing delivery on top of the RSS figures by a further 23%. These significant increases in housing delivery in this adjoining authority will reduce the pressure locally from households in Chester, resulting in more of the County Borough's housing being available to local people.

**5.32** The Plan's requirement for 420 general market dwellings per year represents a 9% increase in the housing requirement compared with the adopted Wrexham Unitary Development Plan 1996-2011 (385 homes per year) and reflects the high level of demand for housing in the County Borough in recent years. House completions over the 13 years between 1996 and 2009 totalled 6324 (486 per year), although this figure was distorted by the very high level of completions over the two years 2006-8 (775 per year), when the local housing market was experiencing an unprecedented boom. If those two years are excluded, average completions since 1996 were 434 per year. The Plan's policy figure, therefore, represents in broad terms a continuation of the historical long-term trend.

**5.33** A "slippage allowance" of 10% of the total housing requirement (i.e. 630) is included to cover unforeseen circumstances which may delay the development of the Plan's committed and allocated sites (e.g. land ownership or infrastructure constraints). Given that 2004 dwellings have already been built and 2881 are under construction or have planning permission for housing at the Plan's base date of 1 April 2009, the residual requirement for new allocations to meet the strategy's requirement of 6930 general market homes (6,300 plus 630 slippage allowance) is 2045 new homes.

**5.34** In addition to this requirement, and in acknowledgement of the need to increase affordable housing locally, the Plan allocates a number of Council owned sites for 100% affordable housing development which could provide approximately 345 affordable homes, promotes "village exception" affordable housing development on the edge of village settlements which could potentially provide a further 640 homes and requires windfall and infill housing development to be affordable housing, which could provide a further 150 homes over the Plan period. These additional 1135 affordable homes when added to the total dwelling provision including general market housing (6930) result in a potential total of 8065 dwellings, which accounts for 82% of the Welsh Assembly Government 2006 household projections for the County Borough.

**5.35** Exceeding the planned general housing requirement would be contrary to the Plan's spatial strategy and objectives and detrimentally affect the provision and quality of infrastructure and community facilities. Systematic and rigorous monitoring of planning permissions and housing completions will be used strictly to control the housing land supply. This could lead to a moratorium on the grant of planning permissions for housing.

#### Policy SP3: Provision of New Homes

Sufficient land is identified for the development of 8065 homes between 2006 and 2021.



## Affordable Housing

**5.36** Affordable housing is housing that includes legal mechanisms to ensure that it is accessible to those people who cannot afford market housing, both on first occupation and for subsequent occupiers. It is not low cost market housing.

**5.37** Throughout the County Borough there have been increasing difficulties in securing an adequate supply of affordable housing for local people who cannot afford market housing. The problem has been caused by a combination of factors, including a significant decline in the supply of Council and other rented housing, increasing household formation and inward migration and the long-term rise in property values. The problems are particularly acute for those on below average earnings. In addition, there is a sustained need for extra care and supported housing to meet special needs (e.g. people with physical, sensory, mental or learning impairment). Alleviating problems of affordability will provide opportunities for people to move within and between communities contributing to life time sustainability of the communities.

**5.38** The Wrexham Housing Needs Assessment (2006) identified a shortfall of 2205 affordable homes (147 per year) over the Plan period. Since the study was carried out house prices have

fallen, but this has not necessarily improved affordability due to the general economic recession and the difficulty in securing mortgages. Therefore, the Plan sets out policies seeking to deliver this target: 58 affordable homes were completed between 2006 and 2009 and it is anticipated that a further 972 units will be provided through S106 developer contributions from the general market housing requirement, including those schemes already within the pipeline, 345 units from public sector owned sites, up to 640 from rural and urban village exceptions while windfall and infill policy could deliver an extra 150 homes, giving a total of 2165 units or 99% of the projected need. It is a target that can be delivered assuming adequate Welsh Assembly Government and registered social landlords funding, other than in circumstances where development viability is genuinely threatened as a result of unforeseen costs (e.g. extraordinary site contamination costs) where policy requirements will be reduced. This policy is amplified in supplementary planning guidance.

### Policy SP4: Affordable Housing

Sufficient land is identified to provide a minimum target of 2205 new affordable homes.



## Protecting Existing Employment Areas

**5.39** A number of strategically important employment areas (B1, light industrial, B2, general industrial and B8 warehouse and distribution only) provide accessible sources of employment to local people, help create more sustainable communities, reduce car-borne travel and contribute to economic prosperity. The main strategic employment areas are the Wrexham Industrial Estate, Llay Industrial Estate, the Wrexham Technology Park and the Western Gateway. These sites enjoy close proximity to the A483 (T) with its links to a wider market and have the potential to provide employment opportunities in and help regenerate the Western Villages. The attractiveness of the strategically important Wrexham Industrial Estate will be enhanced through planned road access improvements and

will continue to remain the focus for industrial and warehouse development. Furthermore several locally significant employment areas, located largely within settlements, provide a source of local employment and services. The loss of such employment land to other uses (e.g. general market housing or retail) would conflict with strategic employment objectives and is unnecessary given that adequate land has been identified for other uses.



### Policy SP5: Protecting Existing Employment Areas

Land within existing employment areas will be safeguarded for employment purposes and their development for other uses will not be permitted. These areas are:

- |   |  |
|---|--|
| 1) Wrexham Industrial Estate;   | 14) Whitegate Industrial Estate, Wrexham;                              |
| 2) Llay Industrial Estate;  | 15) Cambrian Price Industrial Estate, Wrexham;                         |
| 3) Former Steelworks site, Brymbo;  | 16) Two Mile Industrial Estate, Brynteg;                               |
| 4) Canal Wood Industrial Estate, Chirk;                                   | 17) Penley Industrial Estate;  |
| 5) Vauxhall Industrial Estate, Johnstown;                                 | 18) Pandy Industrial Estate;   |
| 6) Croesfoel Industrial Estate and Bersham Enterprise Centre, Rhostyllen; | 19) Southsea Industrial Estate;  |
| 7) Gresford Industrial Estate;  | 20) Westminster Industrial Estate, Gwersyllt;                          |
| 8) Wynnstay Technology Park, Acrefair;                                    | 21) Coppi Industrial Estate, Rhos;                                     |
| 9) Wrexham Western Gateway;   | 22) Gardden Industrial Estate, Ruabon;                                 |
| 10) Wrexham Technology Park;  | 23) Lightwood Green Industrial Estate, Overton;                        |
| 11) Five Crosses Industrial Estate, Coedpoeth;                            | 24) Llay Hall Industrial Estate/ Riverside Business Park, Cefn Y Bedd; |
| 12) Rhosddu Industrial Estate, Wrexham;                                   | 25) Kronospan/Cadburys, Chirk.   |
| 13) Advance Park Industrial Estate, Rhosymedre;                           |  |

## Provision of Employment Land

**5.40** The north-east Wales economy, along with that in neighbouring West Cheshire, is generally performing well, with the County Borough experiencing strong economic growth over the last two decades prior to the current national recession. The County Borough has approximately 900 hectares of employment land (excluding education, health, commercial offices or retail) spread over 25 industrial estates/areas which, with the exception of Wrexham Industrial Estate and a limited number of smaller estates, are located in a north-south corridor along the A 483(T) road. This includes 201 hectares of undeveloped land which constitutes the current potential gross employment land supply.

**5.41** The Employment Land Study (2007) indicated that demand for new employment land over the Plan period was between 68 hectares (last five years average take-up) and 103.5 hectares (last ten years average take-up). The Plan proposes 120 hectares of land for employment use, which allows for a continuation of long term historical development rates supplemented by a small amount for contingencies. This is at the higher range of expectations but would generally accord with the Wales Spatial Plan which proposes that north-east Wales be an area of growth, and the Study's recommendation that a more supply led approach be adopted to provide attractive and marketable employment land. It also enables a range of site types and locations to be provided that would allow a flexible response to economic conditions. Any lower levels of allocation would severely constrain potential economic growth opportunities.

**5.42** The Study indicated there was more than enough undeveloped land within established employment areas to meet forecast demand. Several sites have been de-allocated including some of the poorest quality, most highly constrained, inaccessible and least attractive sites as well as a large and conspicuous site previously safeguarded for a single user development and a

number of sites which have remained undeveloped for some time and now have considerable nature conservation interest on the Wrexham Industrial Estate. Emphasis is placed on retaining employment land that is well served by public transport links and in close proximity to the labour force. These areas provide important local employment opportunities to local people within those communities in which they are located or accessible to.

**5.43** Approximately 14 hectares of employment land was developed between 2006 and 2009 and 29.33 hectares has the benefit of planning permission as at 1 April 2009. The residual requirement to meet the Plan's employment land requirement (B1, light industrial, B2, general industrial and B8 warehouse and distribution only) is, therefore, just over 76 hectares.

a)	Total employment land requirement 2006-21(hectares)	120.00
b)	Land developed 2006-2009 (hectares)	-14.00
c)	Sites with planning permission for industrial development, including schemes under construction, as at 1st April 2009 and contributing to the land supply (hectares)	-29.33
d)	Residual employment land requirement 2009-2021(hectares)	76.67

### Policy SP6: Provision of Employment Land

Land is safeguarded for the development of 120 hectares of employment land between 2006 and 2021 on existing employment areas.

## Shopping, Commercial Office and Indoor Leisure Facilities

**5.44** Wrexham town centre is the main retailing centre in north Wales with a catchment that includes the County Borough, Flintshire, Denbighshire and much of north Shropshire and, according to Javelin Group rankings, is within the top hundred UK shopping destinations. It is also a key location for service, office and leisure uses. Supporting and building on the success and function of Wrexham town centre will help to diversify the local economy a key objective of the Plan and hence generate employment opportunities.

**5.45** The Wrexham Retail Floorspace Assessment (2007) identified a quantitative need for 5201 m<sup>2</sup> of convenience (e.g. food, drink, newspapers, etc) space and 14,170 m<sup>2</sup> of comparison (e.g. clothing, electrical items, bulky goods, etc) space by 2016 additional to the recent floorspace provided at the Eagles Meadow development. However, these floorspace figures are only indicative, dependent on the sales density from the proposed stores and assumptions based on shopping surveys, "leakages" (i.e. money from local residents spent out of the local shopping catchment area) and estimated future retail trends. Projections for the period after 2016 are unreliable and insufficiently robust for making land allocations.



**5.46** Commercial office developments that principally serve visiting members of the public together with indoor leisure uses such as restaurants, wine bars and pubs, night clubs, health and fitness centres, tenpin bowling centres, bingo halls, cinemas, and arts, culture and tourism facilities such as theatres, museums, concert halls, hotels and conference facilities contribute to job creation, vitality and viability and a buoyant and diversified local economy. Such uses should normally be situated in or near to the main urban centres where easy access by the public can be achieved. Inappropriate development which would undermine the role, vitality, and viability of Wrexham Town Centre shopping area and the district shopping centres will be strongly resisted.



### Policy SP7: Shopping, Commercial Office and Indoor Leisure Facilities

Proposals will not be permitted that detrimentally affect the role and function of:

- a) Wrexham town centre as the primary location for shopping, offices and indoor leisure facilities; and
- b) district centres in villages that provide more local facilities.

Only when an identified need cannot be met on a site in the preferred locations will edge of centre and then out of centre proposals be considered. Changes of use that would adversely affect the vitality and viability of these centres will not be permitted.

## Improving Travel

**5.47** The County Borough lies at the junction of numerous main roads linking it with North and South Wales, and the North West and Midlands of England. In particular, the strategic A483(T) road is a prominent gateway into and through the County Borough and forms part of the Felixstowe-Holyhead Trans European Network. However, the North Wales Regional Transport Plan (2008) has identified capacity constraints on the primary road network which also results in the redistribution of traffic onto other parts of the core and local road network:

- the A483(T) road is susceptible to periods of congestion and delay, most notably at its junction with the A55(T) in Cheshire where significant queues occur during peak demands;
- in the south of the County Borough, link capacity issues exist as a result of the single lane carriageway on the A5(T) at Newbridge and an at-grade roundabout at Halton;
- links from Wrexham to the A483(T), particularly the junctions of the A541 and A525 junctions with the A483(T), have reached or are approaching their design capacities and further traffic demands on these junctions will exacerbate existing junction capacity issues and result in safety and capacity concerns; and
- the heavy use of the A550/A541, A550/B5373/B5425 and B5445 (Rossett) routes as alternatives to avoid peak hour capacity issues at the A55(T)/A483(T) intersection.

**5.48** Wrexham town centre is the hub of the local transport network. The public transport network provides good access into and out of Wrexham but poor access between and within outlying settlements. Given environmental, physical and cost constraints major road developments are inappropriate. Without any planned new road or bus routes between settlements the most accessible locations for new housing, employment

and services are along the existing radial routes from the Western Villages and within Wrexham town. Consequently, to alleviate pressure the Plan promotes a development pattern that minimises the need to travel by directing new development to those settlements with good access to public transport and encourages alternative modes of transport and local road improvement schemes.

**5.49** The existing public transport network has the potential to accommodate a higher number of passengers. Measures to support and enhance public transport that do not have direct land use implications (e.g. "on demand" bus services, real time bus display and car sharing) are important aspects of the transport strategy. Planned improvements to the coverage and frequency of services and passenger facilities that have land use planning implications (e.g. the upgrading of interchanges, stations and facilities; safe and convenient pedestrian access; secure car and cycle parking; etc.) are promoted. The Council remains committed to the development of a park and ride facility when conditions are appropriate.

**5.50** Local road improvements to ensure network resilience, accessibility and road safety are proposed where traffic flow problems arise. Particular concerns exist on some of the main distributor corridors and the Wrexham town centre inner ring road. Further demands from new development, individually and cumulatively, on this constrained network will compound existing capacity problems and proposals that exacerbate



the situation will be expected to provide mitigation measures or, where these are unacceptable, be refused permission.

**5.51** Further enhancement to rail infrastructure and services on the Borderlands (i.e. Wrexham/Bidston/Liverpool and Chester/Wrexham/Shrewsbury) rail corridors is supported.

#### Policy SP8: Improving Travel

An integrated transport network will be facilitated within the County Borough and wider North East Wales and West Cheshire sub-region by:

- maximising the use of the existing road and rail network;
- reducing Wrexham Town Centre congestion;
- supporting and enhancing public transport facilities including the removal/reduction of the capacity constraints of the single track between Wrexham and Chester and the electrification and increase in service frequency on the Wrexham to Bidston to Liverpool line;
- supporting and enhancing walking and cycling routes/facilities, park and ride facilities in the locality of key interchanges (e.g. rail/bus stations and major junctions on the A483(T)), integrated with existing and emerging public transport services and encouraging the use of travel plans;
- alleviating capacity constraints of the highways network, especially the A483 (T);
- maintaining and improving accessibility to and between principal residential, commercial, employment, health and education centres for all sections of the community; and
- promoting local road network management improvements.

## Development Proposals and Transport

**5.52** New development proposed to satisfy the Plan's objectives is likely to generate additional traffic which can have an adverse impact on the County Borough's traffic network. Development proposals that are likely to lead to an increase in the need to travel must demonstrate how public transport can be supported and negative impacts including cumulative impacts on the highway network mitigated.



#### Policy SP9: Development Proposals and Transport

Development proposals must demonstrate how they will:

- help minimise the need to travel;
- encourage the use of transport other than the private car;
- avoid increasing traffic to unacceptable levels; and
- avoid causing or exacerbating highway safety problems.

Transport assessments and Green Travel Plans will be required for developments likely to result in significant trip generation.

## Protecting and Enhancing the Natural Environment

**5.53** The County Borough contains many areas of quality landscape and biodiversity importance and interest. The western, southern and eastern parts of the County Borough contain broad areas of high quality landscape, including the Ruabon and Eglwyseg Mountains, the Ceiriog Valley, the Berwyns and the historical Maelor Saesneg which contains the River Dee and its floodplain. Sections of Ruabon Mountain and the Vale of Llangollen may be included in the extended Clwydian Range Area of Outstanding Natural beauty. High quality agricultural land surrounds Wrexham, Burton, Gresford and Rossett. Special Landscape Areas are designated for protection from development.

**5.54** During the Plan period the existing Clwydian Range Area of Outstanding Natural Beauty may be extended to include sections of Ruabon Mountain and the Vale of Llangollen. The Plan

supports such a designation by the Welsh Assembly Government as it would recognise the national importance of this landscape and the need to protect, manage, and enhance it. Landscape conservation would be the primary consideration and development which detracts from the character and appearance of the landscape would be resisted. Any development permitted must be of the highest standard of design and use materials appropriate to the locality.

**5.55** In addition, there are many areas of biodiversity interest, both statutory and non-statutory, including the River Dee, Fenns, Whixall and Bettisfield Mosses, Berwyn and Llantysilo Mountains, and Johnstown Newt Sites Special Areas of Conservation. Sites of biodiversity interest require protection by virtue of their sensitive and exceptional flora, fauna, geological and physiographical features. Such sites, which additionally provide public education and leisure opportunities, can be affected or even destroyed



by harmful operations such as new building or changes in land management. These sites include European protected sites comprising Special Protection Areas, Special Areas of Conservation and Ramsar Sites; nationally protected Sites of Special Scientific Interest and Geological Conservation Review sites; regionally important Geological Sites; locally important Wildlife Sites and Local Nature Reserves; and protected species of principal local importance and their habitats. A full list is identified in supplementary planning guidance.

**5.56** In safeguarding those landscapes, individual sites and habitats which have been identified as having special visual or ecological importance, the Plan ensures consistency with the aims of the Wrexham County Borough Biodiversity Action Plan (2002).

**5.57** The County Borough also possesses a wealth of landscape features such as trees and woodlands, hedgerows, orchards, ditches, ponds, stone walls, outcrops and artefacts that are worthy of protection. These are all important in visual terms but also have a role to play in relation to the protection and enhancement of biodiversity and geodiversity, culture and history and hence local

distinctiveness and sense of place. The protection and conservation of these landscape and biodiversity features of significance, which are not always afforded statutory protection, is also crucial to the objective of ensuring a better quality environment.



#### **Policy SP10: Protecting and Enhancing the Natural Environment**

- 1)** Development will not be permitted that adversely or significantly affects the following areas:
  - a)** statutory and non-statutory sites of biodiversity and nature conservation interest;
  - b)** high quality grades 1, 2 and 3a agricultural land; and
  - c)** high quality landscapes, historic parks, gardens and historic landscapes.

- 2)** Development will not be permitted that adversely or significantly affects:
  - a)** those attributes and features which make a significant contribution to the distinctive character, quality and amenity of the landscape, including trees, woodland and hedgerows and the linkages between them;
  - b)** biodiversity and nature conservation interests; and
  - c)** the quality of natural resources, including water, air and soil.

Appropriate development should mitigate for any potential damage and enhance the quality of natural environmental features.

## Protecting and Enhancing the Historic Built Environment

**5.58** The County Borough has a rich and varied historical built environment including 22 conservation areas and over 1000 listed buildings of historic or architectural interest. The centres of historic settlements generally possess visual charm, architectural unity, interesting social and economic histories and a sense of place, which are of considerable importance to local people and visitors alike. The aim is to preserve and enhance their special architectural or historic character and conservation area management plans and supplementary planning guidance will be published where appropriate. New development within conservation areas should ensure design compatibility and respect the various elements which give them their unique character.

**5.59** Listed buildings of special architectural or historic interest must be sensitively repaired and improved, using traditional materials and techniques, and appropriate new uses should be found for them in order to guarantee their future survival. Demolition will not normally be allowed. Alterations/additions to listed buildings require the greatest skill and care in order to avoid damage to



the intrinsic character of the buildings themselves, including interiors and fixtures, and to their setting. Similarly, new development affecting a listed building must be sympathetically designed so as not to harm the listed building's historic integrity and identity. The use of legal powers will be considered where listed buildings are at risk from wilful neglect, long-term dereliction or abandonment.

**5.60** There are also a significant number of buildings of special local interest which, by reason of their design, materials, or social and historical connections, contribute to local and distinctiveness and identity. Subject to legislative change, supplementary planning guidance for their protection will be developed.



### Policy SP11: Protecting and Enhancing the Historic Built Environment

Within, and in close proximity to, conservation areas, the priority is to preserve and enhance those buildings, structures, streets, trees, open spaces, archaeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must respect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings. Inappropriate or unsympathetically designed development will not be permitted.

## Safeguarding Mineral Resources

**5.61** Although the County Borough is no longer a producer of coal or hard rock, sand and gravel extraction is an issue of strategic importance, accounting in 2004 for just over half the sand and gravel produced in north Wales. In December 2006, permitted reserves of sand and gravel in north-east Wales amounted to a land bank of 23.5 years, enough to last until 2030. Even at the end date of the Plan, therefore, there is still likely to be a 7 years land bank of sand and gravel reserves in the sub-region without the need for further supplies. Regional requirements will be met by ensuring that a 7 year land supply is maintained throughout the Plan period. The Plan does not, therefore, identify land for future mineral working. Nevertheless, potential resource areas of sand and gravel and coal should be safeguarded from permanent non-minerals development which would either sterilise them completely or hinder future extraction. The identification of mineral resource areas gives no presumption in favour of the working of deposits.

### Policy SP12: Safeguarding Mineral Resources

Resources of sand, gravel, and coal are safeguarded from non-mineral development unless:

- a) no exploitable reserves exist within the site; or
- b) provision is made for the prior removal of mineral deposits; or
- c) there is an overriding need for the development in that location which outweighs the need to safeguard the mineral resource; or
- d) the proposal is for a temporary development that can be completed in the time scale before the mineral is likely to be needed.

## Waste Disposal

**5.62** In the past waste was mainly disposed of in landfill sites. This approach is unsustainable because of the growing volume of waste produced, the risk of environmental pollution and limited capacity within existing landfill sites. In the future, the amount of waste disposed of in landfill sites will be greatly reduced, although there will continue to be a need for landfill sites for the disposal of residual waste which cannot be recycled or reprocessed. There is, therefore, a need to develop modern waste management facilities which provide an alternative to landfill. Many of these, both visually and operationally, are no different from other industrial buildings. Accordingly, the most appropriate locations for sorting, transferring and processing wastes are on industrial estates suitable for general employment (Use Class B2) uses which provide a substantial choice of sites compared with the estimated need of between 14 and 22 hectares of land for such facilities locally identified in the North Wales Regional Waste Plan First Review (2008). There is ample capacity on strategic employment areas, in particular on Wrexham Industrial Estate and Llay Industrial Estate, to accommodate these requirements. New waste management facilities will largely be provided by the private sector.

**5.63** Certain types of waste management facilities may be unsuited to an industrial estate location because of space requirements (e.g. windrow composting), or incompatibility with adjoining uses (e.g. land filling). Sites for these facilities may, therefore, be permitted outside industrial estates. To conserve the countryside, maintain environmental quality standards, and minimise pollution, optimum use must be made of existing landfill sites and improved waste treatment methods. There are currently two waste disposal landfill sites in the County Borough at Pen-y-Bont, Newbridge and Hafod, near Johnstown.

**5.64** The North Wales Regional Waste Plan First Review (2008) does not include land-take calculations for landfill in individual local

authorities. This is due to lack of data on the rate at which the existing void is being used up, uncertainty regarding the rate at which it will be used up in the coming years and uncertainty over the extent of existing void space and its availability to the region. There is also uncertainty regarding which technology option(s) will be chosen to treat waste not sent to landfill. It is, therefore, not possible at present to state accurately whether there will be enough capacity in existing landfill sites to meet future waste requirements generated within the Plan period, although the situation will continue to be carefully monitored. In view of this uncertainty the Plan does not allocate a site or sites for future landfill.

#### Policy SP13: Waste Disposal

Facilities for sorting, transferring and processing waste are permitted within sites on general industrial estates. The following strategic sites are identified to provide for a range of waste management options, including recycling and composting:

- a) Wrexham Industrial Estate;
- b) Llay Industrial Estate; and
- c) Other B2 employment sites as appropriate.

## Green Barriers

**5.65** There are several instances where settlements come close together and there is a need to maintain a belt of countryside free from development to help enhance community identity and visually frame settlements. Green barriers help prevent settlement coalescence thereby protecting local character and distinctiveness, prevent the loss of valuable open countryside and assist in urban regeneration by encouraging the recycling of derelict and other urban land within settlements. Designated green barriers form a band around Wrexham and between it and the Wrexham Industrial Estate; between the larger Western Villages; and between rural settlements in



the north of the County Borough and between it and West Cheshire. Green barriers possess the same characteristics and purposes of formal green belts, except in their long-term permanency. They have historically coped with a wide variety of development pressures and successfully served their purposes. Mineral extraction and the landfill of waste do not conflict with the purposes of the green barrier provided that the development does not detract from the open character of the area and includes high standards of restoration. Predominantly urban uses involving substantial built development or night-time lighting are not suitable uses in a green barrier. The only exception to this would, in the light of the need to meet the Council's priority for delivering affordable housing, be for a village exception site for affordable housing, subject to the criteria set out in Policy P4.

#### Policy SP14: Green Barriers

Development in green barriers will not be permitted unless it is for land uses such as agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses which maintain the openness of the green barrier and do not conflict with the purpose of including land within it, or for affordable housing village exception sites.

## 6. Specific Policies

### Specific Policies

**6.1** The following specific policies are designed to deliver the spatial strategy. These policies either specify the general criteria against which planning applications for the development and use of land and buildings will be considered (i.e. County-wide policies) or provide detailed guidance for appropriate change in the use of land and buildings and protection (i.e. area based and site specific policies) to ensure that development is in accordance with the Plan's vision and objectives. Sites and areas for development and protection are designated on the Proposals Map.

#### A : Living in the County Borough

### Housing

#### Housing Land Allocations

**6.2** The housing allocations outlined below satisfy the Plan's general housing requirements and spatial strategy of directing new housing development to those settlements which possess a range of key community facilities, infrastructure capacity, adequate access to employment

opportunities and health and education facilities and where it will aid social and physical regeneration (i.e. Wrexham and the majority of the Western Villages) while limiting the need to use irreplaceable greenfield land or harm important environmental features. The proportion of new housing allocations on brownfield land is 84%. Development densities for each site, initially based on a nominal yield of 30 dwellings per hectare, are indicative and vary according to location, topography, physical constraints of the site and the general character of its surroundings. These may change subject to more detailed analysis at planning application stage. The allocations are additional to those sites with planning permission for housing at 1 April 2009 and provide approximately 1925 dwellings, slightly below the residual general requirement of 2045 dwellings needed to meet the general housing target, including slippage allowance, of 6930 homes.



**Policy P1: Housing Land Allocations**

Land is safeguarded for housing purposes at:

Ref.	Location	Area (Ha)	Approx No (dwellings)
<b>a) Wrexham</b>			
1	Post Office Depot, Regent Street	0.54	40
2	3-9 Grosvenor Road	0.49	35
3	*The Groves, Powell Road	1.80	40
4	Holt Road	0.65	25
5	Adjacent to The Foyer, Crescent Road	0.77	30
6	Whitegate North	0.30	10
7	Whitegate South	0.30	10
8	Powell Road	0.15	15
9	Former Gas Works, Rivulet Road	0.79	155
10	Rivulet Road East	0.58	40
11	Former Brother site, Croesnewydd Road	3.77	130
12	Maesgwyn Road	1.22	30
13	Former Hightown Flats (part)	0.93	40
<b>Sub-total</b>		<b>12.29</b>	<b>600</b>
<b>b) Western Villages</b>			
14	Acrefair: Maelor House, King Street	0.20	10
15	*Acrefair: Former Air Products site (part)	11.38	200
16	Broughton: Clayton Road	0.38	10
17	Brymbo: Steelworks North	1.43	80
18	Brymbo: Steelworks Heritage	1.06	40
19	Brymbo: Blast Road	0.51	20
20	Brymbo: Queen Road North	0.37	10
21	Cefn Mawr: Land south of High Street	0.95	35
22	*Cefn Mawr: Former Flexys site (part)	22.68	465
23	Chirk: Station Avenue/Station Road	2.59	100
24	Chirk: land south of Grogen	1.09	40
25	Chirk: Station Avenue North	0.46	10
26	Chirk: Chapel Lane	0.45	20
27	Gwersyllt: Mold Road	1.29	40
28	Gwersyllt: Former Celtic Yard	0.62	25
29	Gwersyllt: Land south of Hope Street	1.17	45
30	Johnstown: High Street	0.32	10
31	Llay: British Legion	2.03	65
32	Rhos: Former Vicarage, Gutter Hill	1.12	10
33	Rhos: Grango Lane	0.50	15
34	Rhos: Land west and south of Aberderfyn Works	2.00	40
<b>Sub-total</b>		<b>52.60</b>	<b>1290</b>
<b>Other Locations (awaiting S106 Legal Agreements)</b>			
35	Gresford: Garage, Chester Road	0.33	20
36	Southsea: School Lane	0.06	15
<b>Sub-total</b>		<b>0.39</b>	<b>35</b>
<b>TOTAL</b>		<b>65.28</b>	<b>1925</b>

\* sites proposed for mixed-use development where only part of site is allocated for housing

## Mixed Use Regeneration Opportunities

**6.3** Opportunities exist for significant mixed use development to aid the regeneration of central Wrexham and the western village of Cefn Mawr.

**6.4** The cleared Bridge Street/Cambrian Yard sites offer an opportunity to regenerate a key area of over 4.70ha on the edge of Wrexham town centre. Working jointly with the Welsh Assembly Government the Council will seek to secure a high quality, dynamic mixed use development providing new homes, commercial floorspace, leisure and entertainment facilities. Given the edge of centre location higher density housing and a reduction in car parking is appropriate. Additionally the former Groves School site, just north of the town centre, provides scope on the footprint of the former school (but not including the open space area adjacent to the north and north east) for a mixed use development to include education, training, employment and housing in addition to maintaining green space.

**6.5** Cefn Mawr is in need of social, economic and environmental regeneration. The former Flexsys and the former Air Products sites currently have a mix of employment and community uses, are close to the district shopping centre and bordered by residential and leisure uses. The former is also historically linked to the Pontcysyllte Aqueduct and

Canal World Heritage Site and Scheduled Ancient Monument and lies within its buffer zone. Given their size, context and sustainable location within the heart of their communities these sites are promoted for a comprehensive mixed-use development and piecemeal development is resisted. An element of housing on both sites is required by Policy P1. Supplementary planning guidance will steer development.

### Policy P2: Mixed Use Regeneration Opportunities

- 1) The Bridge Street/Cambrian Yard Area of Wrexham is safeguarded for a high quality, high density mixed use development including residential, commercial, leisure and entertainment uses.
- 2) The former Groves School site, Powell Road, Wrexham is safeguarded for a mixed use development to include education, training, employment and housing in addition to maintaining green space.
- 3) The former Flexsys and Air Products sites, Cefn Mawr are safeguarded for comprehensive mixed-use developments that will include residential, employment, community leisure and local need retail uses.



## Affordable Housing

**6.6** The Wrexham Housing Need Strategy (2006) identified the need for 2205 affordable homes to be provided in the County Borough during the plan period up to 2021. Policy SP4 sets out the Council's intention to meet this target. The policies below set out the Council's fourfold approach to delivering this target through thresholds and quotas on general housing allocations, exceptions sites outside settlement limits, 100% affordable housing site allocations on public sector land and windfall and infill development.



### Affordable Housing: Thresholds and Quotas

**6.7** This policy applies to proposed housing allocations (set out in Policy P1 above) and to permitted housing (as at April 2009, see Appendix 3A) should such proposals require renewal of planning permission. Windfall or infill proposals are subject to Policy P6 below. The affordable housing thresholds and quotas provide a balance between the need to maximise affordable housing provision and a reasonable and pragmatic approach to the viability of delivering the scheme. They are supported by evidence contained in the North East Wales Housing Market Assessment (March 2008), the Wrexham Affordable Housing Economic Viability Study (2009), the Wrexham Urban Housing Potential Study (March 2007), housing industry capacity and best practice. The conservative affordable housing quota reflects



current housing market difficulties and the forecast of only steady growth in sale price values in the medium term. The impact upon the economic viability of a development will be taken into account when determining the amount of affordable housing to be provided on any given site. However, it will only be in exceptional circumstances where viability is genuinely threatened as a result of unforeseen costs (e.g. extraordinary site contamination and re-mediation) that the policy requirements will be reduced. Foreseeable abnormal costs should be taken into account and be reflected in the acquisition costs. Proposals should preferably be managed by a registered social landlord and must be built to meet Welsh Assembly Government development quality requirements. Further guidance is contained in Supplementary Planning Guidance.

#### **Policy P3: Affordable Housing Thresholds and Quotas**

Developers shall provide a target of on-site affordable housing:

- a) at a rate of 30% of the total number of homes proposed on sites of 3 or more units or 0.10 hectares or more (gross) site area in the Western Villages and Wrexham town; and
- b) ensure that the initial benefit of affordability be retained for subsequent occupants through the scheme's management preferably by a registered social landlord with the aid of legal agreements.

## Affordable Housing: Exception Sites Outside Settlement Limits

**6.8** The problem of a lack of affordable housing is particularly acute where demand for housing is high and/or the availability of social and intermediate housing is limited and development land is restricted. The Wrexham Housing Need Assessment (2006) has identified a need for affordable homes throughout the County Borough. Affordable housing exceptions will be additional to the Plan's general market housing requirement. Up to 640 affordable homes could be provided

through this policy. It is considered that an exceptions allowance need not, of itself, undermine the spatial strategy, but that there is a need to control the scale of development which may be permitted under this policy to reflect the size and character of individual settlements, the provision of infrastructure and the surrounding countryside. In most cases it is likely that a single site per village will be most appropriate, but in some circumstances, two or three smaller sites may be a better way of meeting the exceptions allowance for the village in question.

### Policy P4: Affordable Housing Exception Sites in the Western and Rural Villages

In exceptional circumstances, where affordable housing needs cannot be met within existing settlements, consideration will be given to proposals exclusively for affordable housing, on the edge of settlements where:

- a) the site or sites forms a logical visual and functional extension to the settlement limit with:
  - i) no more than 25 units in total per village in Acrefair/Cefn Mawr, Broughton, Brymbo, Chirk, Coedpoeth, Gwersyllt, Llay, Penycae, Rhosllanerchrugog/Johnstown, Rhostyllen and Ruabon;
  - ii) no more than 15 units in total per village in Gresford, Marford, Rossett, Holt, Marchwiel, Bangor-is-y-coed, Overton, Trevor, Glyn Ceiriog, Tanyfron, Penley, Bwlchwyn, Rhosrobin, and Froncysyllte;
  - iii) no more than 10 units in total per village in Burton, Minera, Garth, Cross Lanes, Sydallt, Bronington, Southsea and Pentre Bychan; and
  - iv) no more than 5 units in total per village in Dolywern/Llwynmawr, Worthenbury, Gwynfryn, Tallarn Green, Halton, Bettisfield, Pontfadog, Hanmer, Horseman's Green, Pentre, Bersham, Llanarmon DC, New Brighton, Trevalyn and Tregeiriog;
- b) there is no detrimental impact on local infrastructure, community facilities, on the surrounding countryside or on the function of green barriers; and
- c) the initial benefit of affordability will be retained for subsequent occupants through the scheme's management preferably by a registered social landlord with the aid of legal agreements.



## 100% Affordable Housing Sites

**6.9** There is a need to maximise the provision of local affordable homes to satisfy future requirements. In accordance with Welsh Assembly Government guidance, the Plan's provision of 100% affordable housing sites on public sector land will help deliver this objective.

**Policy P5: 100% Affordable Housing Sites**

The following sites are allocated for 100% affordable housing:

Ref.	Location	Area (ha)	Approx No (dwellings)
<b>a) Wrexham</b>			
1	Cefn Dre/ Tan-y-Coed (open space)	0.06	22
2	Glan Gors (open space)	0.70	21
3	Adjacent 44 Gwenfro (open space)	0.32	10
4	St Giles Crescent (open space)	0.50	15
5	Arenig Road (open space)	0.07	2
6	Rubery Way (open space)	0.09	3
7	Sutton Drive	0.02	1
8	Central Avenue	0.15	5
9	New Road	0.09	2
10	Barracks Field, Brynycabanau Road	1.38	41
11	Former Hightown Flats (part)	1.13	100
<b>Sub-total</b>		<b>4.51</b>	<b>202</b>
<b>b) Western Villages</b>			
12	Acrefair: Glaslyn	0.14	4
13	Acrefair: Whalleys Way	0.13	4
14	Acrefair: Whalleys Way (open space)	0.35	11
15	Broughton: Gwalia Road (open space)	0.09	3
16	Broughton: adjacent parking area, High Street	0.19	6
17	Broughton: Atlea	0.15	5
18	Cefn Mawr: King Street	0.12	3
19	Cefn Mawr: adjacent 18 Park Road	0.07	4
20	Cefn Mawr: Trem Dolydd (open space)	0.15	5
21	Cefn Mawr: Heol Berwyn (open space)	0.13	4
22	Coedpoeth: 16 Tabor Hill	0.07	2
23	Gwersyllt: Hazel Avenue/ Bickerton Drive	0.14	4
24	Gwersyllt: Tai Capel / Wheatsheaf Public House	0.16	5
25	Gwersyllt: adjacent Maes Yr Haf Health Facility, First Avenue	0.12	3
26	Johnstown: Gittins Yard	0.20	6
27	Llay: Eleventh Avenue (open space)	0.02	2
28	Llay: Nantygae Road/ Eighth Avenue (open space)	0.30	9
29	Penycae: Scout Hut	0.17	5
30	Rhos: Hall Street	0.21	8
31	Rhos: Aberderfyn Works	0.48	15
32	Rhos: Brook Street/ Bonc Wen	0.26	8
33	Rhos: Erwlas	0.04	1
34	Rhos: Chapel Street	0.04	1
35	Southsea: former Plas Power Colliery	0.45	14
<b>Sub-total</b>		<b>4.18</b>	<b>132</b>
<b>c) Rural Hinterland</b>			
36	Gwynfryn: East of Maesteg	0.15	5
37	Pentre Maelor: Pilgrim Way (open space)	0.07	2
38	Pentre Maelor: Pilgrim Way (open space)	0.12	4
<b>Sub-total</b>		<b>0.34</b>	<b>11</b>
<b>TOTAL</b>		<b>9.03</b>	<b>345</b>

## Windfall Housing Sites

**6.10** In order to help avoid an over-provision of general market housing and, at the same time, maximise the provision of affordable housing the Plan requires the provision of 100% affordable housing on windfall sites. Windfall sites are defined as sites which are not allocated or with planning permission for housing or in the Plan and comprising new build, conversion and sub-division housing proposals within and outside settlement limits as well as proposed infill housing development of a small gap in a substantially built-up frontage in the countryside, other than in the specific circumstances set out below in Policy P7. Based on past trends up to 150 affordable homes could be provided through this policy over the Plan period. Windfall sites within settlement limits could still be developed for a range of other uses, such as employment, small scale retail, or community facilities subject to compliance with other policies in the Plan.



### Policy P6: Windfall and Infill Housing Sites

On windfall sites for residential development, planning permission will only be permitted if it is for 100% affordable housing. The initial benefit of affordability will be retained for subsequent occupants through the scheme's management preferably by a registered social landlord with the aid of legal agreements.

## Housing in the Countryside

**6.11** This policy prevents new housing in the form of isolated dwellings, the consolidation of sporadic groups of dwellings, or the extension of ribbon development in the countryside, which may result in a loss of visual quality and landscape character, adversely affect agriculture and increase the need to travel. Scattered development is also generally more expensive to service than that in, or adjacent to, existing settlements. New housing is defined here as permanent dwelling houses, caravans, mobile homes, or prefabricated or temporary structures which could be used for residential purposes. New housing in the countryside will therefore only be permitted in the specific circumstances set out below. The "100% affordable housing" requirement set out in Policy P6 above will not apply to new housing allowed under this policy. Further guidance on replacement dwellings is contained in national planning policy and supplementary planning guidance.

### Policy P7: Housing in the Countryside

Proposals for housing development outside defined settlement limits will not be permitted unless:

- a) an essential need for a full-time agricultural or forestry key worker can be established and the long-term financial viability and functional management of the enterprise is proven, or;
- b) it involves the provision of a replacement dwelling.

## Sub-division of Dwellings to Form Houses In Multiple Occupation

**6.12** New homes can be created from the sub-division of larger residences and when located within settlement limits can provide a form of low cost housing accommodation to meet the needs of students and other sectors of the population who may not be able to afford, or their circumstances do not permit them to live in a self-contained residential unit. There is a significant number of vacant and underused properties in the County Borough, and sub-division may provide much needed smaller accommodation more quickly and cheaply than would the provision of new homes to meet the requirements of these individuals. At the same time, it would ensure a satisfactory re-use of existing buildings. This policy only applies to proposals that require planning permission for the sub-division of existing dwellings to form houses in multiple occupation.

### Policy P8: Sub-division of Dwellings to Form Houses In Multiple Occupation

The sub-division of existing dwellings will only be permitted where:

- a) sub-division is possible without major alterations, extensions, or additional new buildings which would significantly alter the character of the original dwelling; and
- b) adequate private open space is available; and
- c) the proposal would not result in the over-concentration of Houses in Multiple Occupation to the detriment of the amenity of existing residents and the balance and character of the local community.

## Extra Care Housing

**6.13** The number of older people and people requiring various degrees of assisted living and more choice is projected to increase significantly over the next twenty years. Many will prefer to live in owner occupied general housing adapted to their needs, but an increasing number will require private sheltered housing with varying degrees of functional independence and care support ranging from low to high dependence. Retirement housing should be located close to a range of community facilities (e.g. doctors surgeries, shops) to ensure that there is sufficient social care infrastructure to meet the needs of residents and allow people to stay within their own home as care needs change (i.e. the "Lifetime Home" principle).

### Policy P9: Extra Care Housing

Proposals for extra care housing are supported provided they are located within settlement limits in close proximity to community facilities and:

- a) meet a quantifiable demand for the type of units proposed; and
- b) ensure that the social care infrastructure needed to support the development has sufficient capacity, or that capacity constraints can be alleviated by the proposal.

## Gypsy and Traveller Accommodation

**6.14** There is a small established Gypsy and Traveller population on twenty eight pitches (twenty two authorised) within the County Borough. These are located at the Council owned site at Ruthin Road, Wrexham (15 pitches), a single private site at Homestead Lane (personal planning permission), Wrexham and two private

sites in Pentre Broughton. Existing Gypsy and Traveller sites will be protected from development for other uses in order to ensure an adequate supply of land over the Plan period. Alternative Gypsy and Traveller sites, that is the use of land for the stationing of additional residential caravans occupied by those persons who meet the definition of 'Gypsy or Traveller' in Welsh Assembly Government Circular 30/2007: Planning for Gypsy and Traveller Caravan Sites should be within a reasonable distance of local community services facilities such as shops, healthcare and primary schools, though more remote sites, including those outside settlements, may be acceptable. They should also be suitable for the business uses often undertaken by gypsies and travellers without detracting from local amenity or landscape quality.

**6.15** The Wrexham Gypsy and Traveller Housing Needs Survey (2008) identified a need, arising from increasing household formation from within the existing local population, for additional sites capable of accommodating 15 permanent pitches by 2013 and a possible 12 more by 2021. Twenty of these additional pitches should be socially rented accommodation while the remaining 7 pitches should be private accommodation. The study did not identify a need for any transit sites within the County Borough. Due to the fluidity of the Gypsy and Traveller population, such a study cannot accurately predict future pitch requirements beyond a five year period and a phased approach to site provision with careful land take-up monitoring is, therefore, proposed. A number of potential sites were assessed against a number of locational and site-specific constraints including size of site, topography, proximity to local services, environmental constraints, highways and site contamination issues. Following this appraisal an extension to the existing site at Ruthin Road will be developed to provide up to 15 pitches. The situation will be reviewed in 2013 when additional land will be released should projected needs be confirmed.

#### **Policy P10: Gypsy and Traveller Accommodation**

- 1) Land will be safeguarded for additional Gypsy and Traveller accommodation to meet increasing household formation from within the existing local population of up to 15 socially rented pitches at Ruthin Road, Wrexham
- 2) Proposals for new gypsy and traveller sites generated by local need will be permitted on privately owned single-pitch sites, up to a maximum of seven sites in total during the Plan period, and subject to satisfying the following criteria:
  - a) the proposal would not be visually intrusive and incorporates screening provisions to enhance the landscaping of the site where necessary;
  - b) the proposal is well related to existing community, social, educational and other facilities
  - c) the proposal is environmentally acceptable and would not adversely affect the amenities of neighbouring properties.
  - d) development accords with Welsh Assembly Government Gypsy and Traveller design guidance
- 3) Proposals for alternative redevelopment uses of existing Gypsy and Traveller sites, as well as any new sites approved during the Plan period, will not be permitted.

## Welsh Language and Welsh Communities

**6.16** The Welsh language is an important element of the character and identity of many communities within the County Borough, where about 14% of the population speak Welsh. The proportion of Welsh speakers (2001 Census) in the Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae and Minera wards is higher than the Wales average of 20.8%. These are likely to be the most language sensitive wards where the Welsh cultural and social fabric could be detrimentally affected by development.

**6.17** Policies and land use designations contained within the Plan have been formally evaluated for their impact on the Welsh language and Welsh communities. The strategy avoids the promotion of development in language sensitive areas. The West Cheshire/North East Wales Sub-Regional Strategy recognised that an excessive level of population growth, with a high level of in-migration, could have a detrimental effect on the Welsh language and culture. For example a large



housing development on the edge of a predominantly Welsh speaking village, if it was aimed primarily at commuters from outside the area, could have a significant impact on the Welsh character and identity of the village.

**6.18** All development proposals will be assessed for potential impact on the Welsh language and Welsh communities. The principles of the policy have been guided by national planning policy and Planning and The Welsh Language: The Way Ahead (2005). Developments over and above the threshold set out below will have to provide community and language impact assessments for development within these language sensitive wards. Further detailed guidance on this issue is contained in supplementary planning guidance and national planning guidance.

### Policy P11: Welsh Language and Welsh Communities

A Welsh language and Welsh community impact assessment is required in the language sensitive wards of Ceiriog Valley, Pant, Ponciau, Coedpoeth, Johnstown, Penycae and Minera for:

- a) all residential applications of 25 or more units;
- b) all employment proposals of 2 ha or more or those creating 50 jobs or more;
- c) all retail development greater than 2,000 sq. m.; or
- d) other developments which provide, individually or cumulatively, for significantly more than local needs, and are relatively large in comparison with local market demand.

In the language sensitive wards, development which, individually or cumulatively, is likely to have a significantly detrimental impact on the needs, interests and wellbeing of the Welsh language and identity will be resisted.

## B : Community Facilities

### Community Facilities Provision

**6.19** The loss of community facilities (e.g. community centres, places of worship, health, education and childcare, police, post offices, public houses, leisure centres, swimming pools and municipal parks, etc), which provide valuable public services, could prove detrimental to community identity and sustainability.

Safeguarding such facilities will help realise the full potential for community use of existing buildings and encourage re-use of appropriate buildings when they become available. To meet the needs of the existing and growing population and to redress deficiencies, new provision or the dual use of existing community facilities will be delivered by Council and other agency funding, and by using planning obligations in appropriate developments.

#### Policy P12: Community Facilities Provision

The provision and/or improvement of community facilities is promoted through:

- a) resisting the loss of facilities unless there is no current or future demonstrable need;
- b) the provision of new facilities or improvements to existing facilities;
- c) the dual use of facilities, particularly the use of schools and their playing fields after hours.

### Community Infrastructure

**6.20** Community benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they are fairly and reasonably related in scale and kind to the proposed development. All developers are expected to pay for, provide, or contribute to the provision of infrastructure or community facilities, proportional to the scale and impact of each

development, which would not have been necessary but for the development, either individually or cumulatively, or which would otherwise have created a consequential and significant planning loss to the community. It is not only large scale developments which can adversely impact on existing infrastructure and community facilities. Most new development will have some impact on existing facilities whether the capacity of schools, infrastructure (e.g. public utilities) or the road networks. Therefore, in order to deliver sustainable development existing facilities should be maintained and safeguarded, and where necessary new facilities developed. Requirements will be amplified in supplementary planning guidance.



**6.21** If the Government proceeds with the introduction of the Community Infrastructure Levy the Council will need to set out a planning charges policy in a future document. S106 agreements would still be required for local measures and the provision of affordable housing.

#### Policy P13: Community Infrastructure

Where the capacity of community infrastructure and community facilities, either individually or cumulatively and including extant planning permissions and allocations, is likely to be deficient as a consequence of new development a planning agreement/obligation will be negotiated whereby the developer provides the additional capacity or provides funding for the Council to provide the additional capacity itself.

## Protection of Public Open Space

**6.22** The Plan has a key role to play in the protection of areas of public open space. These sites include informal playing space, playing fields, children's equipped play areas and outdoor sports facilities and provide an important function in the formation of sustainable communities. They play a part in providing visual breaks in urban landscapes, have biodiversity benefits in terms of providing habitats and green networks for species movement, help combat the effects of climate change and assist in implementing the County Borough's Health, Social Care and Wellbeing Strategy (2007) by providing areas for exercise and play. This policy has been informed by the Public Open Space Assessment (2009) which is based on the Fields in Trust Six Acre Standard per 1000 population. The assessment has been carried out on the basis of wards and communities; the smaller area being used for the purposes of applying this policy. In addition, the survey does not include parks, education facilities in the ownership of the Council or privately owned facilities. The assessment has found a deficit of playing fields, children's equipped play areas and outdoor sports facilities in the vast majority of areas and a deficit of informal playing space in about half.

**6.23** Any loss of public open space which would exacerbate existing deficits of public open space will not be permitted. However, the Plan also recognises in line with national planning guidance that the sensitive and limited redevelopment of open spaces in certain circumstances can also be of benefit in the creation of sustainable communities. This is especially apparent where it would help to meet regeneration initiatives or where a need for affordable housing, schools or community facilities has been identified. Further guidance is contained in supplementary planning guidance.

### Policy P14: Protection of Existing Public Open Space

The redevelopment of public open space which includes playing fields, children's equipped play areas, outdoor sports facilities and informal playing space for uses other than sport and recreation is not permitted unless:

- a) i) there is an overall surplus of provision in the community or electoral ward (whichever is the smaller); and
  - ii the long term requirement for the facility has ceased; and
  - iii) the provision is inappropriate in terms of accessibility, location, physical and visual quality; or
- b) the redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

## Public Open Space Requirements Arising From New Residential Developments of 3 or more dwellings

**6.24** New housing can place additional pressure on existing local public open space and other informal recreation facilities unless increased provision of such facilities is made as an integral part of the development. The Wrexham Play Strategy (2009) identifies a series of objectives for increasing play provision in the County Borough. One of these objectives seeks to increase the financial resources available for developing play provision through the use of planning obligations and by recognising the impact that small scale residential developments, both individually and cumulatively, can have on play provision in any one area. The Plan addresses this issue by lowering the historical threshold for which public open space provision is required.

**6.25** New development proposals will be expected to provide on-site areas of public open space based on the Fields in Trust standards as well as commuted sums towards the maintenance of these facilities.

**6.26** It is recognised, however, that in certain circumstances on-site provision may not be the best planning solution to the community's requirements for additional public open space. This can be for a number of reasons related to the location, accessibility, physical and visual attributes of the existing facilities in the area, or can be directly related to the type of housing development (e.g. housing for the elderly or infirm which may not need to provide as much open space, if any, for the residents, but may need to take into account the needs of visitors which may include children). In these circumstances, developers will be expected to provide financial contributions towards maintenance and off site provision in-lieu of providing public open space on site.

**6.27** Individual requirements will be assessed on a case by case basis and will be informed by reference to the Public Open Space Assessment. Further guidance is contained in supplementary planning guidance.

**Policy P15: Public Open Space Requirements Arising From New Residential Developments of 3 or more dwellings**

New residential development on sites of 3 or more units is required to provide on-site public open space in accordance with Fields in Trust standards of 2.4 hectares per 1000 population and maintenance contributions. Where on-site provision is inappropriate financial contributions in-lieu of provision will be expected where:

- a) the site is located within a community or electoral ward (whichever is the smallest) identified as having an overall surplus of provision or public open space of poor visual or physical quality;
- b) the type of development would not place additional significant pressure on existing public open space provision; and
- c) the site is located within close and safe walking proximity to suitable alternative existing public open space; and
- d) the provision of open space would compromise the overall design and layout of the development.

Developer contributions will be subject to legal agreement.



## Sub-regional Sports Stadia

**6.28** Certain sports facilities serve a sub-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 and Wrexham'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.

### Policy P16: Sub-regional Sports Stadia

The continued use of sports stadia, including the North Wales Tennis Centre, the Queensway Athletic Stadium, Bangor on Dee racecourse and the Racecourse Stadium, 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. The enhancement of existing facilities and the introduction of additional uses complementary to the site's principal use are supported provided there are no significant adverse effects on local residential amenity by virtue of noise, floodlighting, car parking, traffic generation, or other disturbance.



## C : Developing the Economy

### Employment Land Allocations

**6.29** Employment land (B1, light industrial, B2, general industrial and B8 warehouse and distribution only) has been allocated in Wrexham and some of the Western Villages where it will aid social and physical regeneration and reduce unnecessary travel to work. These settlements have a number of previously committed, but under-used or vacant sites to meet future employment needs thus avoiding the need to use irreplaceable "greenfield" land or harm important environmental features. The amount of land available within existing employment areas takes account of the need to provide ecological mitigation which is likely to be, in some instances, up to 50% on individual plots. The allocations set out below amount to just under 70 hectares and fall slightly short of the Plan's residual requirement of 76 hectares (see para 5.43). This small deficit will be met from probable variation in the net ecological mitigation requirements at planning application stage and through the promotion of rural employment development. The allocations shown below are additional to those sites with planning permission for employment as at 1 April 2009 as outlined in Appendix 3. Development within the Wrexham Industrial Estate should incorporate advice contained within Wrexham Industrial Estate Supplementary Planning Guidance.

**Policy P17: Employment Land Allocations**

Land will be safeguarded for employment purposes at:

Ref	Location	Gross Area (ha)	Developable Area (ha)
<b>a) Wrexham Industrial Estate</b>			
1	Abenbury Way (a)	1.65	0.85
2	Abenbury Way (b)	6.20	3.00
3	Ash Road South	6.50	3.65
4	Bedwell Road	2.70	1.45
5	Bridge Road (former Firestone Site)	44.56	23.05
6	Bryn Cottages	4.06	2.52
7	Bryn Road	3.81	1.82
8	Clywedog Road East	2.27	1.10
9	Clywedog Road North	1.89	0.95
10	Clywedog Road South (a)	2.18	1.04
11	Clywedog Road South (b)	2.21	2.10
12	Coed Aben Road (a)	0.26	0.26
13	Coed Aben Road (b)	2.45	0.85
14	Dunster Road	0.83	0.40
15	Redwither (a)	0.98	0.45
16	Redwither (b)	0.99	0.45
17	Redwither (c)	1.94	0.88
18	Ridleywood Road	3.22	1.65
<b>Sub-total</b>		<b>88.70</b>	<b>46.47</b>
<b>b) Wrexham</b>			
19	Pandy Industrial Estate	0.58	0.58
<b>Sub-total</b>		<b>0.58</b>	<b>0.58</b>
<b>c) Western Villages</b>			
20	Former Steelworks Site, Brymbo	12.20	12.20
21	Coppi Industrial Estate, Rhos (a)	0.40	0.40
22	Coppi Industrial Estate, Rhos (b)	0.47	0.47
23	Llay Industrial Estate (a)	3.13	1.65
24	Llay Industrial Estate (b)	2.45	1.45
25	Llay Industrial Estate (c)	0.96	0.70
26	Llay Industrial Estate (d)	1.17	0.60
27	Llay Industrial Estate (e)	7.12	3.20
28	Llay Industrial Estate (f)	0.49	0.49
29	Vauxhall Industrial Estate, Johnstown	0.97	0.62
30	Wynnstay Industrial Estate, Ruabon	1.97	0.98
<b>Sub-total</b>		<b>31.33</b>	<b>22.76</b>
<b>TOTAL</b>		<b>120.61</b>	<b>69.81</b>

## High Quality Sites for Manufacturing/Office/Research Uses

**6.30** Low density but high quality purpose built developments within attractive landscaped sites can provide a good quality working environment for highly skilled personnel. Such sites can also create an impressive image for marketing purposes and contribute to the County Borough's economic diversification. Recent shifts in office/research technology have made the location of premises far more flexible than hitherto. Consequently, larger office and research uses, where public access is not crucial, may be located on high quality sites that are suitable from an environmental and communications viewpoint.

### Policy P18: High Quality Sites for Manufacturing/Office/Research Uses

Land at Western Gateway and Wrexham Technology Park, Ruthin Road, Wrexham is safeguarded for high quality employment development comprising high technology, manufacturing, research and development, and prestige offices as defined by Class B1 of the Town and Country Planning (Use Classes) Order 1987 or equivalent.

## Rural Economic Development

**6.31** Rural development for small-scale tourism and business can contribute to the rural economy, sustain communities, farm diversification and be located within the rural environment without significant detrimental impact upon the character of the countryside. The re-use, extension or conversion of existing buildings is preferred as these can add to the character of the countryside, but limited new build may be permitted. Consequently the policy below allows new build in defined circumstances adjoining buildings and within existing farm complexes, and, where larger rural villages do not have easy access to existing employment areas, on sites that form logical extensions to the settlement.

### Policy P19: Rural Economic Development

Small-scale tourism and businesses (excluding retail) in the countryside that contribute to the rural economy, sustain communities or contribute to farm diversification should be located within existing buildings.

Where no suitable buildings are available for such operations the erection of a new building adjoining existing buildings or on the edge of settlements not served by a nearby existing employment area will be permitted provided that:

- a) the building adjoins and forms a logical extension to existing buildings, farm complexes or settlements;
- b) the building will not result in a detrimental intrusion in the landscape; and
- c) the building does not exceed 300 square metres in area.

## Visitor Accommodation Outside Settlement Limits

**6.32** Good quality overnight visitor accommodation can provide opportunities for local jobs and benefits for local service suppliers and, in rural areas, aid economic diversification. The sympathetic conversion of redundant buildings in the countryside to visitor accommodation will be encouraged, providing that it can be proven that the agricultural use has ceased and alternative non-residential uses have proved inappropriate. Further advice is contained in Supplementary Planning Guidance Any conversion in the countryside must be sympathetically designed in order to safeguard the local historic, wildlife and landscape character. Conversion ensures a re-use of existing resources, and supplements conservation policies. Conditions may be attached to restrict permitted development rights.

**6.33** Holiday cabin/chalet accommodation is also an important part of the self-catering holiday

sector and can make a useful contribution to the rural economy. There may be a demand for additional sites or extensions to existing sites during the Plan period. However, in certain locations it is recognised that such facilities may also be an alien and intrusive feature in the landscape. The impact on the countryside will be of particular importance and as such there should be no conflict with policies aimed at protecting the environment. It is important to avoid the accumulated effects of a larger number of minor proposals in open countryside that do not provide the quality of outcome required. It is recognised that with modern methods of construction such holiday accommodation is suitable for extended periods of occupation and where appropriate the Council will apply occupancy control to retain a visitor use. Static caravan sites, however, can be

more obtrusive and have an adverse affect on the countryside, and are not considered appropriate.

**6.34** Small-scale touring caravan and camping sites are distinct from static caravan / cabin sites by being seasonal in character, leaving relatively little evidence of their usage in the winter months. They are generally easier to accommodate within the existing landscape. Permission may be granted for touring sites at appropriate locations, outside of Green Barriers and areas of Special Landscape, where they are not visually intrusive and in conflict with policies aimed at protecting the environment.

**6.35** In all instances sites should have appropriate access allowing safe movement for cars and caravans.

#### **Policy P20: Visitor Accommodation Outside Settlement Limits**

Visitor accommodation outside settlement limits will be permitted through:

1. the conversion of existing buildings where:
  - a) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new structure;
  - b) any inherent characteristics of merit in the building are retained;
  - c) the proposed accommodation and the resulting curtilage do not constitute an undesirable intrusion in the landscape; and
  - d) the floor plan of the existing building is sufficient to create a habitable unit without extension.
2. extensions to existing serviced and self-serviced accommodation where:
  - a) existing buildings are fully utilised and incapable of further adaptation; and
  - b) the proposed extension is appropriate in scale and design to the existing building, and does not have an adverse impact on the local landscape, green barrier or other features of acknowledged importance.
3. the provision / extension of new chalet/holiday cabin sites where the site:
  - a) is of high quality in terms of layout, design and use of materials;
  - b) is unobtrusive and well screened without the need for additional strategic landscaping;
  - c) does not have a significant adverse impact on the local landscape or other features of acknowledged importance;
  - d) is easily accessible allowing the safe movement of traffic to and from the site; and
  - e) is to be used for holiday purposes only and has a limited period of occupancy.
4. the provision of new touring caravan and camping sites, and extensions to existing sites where the site:
  - a) is unobtrusive and well screened without the need for additional strategic landscaping; and
  - b) is easily accessible allowing the safe movement of traffic to and from the site.

The open storage of caravans and static caravan parks outside of settlement limits will not be permitted.

## D : Shopping, Civic and Leisure Facilities

### Wrexham Town Centre Principal Shopping Streets

**6.36** Wrexham town centre comprises principal shopping streets (i.e. containing a very high proportion of retail uses) and secondary shopping streets (i.e. containing a high proportion of retail uses mixed with financial services, entertainment and food and drink uses). The development and expansion of ground floor non-retail uses in the principal shopping streets can be of little interest to passing shoppers and represent a "dead frontage". Whilst the contribution of such uses is recognised, an over concentration in a small area would damage the visual character and attraction and the continuity of use of the shopping street, disrupt associated pedestrian flows and harm the visual quality of the Wrexham Town Centre Conservation Area. It is likely that a continuous ground floor non-retail frontage of two or more units, or ground floor non-retail units covering 20%

of the total length of one side of a named street frontage, would lead to an over concentration of such uses and have a detrimental effect upon the character, vitality or viability of Wrexham town centre's core shopping streets and the Town Centre Conservation Area.

#### Policy P21: Wrexham Town Centre Principal Shopping Streets

Non-retail proposals will not be permitted on ground floor frontages in the principal shopping streets of Chester Street (part); Eagles Meadow; Henblas Street; High Street; Hope Street; Lord Street (part); Queen Street; Regent Street (part); and Rhosddu Road (part), Wrexham where the proposal would:

- a) have a detrimental effect upon the character, vitality or viability of the area; or
- b) lead to the creation of a continuous ground floor non-retail frontage comprising two or more units or covering 20% or more of the total length of one side of a street frontage.



## Wrexham Town Centre Non-principal Shopping Uses

**6.37** Those streets adjacent to or linking principal shopping streets comprise retailing, uses mixed with financial and professional services and food and drink establishments. Their relatively high proportion of ground floor retailing elements, while smaller than in the principal shopping streets, makes a valuable contribution to the vitality of the shopping centre as a whole. While retailing largely underpins the success of a town centre other uses also contribute to the overall well-being of the centre. For instance, banks and other financial institutions provide important services and food and drink establishments can provide a lively town centre, especially during evening hours, as well as reducing the need to travel to visit a range of facilities. Such developments have contributed to environmental improvements within Wrexham town centre and, therefore, helped in its continued vitality. However, it is likely that a continuous ground floor non-retail frontage of four or more units, or ground floor non-retail units covering 30% of the total length of one side of a street frontage, would significantly undermine the retailing status and character of Wrexham Town Centre's non-principal shopping streets.

### Policy P22: Wrexham Town Centre Non-principal Shopping Uses

Outside the principal shopping streets of Wrexham Town Centre priority will be given to ground floor retailing proposals. Non-retail proposals on ground floor frontages in the non-principal shopping streets Wrexham will not be permitted where the proposal would:

- a) have a detrimental effect upon the character, vitality or viability of the area; or
- b) lead to the creation of a continuous ground floor non-retail frontage comprising four or more units or covering 30% or more of the total length of one side of a street frontage.

## Wrexham Town Centre Civic, Education and Office Zones

**6.38** Adjacent to the principal and secondary shopping areas, to the west of Chester Road including Grosvenor Road, are a range of civic, education and office uses which are important destinations and which encourage joint trips with shopping thus reducing the need to travel. The functional and visual character of these areas is inherently different to each other and to that of the Wrexham town centre shopping area. Redevelopment of these sites for uses other than civic, education and office uses would detrimentally affect their character and commercial function and will be resisted.

### Policy P23: Wrexham Town Civic Centre, Education and Office Zones

Development proposals within the Wrexham Town Civic Centre, Education and Office zones that have an adverse impact on the function, visual quality and character of those zones will not be permitted.



## District Shopping and Commercial Centres

**6.39** While Wrexham town centre dominates shopping within the County Borough, other settlements function as secondary district shopping centres predominantly serving local convenience shopping needs. Most also possess a reasonable level and range of comparison facilities and limited service and professional uses (e.g. building societies, banks, hairdressers, video hire shops) in a continuous frontage or block. These centres provide a vital function and focus for the communities they serve, but they can be undermined by new retail development in other locations within the centre's catchment area or by redevelopment to other uses. Such development will be resisted. In order to enhance the level of shopping facilities in these centres, to ensure accessibility to all sectors of the community by making the best use of available facilities such as car parking and public transport and to help renew and enhance the physical fabric it is intended that most new shopping and commercial uses in villages will be concentrated in defined district shopping centres.

### Policy P24: District Shopping and Commercial Centres

New shopping, commercial offices and leisure development will be directed to the defined district centres of Brymbo, Brynteg, Cefn Mawr, Chirk, Coedpoeth, Gresford, Rossett, Gwersyllt, Holt, Ruabon, Rhos and Wrexham (Borras Park, Churchill Drive, Garden Village, Park Avenue and Penybryn) provided that it is appropriate in scale in relation to the function of the centre and is of a type which will complement and enhance the existing centre or nearby centres. Changes of use which would adversely affect the vitality and viability of these centres will not be allowed.

## New Convenience Goods Shopping Provision

**6.40** There is an established quantitative need for an additional 5201 m<sup>2</sup> of convenience goods within the County Borough which could serve the local needs of the south-western residents of the County Borough. Currently residents have to travel into Wrexham to meet their shopping needs. An existing planning permission for a convenience goods store at Plas Kynaston, Cefn Mawr could contribute to satisfying this need. Any additional convenience floorspace needs will be provided as part of mixed use regeneration initiatives at the former Flexsys site, Cefn Mawr, the former Brymbo Steelworks site and Ruthin Road, Wrexham which has good accessibility to communities located to the south of Wrexham.

### Policy P25: New Convenience Goods Shopping Provision

Land at the former Flexsys site, Cefn Mawr, the former Brymbo Steelworks site and Ruthin Road, Wrexham will be safeguarded for convenience goods retail development.

## Retail Sales Outside Settlement Limits

**6.41** Village shops contribute to the quality of rural life and often provide the only day to day needs of local residents, particularly those without access to a car in areas generally poorly served by public transport. In exceptional circumstances, limited shopping development in the countryside (e.g. farm shops which sell their own produce; a small shop selling goods produced in an integral craft workshop; or a small shop integral to a tourist facility or petrol filling station) could create additional employment opportunities and aid rural economic diversification. Proposals must be subsidiary in floor area to the main non-retail use of the land or building. Open air markets or

shopping facilities unrelated to a complementary use are unacceptable. An outlet not exceeding a sales floor area of 50 square metres is unlikely to materially harm the retail attractiveness and viability of existing local need shops in nearby settlements.

#### **Policy P26: Retail Sales Outside Settlement Limits**

Retail outlets in the countryside through the conversion and/or use of suitable buildings, will be permitted providing:

- a) they primarily sell goods or produce made or grown on the premises; and
- b) the sales floor area does not exceed 50 square metres

### **Local Need Shopping and the loss of Local Facilities**

**6.42** Many local settlements contain small-scale shopping and commercial facilities (e.g. post offices, small convenience stores, banks, public houses) which are vital to their social and economic wellbeing. The loss of such facilities could detrimentally affect local residents' quality of life and create a need to travel to facilities further afield. The Plan seeks to retain facilities that provide important services for the residents of small or remote communities in particular.

**6.43** It is acknowledged that there may be a role for local need shops that cater for the day to day needs of consumers in the immediate area and are conveniently accessible on foot. The "corner shop" or small convenience goods store can often be easily assimilated into the predominantly residential neighbourhood that it serves. Retail sales from petrol filling stations can also provide a valuable local needs service. Clearly, it would be undesirable for such retail sales to develop to such a scale that existing shopping centres were

seriously threatened or where they could have an unacceptable effect on the local environment, residential amenity or traffic arrangements. Locating new developments close to existing similar uses can avoid harmful environmental or residential amenity impacts. Local need establishments not exceeding a sales floor area of around 300 square metres are characteristic of the area and would not materially harm the vitality and viability of district shopping centres.

#### **Policy P27: Local Need Shopping and the loss of Local Facilities**

Small scale local needs shopping developments will be allowed within settlement limits provided that the sales floor area of each development does not exceed 300 square metres.

Proposals that entail the loss of local shopping, commercial and leisure facilities outside Wrexham Town Centre and the District Shopping Centres will only be permitted where:

- a) the loss of the facility would not prove detrimental to the social and economic fabric of its local community; and
- b) all reasonable attempts to sell or let the business over a 12 month period have proved unsuccessful.



## E : Improving Travel

### Primary and Core Road Network

**6.44** This policy defines the County Borough's road hierarchy for the purposes of assessing the highway implications of development proposals.

Adequate capacity and good access onto the primary and core road network is essential for competitive advantage, continued economic growth and the enhancement of Wrexham's position as the regional centre for North Wales.

#### Policy P28: Primary and Core Road Network

Development that compromises the free and safe flow of traffic on the primary and core road network will be resisted unless stringent standards relating to the design of road improvement schemes, the implementation of traffic management proposals and the control of development (e.g. access, crossing and turning movements, etc) adjacent to such routes are achievable. The primary and core network is defined as:

##### a) primary road network:

A5(T) Chirk (Shropshire Boundary) to Pontcysyllte (Denbighshire Boundary)  
 A483(T) Halton (A5(T)) to Pulford Brook (Cheshire West & Chester Boundary)  
 A5(T) Chirk (Shropshire Boundary) to Pontcysyllte (Denbighshire Boundary)  
 A483(T) Halton (A5(T)) to Pulford Brook (Cheshire West & Chester Boundary)  
 A495 Breadon Heath (Shropshire Boundary) to Redbrook (A525)  
 A525 Redbrook (A495) to Redbrook Bridge (Shropshire Boundary)  
 A534 Holt (Cheshire West & Chester Boundary) to Llanypwll (A5156)  
 A5156 Acton (A483(T)) to Llanypwll (A534)

##### b) core road network:

A525 Redbrook (A495) to Wrexham (A5152)  
 A525 Wrexham (A5152) to Minera (B5430)  
 B5430 Minera (A525) to Four Crosses (A525)  
 A525 Four Crosses (B5430) to Denbighshire Boundary  
 A528 Marchwiel (A525) to Knolton (Shropshire Boundary)  
 A534 Llanypwll (A5156) to Wrexham (A5152)  
 A539 Eglwys Cross (A525) to Trevor (Denbighshire Boundary)  
 A541 Wrexham (A5152) to County Bridge (Flintshire Boundary)  
 A5152 Rhostyllen (A483) to Acton (A483(T)) including Wrexham Inner Ring Road  
 B5445 Gresford Roundabout to Cheshire West & Chester Boundary  
 B5070 Halton Roundabout to Shropshire Boundary  
 B4500 Llanarmon Dyffryn Ceiriog to Chirk  
 B5605 Whitehurst to Croesfoel  
 B5102 Minera to Holt  
 B5373 Llay to Flintshire Boundary  
 Wrexham Industrial Estate Northern and Southern Access roads

## Local Road Network Management Improvements

**6.45** Some road improvement schemes are needed to ensure network resilience, increased accessibility, enhanced environments for by-passed settlements and for road safety reasons. The main road improvement scheme proposed is the Wrexham Industrial Estate link road where a preferred route has been identified. This seeks to improve accessibility to the largest employment area in the County Borough, with economic, safety and amenity benefits. Other projects where the specific land requirements are not known are supported in principle.



### Policy P29: Local Network Management Improvements

Local road network management improvements will be made at the following locations:

**a) where the land take is known:**

Wrexham

1. A483/ A525 Ruthin Road junction improvement and Western Gateway corridor
- Wrexham Industrial Estate
2. Wrexham Industrial Estate Northern and Southern Access Roads

**b) where the land take is not known:**

Wrexham

3. A541/ Plas Coch Road/Berse Road roundabout improvement
4. A5152 Chester Road
5. A534 Holt Road
6. A 5152 Ruabon Road
7. B5425 Llay New Road
8. A541Mold Road Corridor
9. A525 Ruthin Road/Western Gateway Corridor
10. A525 Kingsmill Road Corridor

Western Villages

11. the Crown Inn Crossroads, Llay junction improvement
12. A541 Gwersyllt junction improvement
13. the B5425/Plas Acton Road, Rhosrobin junction improvement

## Public Transport

**6.46** Wrexham is the focus of a network of bus and rail services serving the County Borough and regional routes which feed into the national public transport system. Approximately 24% of local households have no car and rely mainly on public transport to reach employment, shopping, education, health and leisure services. Particularly disadvantaged are the County Borough's rural communities and some Western Villages where reduced services are currently provided in the evenings and at weekends. The existing network has the potential to accommodate a further increase in the number of passengers but, in order to achieve this, improvements to the coverage and frequency of services and passenger facilities (e.g. the further upgrading of interchanges, stations and facilities; safe and convenient pedestrian access; secure car and cycle parking; etc.) are required. New public transport initiatives are supported in principle. The Council remains committed to the development of a park and ride facility when appropriate. Development proposals which facilitate the use of public transport and reduce reliance on the car are favoured.

**6.47** Studies have highlighted the potential long-term benefits and viability of providing a rail station at Johnstown while there is also a case for the provision of a station at Rossett. The existing UDP allocated site at Station Road, Rossett is unsuitable and an alternative site will need to be identified. Both would contribute towards facilitating a modal shift away from the car towards more sustainable forms of transport. The location and design of the new rail station at Bangor Road, Johnstown is uncertain. It would lie close to the Johnstown Newt Sites Special Area of Conservation (SAC), the proposal will only proceed if detailed ecological surveys demonstrate that there would not be a significant effect on the SAC newt population and all necessary mitigation measures to protect the SAC are included in any detailed proposals.

### Policy P30: Public Transport

Proposals for new and improved public transport facilities for bus, taxi and rail services are supported, to include public transport interchange facilities, demand responsive transport services, community transport, park and ride facilities and access for buses to new developments. Land at Bangor Road, Johnstown is safeguarded and land in Rossett will be identified for new rail stations together with ancillary car and cycle parking and passenger facilities.

## Traffic Management and Parking

**6.48** The amount of traffic on local roads and the demand for off-street parking resulting from new development depends upon how easy it is to travel to and from it by means other than the private car, the availability and cost of parking close to the site and the relationship between different land uses (for example how close housing is to shops and employment). Supplementary planning guidance sets out the maximum number of parking spaces that will be permitted for each land use; however the actual number of spaces required by each development will be assessed in relation to local circumstances. This may mean that levels of on-site parking below the maximum could be acceptable without causing parking or highway problems in the area. In some cases however existing roads, car parks and public transport will be unable to cater for additional demand and in those circumstances permitting additional development may cause congestion or put pedestrians, cyclists and other



motorists at risk. In those circumstances, development will either not be permitted or will only be permitted where the developer facilitates the improvement that will overcome or minimise the additional impact. These could include: improved walking or cycling routes; improved public transport; the implementation of traffic management and parking controls and new parking provision; and will be secured by condition or planning obligation.

#### **Policy P31: Traffic Management and Parking**

In considering development proposals particular regard will be had to how close the site is to local services and facilities, the availability of public transport, the provision of on site parking, the proximity to and capacity of existing public car parks as well as any existing parking or traffic problems in the locality.

Development which is likely to cause congestion on local roads and public transport and/or highway problems due to insufficient off-street parking will not be permitted. A developer will be required to facilitate any necessary additional transport infrastructure to accommodate new development.

## **Walking and Cycling Routes**

**6.49** The County Borough contains many public rights of way that fulfil an important recreational role. However, opportunities for regular walking or cycling for employment, shopping, educational, health or leisure purposes both within and adjacent to the County Borough are limited by the lack of safe and convenient routes between settlements. The provision of dedicated and segregated cycling routes, and parking facilities, linked to the public transport system will be a material consideration in the evaluation of development proposals. All such routes should be open and benefit from a high degree of natural surveillance to ensure that they remain safe and

convenient for users. Former railway track beds and other disused land have potential for conversion, often without major land acquisitions or engineering works, to walking, cycling and horse riding routes. It is, however, recognised that full implementation of these routes will require negotiation with, and the co-operation of, landowners and that some minor route alignments may be needed as detailed planning and design work proceeds.

#### **Policy P32: Walking and Cycling Routes**

Development proposals must provide walking and cycling routes that link with similar existing or proposed routes and integrate with the public transport system. Opportunities for horse riding along these routes will be secured where appropriate. Land is safeguarded or will be identified and safeguarded for development for the intended purpose at:

1. Minera to Brymbo (High Street)
2. Brymbo (High Street) to New Broughton (Dale Road)
3. New Broughton (Stryt y Bydden) to Wrexham (Watery Road)
4. New Broughton (Poolmouth Road) to Wrexham (Watery Road)
5. Caego (Gatewen Road) to Gwersyllt
6. Gwersyllt (Dodds Lane) to Rhosrobin (Llay New Road)
7. Rhos (Llwynenion Road) to Legacy (Bronwylfa Road)
8. Legacy (Bronwylfa Road) to Rhostyllen (Bersham Road)
9. Ruabon via Acrefair to Trevor (Denbighshire boundary)
10. Wrexham (Abenbury Road) to Overton (Cae Dyah Lane)
11. Bettisfield to Fenns Bank
12. Berwig Crossing to the Limestone Weighbridge, Minera

## F : Protecting and Enhancing the Environment

### Special Landscape Areas

**6.50** The LANDMAP process, which assesses visual and sensory, geology, habitats, cultural and historic aspects of the landscape, has identified a diverse range of local landscapes of particularly high value and county resource which warrant Special Landscape Area designation. Examples include:

- for their scenic and habitat value, Ruabon and Esclusham Mountain, the Ffrith Valley, the Dee Valley, the Ceiriog Valley and Fenns Moss;
- for their geological and habitat value, the Clywedog valley, Pant yr Ochain, River Dee Valley, Hanmer Mere and Minera Quarry;
- for their cultural value, Chirk Castle Estate, Erddig Estate, Fenns Moss, the Maelor historic landscape and numerous historic parks and gardens;
- for their setting for settlements and main communication routes and/or recreation and habitat value, the Moss Valley and Alyn Valley; and
- smaller pockets of locally distinctive landscapes of value for their amenity and character, their setting, or are sensitive sites in their own right.

**6.51** These areas are identified as Special Landscape Areas. The policy recognises that landscape is valued for its intrinsic value and not just for its scenic character and quality. Development is generally inappropriate in such sensitive locations and the maintenance and enhancement of the landscape quality is particularly important. Further advice is contained in Supplementary Planning Guidance.

### Policy P33: Special Landscape Areas

Within Special Landscape Areas priority is given to the conservation and enhancement of the landscape. Development will be strictly controlled and permitted only where:

- a) there is no detrimental impact upon the intrinsic character, quality, features and conservation value of the landscape including views to and from the area; and
- b) it is of a high standard of design that is in character with and integrated into the landscape, provides for the restoration and enhancement of degraded landscapes and landscape features and ensures their long-term management.

### Pentre Maelor Housing Buffer Zone

**6.52** The Pentre Maelor housing estate lies close to the Wrexham Industrial Estate and residents often suffer harm to their quality of life through the detrimental impact of traffic, operational noise and other harmful affects 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.

### Policy P34: Pentre Maelor Housing Buffer Zone

Land surrounding Pentre Maelor is safeguarded as a landscape buffer zone to remain free of built development.

## Pontcysyllte Aqueduct and Canal World Heritage Site

**6.53** Pontcysyllte Aqueduct and Canal World Heritage Site contains a number of outstanding and internationally important features. The aqueduct and the eleven miles of canals centred upon it utilised a concentrated series of innovative engineering solutions to negotiate a challenging upland landscape and for two centuries it remained as the tallest navigable aqueduct in the world. The site is a spectacular example of canal engineering, an architectural masterpiece set in a dramatic landscape, exemplifying improvements in transport during the industrial revolution. It is of outstanding universal value. 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. 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 (e.g. 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 nominating the site. The aqueduct and canal and its immediate environs extend into neighbouring Denbighshire and Shropshire and this policy has been jointly formulated to ensure a consistent approach. Further advice is contained in Supplementary Planning Guidance.



### Policy P35: Pontcysyllte Aqueduct and Canal World Heritage Site

1. In determining planning applications within and adjacent to the World Heritage site and buffer zone, development that adversely affects the following key material considerations will not be permitted:
  - a) the existing landscape character and features of the Pontcysyllte Aqueduct and Canal, and Trevor Basin;
  - b) the key views to and from the Pontcysyllte Aqueduct and Canal and Trevor Basin; and
  - c) the setting of the World Heritage site.



2. All new development in the World Heritage site must be of a high quality design which respects its character and form. The following criteria will be applied to all new development proposals:
  - a) the development will be expected to preserve or enhance the character and appearance of the World Heritage site.
  - b) the development shall be of a design and form which respects longer views of and from the designated site and reinforces its essential character in its wider landscape setting.
3. Where it can be demonstrated that there is no adverse visual impact and it cannot be accommodated within settlement limits, essential non-residential visitor attraction facilities for the World Heritage site will be acceptable outside settlement limits.

## Water Discharging into the River Dee and its Tributaries

**6.54** The Habitat Regulations Assessment (2008) indicated that the conservation quality of the River Dee, a protected Special Area of Conservation, and its tributaries were adversely affected by an increase in nutrient levels from surface water run-off and foul water discharge mainly resulting from agricultural operations but also, in part, from development. The scale and implications of future development will be carefully assessed to ensure that the water quality and biodiversity value of the river system is maintained. The use of sustainable drainage systems is encouraged.

### Policy P36: Water Discharging into the River Dee and its Tributaries

Development which increases nutrient levels through waste water discharges above currently permitted levels into the river Dee and its tributaries will not be allowed until upgraded or new facilities capable of treating anticipated discharges are in place. If necessary developers will be expected to fund upgrades through planning obligations.

## Stand Alone Renewable Energy Generation

**6.55** The County Borough lies outside the Strategic Search Areas identified in Welsh Assembly Government guidance for large-scale on shore wind energy production. Nonetheless, it has an important part to play in contributing towards the production of electricity from renewable sources. The Wrexham Assessment of Renewable Energy and Energy Conservation Measures (2007) identified opportunities for stand-alone renewable energy production such as small scale wind turbines, hydro electric power, solar, photo voltaic, ground source heat pumps and biomass. While the production of renewable energy sources is an objective of the Plan it

should not be delivered in a way which is detrimental to the natural and built environment or which would cause harm to public amenity.

Further details on different types of renewable energy production are contained in supplementary planning guidance.

### Policy P37: Stand Alone Renewable Energy Generation

Small scale renewable energy generation measures will be permitted providing they do not adversely affect the landscape and public safety and amenity. Development proposals should be designed to minimise resource use during construction, operation and maintenance.

## Minerals Extraction

**6.56** There has been no recent large-scale open cast coal extraction in the County Borough and the amenity of the local population and quality of the countryside could be significantly harmed by such development. Clay extraction is a traditional local industry which, until recently used to supply clay for tile making. There has been no extraction of hard rock in the County Borough since the early 1990's and any remaining reserves are located in areas of very high quality landscape which are under consideration as a potential Area of Outstanding Natural Beauty.

**6.57** Permitted reserves of limestone in north-east Wales (as at December 2006) amounted to 168.4 million tonnes representing a land bank of over 32 years, enough to last until 2038. Given the extent of permitted crushed rock reserves elsewhere in north Wales and the likely severe detrimental impact of quarrying locally in areas of special landscape value, it is unnecessary and undesirable to provide for further crushed rock extraction in the County Borough.

**6.58** Much of Fenn's Moss, an extensive area of peat land on the Shropshire border, is a

designated Special Area of Conservation and Site of Special Scientific Interest. It is a rich archaeological resource containing remains of preserved human settlements, a historical record of climatic and biological changes and contains significant fauna and flora. Large scale extraction has in the past resulted in significant damage to the peat land. Peat extraction will be limited to land with an existing planning permission and working methods will be strictly controlled to minimise damage to ecological, archaeological and landscape interests.

#### Policy P38: Minerals Extraction

The extraction of crushed rock or peat, either from new sites or extensions to existing sites will not be permitted. Clay extraction will only be permitted where there is a national or regional shortage of clay with the specific characteristics of the deposits found in the local area. Short-term small-scale opencast coal extraction (i.e. sites that produce less than 150,000 tonnes) may be permitted where there would be no detrimental impact on local residents or on the environment, where the site is derelict or contaminated and reclamation can be achieved more effectively through open casting than by other means, and where open casting is an integral part of a comprehensive scheme for redevelopment of a site.

## Minerals Buffer Zones

**6.59** There is often conflict between mineral workings and other land uses resulting from the impact of noise, dust and vibration. Buffer zones help prevent such conflicts. Within buffer zones, new non-minerals development (e.g. housing, schools) which would be sensitive to any adverse impact of minerals development will be resisted. Similarly, new mineral extraction that would detrimentally affect nearby non-mineral development will be resisted. Should planning

permission be granted to extend a mineral working site, the buffer zone will be revised. Buffer zones will also be applied to any new mineral workings. National guidance will be used to define the extent of buffer zones.

#### Policy P39: Minerals Buffer Zones

Buffer zones, where new mineral extraction and new sensitive non-mineral development will not be permitted, will provide protection around the following sites:

##### Inactive Sites

1. Bwlchgwyn: Bwlchgwyn Quarry (north)
2. Bwlchgwyn: Bwlchgwyn Quarry (south)
3. Minera: Minera

##### Active Sites

4. Bronington: Fenns Bank and Whixall Mosses
5. Johnstown: Hafod
6. Llay: Ballswood
7. Llay: Llay Main Tip
8. Wrexham: Borrass Airfield and Holt Estate



## Inactive Minerals Sites

**6.60** Clarification regarding the future of inactive sites which are unlikely to be reactivated is required to provide certainty to the local community, encourage early and effective restoration and after use, and contribute to a more accurate and realistic reflection of minerals land banks.

### Policy P40: Inactive Minerals Sites

Prohibition Orders, to ensure that no further extraction takes place without a further planning consent, will be made for inactive sites at Bwlchgwyn Quarry (north), Bwlchgwyn Quarry (south) and Minera Quarry.

## Restoration of Mineral Working Sites

**6.61** Proposals for mineral working should provide for a beneficial after use following a phased restoration which reduces the environmental impact and restricts the amount of land subject to mineral working at any one time and appropriate after care managements measures. Reclamation schemes should be to a high standard that enhances the quality of poorer land and provides opportunities for creating sites for nature conservation interest.

### Policy P41: Restoration of Mineral Working Sites

Proposals for the winning, working and processing of minerals should make provision for securing a beneficial after use. Sites should provide appropriate aftercare management measures and be progressively restored in accordance with the following criteria:

- a) where the development comprises a single, discrete phase, restoration should commence immediately on conclusion of all extraction and processing operations;
- b) where the development comprises two or more discrete phases, restoration should be undertaken in sequence commencing as soon as extraction and processing operations within each phase have been completed;
- c) where the development comprises overlapping phases which prevent full restoration of each phase in sequence, deferred restoration of some phases may be acceptable within the broader context of the site restoration as a whole;
- d) if the restoration scheme entails the return to agriculture of land classified as Grades 1, 2 or 3a, the site should be restored as closely as practicable to its original grade.



## Reworking Mineral Waste

**6.62** There are few remaining mineral waste sites in the County Borough. The only significant operation currently is the reclamation of Llay tip where colliery waste is removed for use in the cement works at Padeswood in Flintshire. Opportunities to achieve significant planning benefits by reworking will be encouraged as the materials recovered would contribute towards sustainable development and environmental improvements. Where a site has substantially re-vegetated, the disturbance required to remove what may be a limited amount of marketable material may not be justified.

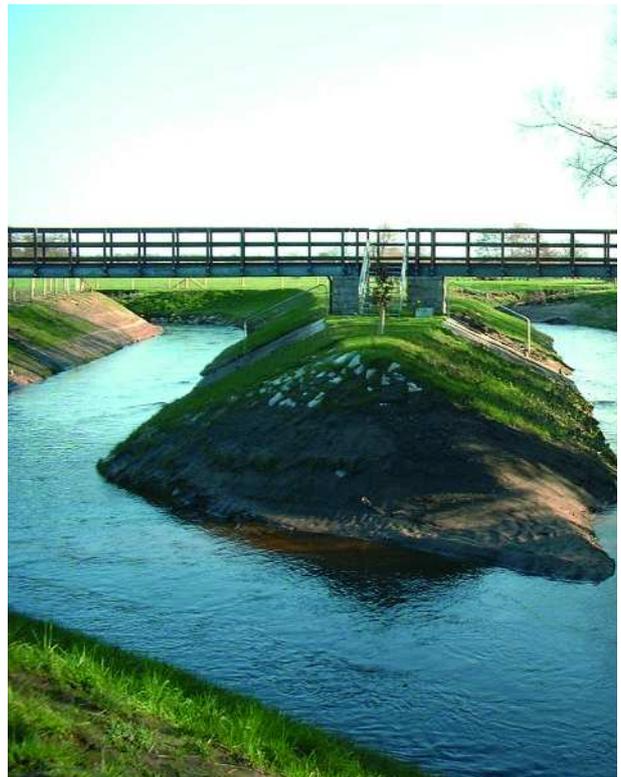
### Policy P42: Reworking Mineral Waste

Reworking of mineral waste sites is only permitted where it would remove derelict land and hazards such as ground instability, flood risk or contamination and where the waste has not naturally re-vegetated to the point where the site has become assimilated into the landscape.

## Flood Risk

**6.63** Development proposals within areas of flood risk are not only at risk of flooding but may also exacerbate existing or create new flooding problems on other land or property through reductions in floodplain storage capacity or by impeding flood flows. Flood alleviation measures can only reduce but never eliminate the risk of flooding. Developers will be required to undertake detailed technical investigations to evaluate the extent of the flood risk resulting from the proposed development and formulate appropriate and environmentally sympathetic flood protection and mitigation measures. Development will not be permitted to commence until any mitigation works required have been satisfactorily implemented and a formal agreement regarding the future maintenance of any flood protection/mitigation structures is in place.

**6.64** The indicative flood plain within the County Borough, covering the Alyn, Dee and Ceiriog river valleys, is shown on the Proposals Maps. The flood plain and flood risk assessment is based on information provided by Environment Agency Wales and may be subject to review and refinement during the Plan period. Full details of flood risk and development in flood areas is contained within national policy.



### Policy P43: Flood Risk

Development (including the raising of land) within defined flood plains will only be permitted if it:

- a) would not be subject to an unacceptable risk of flooding on-site; and/or
- b) does not result in an unacceptable risk of flooding on or off-site; and/or
- c) does not adversely affect flood management or maintenance schemes.

## Derelict Land

**6.65** Large areas of dereliction have already been reclaimed. However, much remains to be done in the enhancement of land and buildings which seriously injure local amenity and the overall environmental quality of the County Borough. The re-use of hitherto derelict land will reduce pressure for development on "greenfield" sites and contribute to economy in the use of land. Although the ultimate objective is the removal of all dereliction, priority will be given to those derelict sites which are close to residential areas or main communication routes, and where beneficial after-uses can be established. Where derelict sites have nature conservation, archaeological or other interests, care will be

taken to protect those interests in any reclamation scheme. Reclamation of the sites indicated is highly desirable but there are presently no firm programmed proposals; resources may, however, become available to enable action to be taken on these sites during the Plan period.



### Policy P44: Derelict Land

The following sites in the Western Villages will be reclaimed and restored for beneficial use:

Ref.	Site Location	Proposed After Use
1	Acrefair: Tref-y-Nant	Agriculture/ woodland
2	Bersham: Former Colliery Spoil Tip	Informal public open space/nature conservation
3	Broughton : Former Quarry, Moss	Informal public open space / woodland
4	Brymbo: Mount Pleasant	Agriculture
5	Brymbo: Penrhos	Agriculture
6	Brymbo: Railway	Recreation/nature conservation
7	Bwlchgwyn Quarry	Informal public open space /tourism
8	Minera Quarry	Recreation/nature conservation/ tourism and heritage
9	Plas Bennion	Agriculture/ woodland
10	Rhos: Aberderfyn	Informal public open space/housing
11	Rhos: Former Railway Land Legacy	Informal public open space
12	Rhos: Llwyneinion	Informal public open space

## Design Principles

**6.66** The plan aspires to design led regeneration through high quality, sustainable construction which protects and modernises local distinctiveness, raises energy efficiency, minimises waste and protects the natural environment. The policy aims to ensure that new development responds positively to the site context in order to reinforce the unique character and local distinctiveness of different areas within the County Borough. The urban character of the County Borough is varied with traditional and historic areas sitting next to more modern and often uninspiring development. Innovative and distinctive design solutions can help provide a sense of place enhance poorer quality areas and promote overall identity. There are parts of the County Borough which are currently of a poor or variable environmental quality and lack cohesive overall identity. In these areas the policy requires that new development should bring about enhancement. Further advice is contained in Supplementary Planning Guidance.

### Policy P45: Design Principles

Development proposals must reinforce and respect local distinctiveness and enhance the character and appearance of the local environment. Development will only be permitted if the applicants have demonstrated that their proposals have taken account of the local characteristics of the surrounding area or how any innovative design will enhance the quality of the built environment.

## Major Transport Corridors and Gateways

**6.67** There are a number of key strategic routes, both rail and road, which run through the County Borough. These include the A483(T), the A525 and the A541 road corridors and the Chester-Shrewsbury and Wrexham-Bidston-Liverpool

railway lines. These routes form important gateways into and through the County Borough and create a lasting perception of the area's environmental quality. There are also a number of sites on key intersections within settlements which are visually prominent and require sensitive treatment. Taking action to enhance and improve the visual appearance of these key routes and intersections will benefit residents and visitors and make the area more attractive to inward investors, thereby benefiting the local economy.

### Policy P46: Major Transport Corridors and Gateways

All development adjacent to main transport corridors and gateways must be of a high visual quality. High quality landscaping and boundary treatment will be required and landmark buildings will be required on key intersections within existing settlements.



## Public Art

**6.68** Public art can make a positive contribution to the appearance of an area and to the quality of the environment to which it relates through creating a strong sense of identity. Developers will be encouraged to involve the local community in delivering public art. The form of public art can be extremely varied and can include, for example, sculpture, attractive brickwork, landscape features or some other outstanding feature in the design of a scheme. The provision of public art will be particularly appropriate on prominent and sensitive sites and developers will be required to provide or make a contribution towards such works on major schemes either on site or elsewhere in the community. Further guidance is set out in Supplementary Planning Guidance.

### Policy P47: Public Art

Works of public art will be required as part of major residential schemes of 25 or more dwellings and employment/commercial development on land of 1 hectare or more. Provision will be secured through Section 106 Agreements.



## Control of Outdoor Advertisements

**6.69** The display of advertisements is controlled in the interests of public safety and amenity. Advertisements are an important way for businesses to inform customers of their location as well as providing other information, such as opening hours or the types of goods or services available. However, the siting, size and means of illumination of signs must avoid harming public safety and amenity by ensuring it does not distract or confuse motorists or interfere with the safe operation of any other forms of transport (e.g. obscuring visibility splays from access or road junctions). Proposals will also need to respect the character of the building or area where the sign will be displayed and not obscure any important architectural features or create signage clutter as a result of several signs being displayed on the same site or building. Supplementary planning guidance sets out further detailed advice.

### Policy P48: Control of Outdoor Advertisements

The siting, size and any means of illumination of all new signage should:

- a) respect the character of the building or site upon which it will be displayed as well as that of the surrounding townscape/landscape;
- b) not adversely impact upon public safety by impeding the safe operation of any mode of transport; and
- c) not impede safe and convenient vehicular and pedestrian access to the site upon which the sign will be displayed and/or other sites in the locality.

## 7. Monitoring and Implementation

**7.1** Achieving the Plan's provisions requires investment decisions to be taken at a variety of levels and sustained over several years by a number of agencies and individuals, all with different, and in some cases competing, priorities and levels of resources. Full account has been taken of the likely level of resource provision in terms of finance, land and buildings and the Council is confident that the Plan's policies will be achieved within the Plan period. It is assumed that there will not be any major increase in public sector capital spending in the short term and it is expected that private investment will play the predominant role in the delivery of the strategy. Although many of the resources needed for the implementation of the Plan's policies lie outside the Council's direct control, the Plan will be able to guide investment over a wide range of land use activities through the Council's exercise of its development control, and other planning, and corporate statutory powers.

**7.2** The success, or otherwise, of the Plan's strategy will be monitored, in association with

other relevant organisations, through the use of measurable land used based indicators. Monitoring is a continuous cyclical feedback loop that connects the evidence base to the strategy and policy development. The monitoring framework identifies the key challenges, opportunities and ways forward for revising and adjusting the Plan's policies to ensure the delivery of sustainable development in the County Borough. An annual Monitoring Report assessing the extent to which Plan policies are being achieved, reviewing the relevance and success of the strategy and identifying any necessary changes will be produced. This report will be submitted to the Welsh Assembly Government and published on the Council's website.

**7.3** The indicators and targets set out below will form the basis for monitoring and are based on the Welsh Assembly Government's core output indicators. Other local indicators are also identified in order to monitor the contextual aspects of the Plan's delivery of sustainable development.



A Social				
Objectives	Policies	Indicators	Policy Targets	Implementation
<b>O1:</b> To foster community identity, distinctiveness and a sense of place through clearly defined settlement limits	P2, P11, P12, P13, P14, P15, P16, P24, P25, P27	M1: Number of planning applications submitted with a community and language impact assessment ***	Residential: 25 + units Employment: 2ha+ or those creating 50 jobs or more	Local Authority and private developers
<b>O2:</b> To provide enough quality housing, including affordable housing and an appropriate range of community facilities that does not compromise the quality of life of local communities and the unique identity of local places	SP3, SP4 P1, P2, P3, P4, P5, P6, P8, P9, P10	M2: Number of net additional general market dwellings built (TAN2) *	6300 new dwellings	Local Authority, private developers and RSL's
		M3: Housing land supply (TAN1) *	5 years supply	Local Authority, private developers and RSL's
		M4: Number of net additional affordable housing units built (TAN2) *	2205 new dwellings	Local Authority, private developers and RSL's
		M5: Take up of pitches allocated for Gypsy and Travellers ***	15 pitches	Local Authority and Gypsy and Traveller population
		M6: Average density of housing development permitted on allocated sites **	30 dwellings per hectare	Local Authority, private developers and RSL's
		M7: Number of community and leisure facilities completed and lost to development ***	None specified	Local Authority and private developers
		M8: Amount of new development (ha) permitted on previously developed land expressed as a percentage of all development permitted **	80% (allocations and windfall)	Local Authority and private developers

B Economic				
Objectives	Policies	Indicators	Policy Targets	Implementation
<b>O3:</b> To encourage diversification of the economic base with particular emphasis on high value-added manufacturing and service, and to provide enough quality, accessible employment land to meet the needs of local businesses	SP5, SP6, SP7P2, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, 27	M9: Net employment land development (ha) **	76 hectares	Local Authority and private developers
		M10: Area of allocated employment land (ha) lost to other uses ***	None	
		M11: % of retail units in Wrexham Town Centre ***	Principal shopping streets: 80% Secondary shopping streets: 70%	Local Authority, private developers and RSL's
		M12: Amount of major retail, office and leisure development (sq.m.) permitted in Wrexham town centre expressed as a percentage of all major development permitted (TAN4) **	100%	Local Authority, private developers and RSL's
<b>O4:</b> To ensure an adequate supply of minerals to meet the needs of society and industry while limiting the environmental impact of mineral extraction and restoration	SP12, P38, P39, P40, P41, P42	M13: Number of coal mineral land supply extraction schemes permitted ***	< 150,000 tonnes per site	Local Authority, private developers and RSL's
		M14: The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a percentage of the total capacity required as identified in the Regional Technical Statement (MTAN) **	100%	Local Authority and Gypsy and Traveller population
<b>O5:</b> To rectify transport capacity constraints and develop a more sustainable transport system that increases public transport, walking and cycling and reduces travel by car and enhances accessibility to and between the principal residential, employment, health and education centres	SP8, SP9 P28, P29, P30, P31, P32	M15: Number of local road network management improvements	Completion of the Wrexham Industrial Estate north and south access road and other improvements proposed	Local Authority, private developers and RSL's
		M16: Number of public transport facilities completed	Bus, rail and park and ride improvements	Local Authority and private developers
		M17: Length of new pedestrian and cycle routes formed as a result of S106 agreements	None specified in the plan	Local Authority and private developers

C Environmental				
Objectives	Policies	Indicators	Policy Targets	Implementation
<b>O6:</b> To limit new development to a scale that supports regeneration, consolidates past growth and can reasonably be assimilated within existing communities reflecting the local capacity of infrastructure, community facilities and identified need	SP2, SP14 P1, P2, P5, P8, P13, P25	M18: Amount of development, including housing, permitted on allocated sites in the development plan as a % of development plan allocations and as % of total development permitted (ha and units) **	Housing: 2027units  Employment: 76 hectares	Local Authority, private developers and RSL's
<b>O7:</b> To protect and enhance built, historic and natural environmental assets and maintain a clear distinction between built up areas and the surrounding countryside	SP10, SP11, SP14 P6, P7, P26, P33, P34, P35, P36, P37, P43, P44, P46	M19: Number of additional listed buildings designated ***	None specified in plan	Local Authority, private developers and CADW
		M20: Number of new conservation areas designated ***	None specified in plan	Local Authority and general public
		M21: Number of additional scheduled ancient monuments made ***	None specified in plan	Local Authority
		M22: % of designated Special Landscape Area lost to development ***	None	Local Authority
		M23: Number of new Tree Preservation Orders made and number removed ***	None specified in plan	Local Authority
		M24: Length of hedgerow approved for removal ***	None	Local Authority
		M25: Amount of development (by TAN15 paragraph 5.1 development category) permitted in C1 and C2 flood plain areas not meeting all TAN15 tests **	None	Local Authority, private developers and Environment Agency
		M26: Number of new statutory nature conservation sites made ***	None specified in plan	Local Authority

C Environmental				
Objectives	Policies	Indicators	Policy Targets	Implementation
<b>O8:</b> To improve development design standards, maximise energy efficiency and the use of renewable energy	SP1 P45, P46, P47, P48	M27: % of planning applications complying with design policies ***	100%	Local Authority, private developers, RSL's and general public
		M28: number and capacity of stand alone renewable energy schemes delivered ***	Small scale wind clusters up to 5MW	Local Authority and private developers
		M29: Number of developments completed incorporating SUDS schemes ***	All	Local Authority, private developers and Environment Agency
<b>O9:</b> To minimise waste, particularly waste to landfill, and establish an integrated and adequate network of local waste facilities	SP13	M30: % of waste sent to landfill ***	None specified in plan	Local Authority, private developers and general public
		M31: Amount of waste management capacity permitted expressed as a percentage of the total capacity required as identified in the Regional Waste Plan (TAN21)	None specified in plan	Local Authority, private developers and general public
		M32: Number of completions involving facilities for the re-use, recycling and composting of waste ***	None specified in plan	Local Authority and private developers
<p>* Core indicator (LDP Manual paragraph 9.5.4)</p> <p>** Other output indicator (LDP Manual paragraph 9.5.4)</p> <p>*** Local indicator</p>				

# Appendix 1 : Schedule of Supporting Documents

## A. Wrexham Local Development Plan Preparation

- Delivery Agreement (October 2006)
- Sustainability Appraisal Scoping Report (August 2006)
- Developing the Vision: Key Issues and Strategy Options discussion paper (November 2006)
- Sustainability Appraisal of Key Issues and Strategic Options (December 2006)
- Developing The Vision: Key Issues and Strategy Options - Report of Findings (March 2007)
- Preferred Strategy: Draft for Public Consultation (October 2007)
- Preferred Strategy Consultation: Report of Findings (September 2008)

## B. Evidence Base

- Wrexham Housing Land Availability (2008)
- Wrexham Housing Needs Assessment (March 2006)
- Wrexham Gypsy and Traveller Accommodation Assessment (January 2007)
- Wrexham Gypsy and Traveller Potential Sites Study (September 2008)
- North East Wales Housing Market Assessment (March 2008)
- Wrexham Urban Housing Potential Study (March 2007)
- Wrexham Employment Land Study (August 2007)
- Wrexham Retail Floorspace Assessment Update (October 2007)
- Wrexham Assessment of Renewable Energy and Energy Conservation Measures (April 2007)
- Habitats Regulations Assessment of the Wrexham Local Development Plan (July 2008)

- Wrexham Public Open Space Assessment (2009)
- Wrexham Affordable Housing Economic Viability Study (2009)

## C. National and Regional Strategy Context

- Planning Policy Wales (2002 as updated)
- People, Places, Futures: The Wales Spatial Plan (2008)
- West Cheshire/North East Wales Sub-regional Strategy (2006)
- North Wales Regional Waste Plan First Review (2008)
- North Wales Regional Transport Plan - Consultative Summary (June 2008)
- North Wales Regional Technical Statement for Aggregates (2008)
- North West of England Plan: Regional Spatial Strategy to 2021 (2008)
- Regional Spatial Strategy for the West Midlands (2008)

## D. Local Strategy Context

- Wrexham's Community Strategy 2009-2020 (2008)
- Caring for Our Health: The Health, Social Care and Well-being Strategy 2005-2008 (2007)
- Wrexham Children and Young People's Plan 2008-2011 - consultation draft (2008)
- Wrexham Housing Strategy 2007-2012 (2007)
- Local Development Strategy for Rural Wrexham (2008)
- Wrexham Play Strategy 2009-2013 (2009)
- Wrexham Economic Development Department Service Strategy 2008-2011 and Service Plan 2008-2009 (2008)
- Wrexham County Borough Biodiversity Action Plan (2002)

# Appendix 2 : Outline Statistics

The information below was taken primarily from the 2001 Census of Population, unless otherwise stated.

**Table 1: Estimated Population in Wards 2007**

Ward	No.	Ward	No.
Acton	3104	Little Acton	2440
Borras Park	2584	Llangollen Rural	2052
Bronington	3310	Llay	5036
Brymbo	2724	Maesydre	2057
Brynyffynnon	3188	Marchwiell	2483
Bryn Cefn	2027	Marford & Hoseley	2524
Cartrefle	2349	Minera	2502
Cefn	4996	New Broughton	3258
Ceiriog Valley	2372	Offa	2260
Chirk North	2572	Overton	3223
Chirk South	1920	Pant	2324
Coedpoeth	4847	Penycae	2307
Erddig	2276	Penycae & Ruabon S	2393
Esclusham	2792	Plas Madoc	1882
Garden Village	2128	Ponciau	4606
Gresford E & W	2953	Queensway	2528
Grosvenor	2396	Rhosnesni	3122
Gwenfro	1849	Rossett	3425
Gwersyllt E & S	4487	Ruabon	2464
Gwersyllt North	2693	Smithfield	2193
Gwersyllt West	3145	Stansty	2233
Hermitage	2391	Whitegate	2860
Holt	2904	Wynnstay	2269
Johnstown	3462		
<b>Total</b>	<b>131910</b>		

**Table 2: Estimated Population in Communities 2007**

Community	No.	Community	No.
Abenbury	756	Holt	1800
Acton	13307	Isycoed	348
Bangor	1266	Llangollen Rural	2052
Bronington	1314	Llansantffraid Glyn Ceiriog	1126
Broughton	7134	Llay	5036
Brymbo	3756	Maelor South	1201
Caia Park	12203	Marchwiell	1465
Cefn	6878	Minera	1610
Ceiriog Ucha	346	Offa	10115
Chirk	4492	Overton	1296
Coedpoeth	4847	Penycae	3504
Ebistock	418	Rhosddu	6767
Esclusham	3501	Rhosllannerchrugog	9539
Glyntrian	900	Rossett	4606
Gresford	5477	Ruabon	2528
Gwersyll	10315	Sesswick	2464
Hanmer	726	Worthenbury/Willington	730
<b>Total</b>	<b>131910</b>		



**Table 3: Population in Age Groups 2001**

Age	Number	% total	% Male	% Female
0-14	23,764	18.50	9.57	8.93
15-29	23,899	18.60	9.51	9.09
30-44	27,867	21.69	10.60	11.09
45-64	32,341	25.17	12.56	12.61
65-74	10,733	8.35	3.90	4.46
75+	9,872	7.68	2.68	5.00
<b>Total</b>	<b>128,476</b>	<b>100.00</b>	<b>48.82</b>	<b>51.18</b>

Table 4: Household Size 2001

Persons	Households	% Total
1	15227	28.61
2	18210	34.21
3	8667	16.28
4	7494	14.08
5	2785	5.23
6	688	1.29
7	109	0.20
8+	46	0.09
<b>Total</b>	<b>53226</b>	<b>100.00</b>

Table 5: Household Tenure 2001

Tenure	No. Households	% Total
Owner Occupied	34,887	65.55
Privately Rented	3,179	5.97
Housing Association Rented	1,436	2.70
Local Authority Rented	12,501	23.49
Other	1,223	2.30
<b>Total</b>	<b>53226</b>	<b>100.00</b>

Table 6: Occupational Groups July 2007- June 2008

People aged 16+ in employment working as:	No	% Head of Household	
		Wrexham CB	Wales
Managers and senior officials	8200	11.0	12.2
Professional	5800	9.1	10.4
Associate professional and technical	8400	12.0	12.8
Administrative and secretarial	7100	10.9	12.2
Skilled trade	8300	13.3	13.4
Personal Service	5800	7.6	7.4
Sales and customer service	500	8.0	8.0
Process; plant, machine operatives	8600	15.1	10.2
Elementary occupations	7900	12.9	13.3
<b>Total</b>	<b>65100</b>		

Source: ONS Annual Population Survey

Table 7: Distribution of Employment 2001

Industry employed residents working in:	No	% of employed residents working in:	
		Wrexham CB	Wales
Agriculture; hunting and forestry	1175	2.1	2.5
Fishing	12	0.0	0.0
Mining and quarrying	110	0.2	0.3
Manufacturing	14485	25.4	17.3
Electricity; gas and water supply	744	1.3	1.0
Construction	3603	6.3	7.1
Wholesale and retail trade; repairs	9140	16.0	16.3
Hotels and restaurants	2555	4.5	5.4
Transport; storage, communications	2893	5.1	5.5
Financial Intermediation	1647	2.9	3.3
Real estate; renting and business	4573	8.0	8.5
Public administration and defence	2613	4.6	6.8
Education	4025	7.1	8.1
Health and social work	7275	12.7	13.0
Working in other	2230	3.9	4.8
<b>Total</b>	<b>57080</b>	<b>100.0</b>	<b>100.0</b>



Table 8 : Unemployment July 2007 - June 2008

	No in Wrexham CB	% in Wrexham CB	% in Wales
<b>All</b>	3400	4.8	5.5
<b>Male</b>	2300	6.0	5.7
<b>Female</b>	1100	3.4	5.3

Source: ONS Annual Population Survey

Table 9 : Tenure, Car Ownership &amp; Welsh Speakers 2001

Wards	Tenure			% Households with no car	% aged 3+ speaking Welsh
	Owner Occupier	Public Rented	Other Rented		
Acton	58.3	37.8	3.9	32.2	11.4
Borras Park	96.0	0.7	3.4	11.3	11.7
Bronington	79.5	6.3	4.0	9.1	10.0
Brymbo	60.2	35.0	4.7	27.7	15.8
Bryn Cefn	74.2	20.5	5.2	19.6	12.2
Brynnfynnon	49.9	28.2	21.9	36.7	12.9
Cartrefle	41.3	55.0	3.6	39.9	9.4
Cefn	57.3	36.2	6.4	29.7	14.2
Ceiriog Valley	70.7	12.4	17.1	13.5	34.3
Chirk North	66.8	26.7	6.4	21.3	12.0
Chirk South	56.9	32.7	10.3	27.7	11.3
Coedpoeth	66.4	27.5	6.1	26.0	21.1
Erddig	79.5	11.0	9.7	16.6	17.9
Esclusham	70.5	24.6	4.9	24.4	14.4
Garden Village	93.5	1.5	5.0	14.1	14.9
Gresford East and West	82.4	9.2	8.4	17.7	11.1
Grosvenor	62.9	17.0	19.9	31.1	12.1
Gwenfro	45.5	49.2	5.0	37.4	13.3
Gwersyllt East and South	71.2	24.1	4.7	21.0	9.9
Gwersyllt North	63.4	29.6	6.8	25.3	10.2
Gwersyllt West	65.5	30.3	4.4	22.5	11.8
Hermitage	42.0	49.6	8.3	40.3	12.9
Holt	76.1	9.9	13.9	10.4	9.3
Johnstown	74.0	21.1	4.9	21.0	21.4
Little Acton	87.1	9.7	3.2	15.5	13.2
Llangollen Rural	71.1	20.3	8.7	19.6	17.1
Llay	63.2	32.2	4.6	23.0	10.3
Maesydre	69.1	26.2	4.6	22.8	13.0
Marford and Hoseley	95.4	1.3	3.5	5.5	9.8
Marchwiel	74.0	10.2	15.6	9.8	11.3
Minera	83.8	10.6	6.0	10.5	20.9
New Broughton	65.0	27.4	7.6	25.7	9.8
Offa	64.4	9.4	26.0	30.0	12.9
Overton	71.1	11.8	17.1	11.9	9.9
Pant	53.5	40.0	6.5	33.8	32.0
Penycae	56.2	39.5	4.2	31.1	21.0
Penycae & Ruabon South	73.9	16.1	10.0	15.6	17.9
Plas Madoc	14.6	82.5	3.3	48.9	14.0
Ponciau	67.2	23.4	9.5	29.1	37.4
Queensway	19.5	77.2	3.5	53.0	9.7
Rhosnesni	87.6	8.1	4.3	12.2	11.6
Rossett	79.3	12.9	7.8	13.5	7.6
Ruabon	53.4	37.7	9.0	32.5	13.6
Smithfield	46.2	36.4	17.4	42.5	9.5
Stansty	76.7	16.6	6.7	23.7	11.4
Whitegate	60.2	33.2	6.7	31.4	10.9
Wynnstay	22.7	73.5	4.1	52.1	9.3
<b>TOTAL</b>	<b>65.5</b>	<b>26.2</b>	<b>8.3</b>	<b>24.7</b>	<b>14.4</b>

# Appendix 3 : Land with Planning Permission 1st April 2009

The sites listed in Tables 1-11 are not shown on the Proposals Map.

## A : Housing

These sites either contribute to the 5 years land supply or are likely to start within the Plan period.

Sites of 10 or more dwellings (i.e. "large" sites) and those residual to such developments are shown in Tables 1 to 3. Sites of under 10 dwellings (i.e. "small" sites) are shown in Table 4.



**Table 1: Western Villages**

Ref	Location	Units
1	Acrefair: land off Llangollen Road	17
2	Broughton: Gatewen Colliery, Gatewen Road	221
3	Brymbo: Former Steelworks (central, southern and western)	74
4	Brymbo: Queens Road	18
5	Cefn Mawr: Chapel Farm, Newbridge	12
6	Cefn Mawr: Land at Bro Gwilyn	12
7	Cefn Mawr: Land at Cae Ann, Dolydd	19
8	Chirk: Land off Sycamore Drive	85
9	Chirk: Adjacent Beverley Chirk Green	11
10	Coedpoeth: Community Centre, Fron Las (Public ownership)	10
11	Coedpoeth: land at Talwrn Farm, Talwrn Road	8
12	Gwersyllt: land at Jutland Avenue	13
13	Gwersyllt: land off Mold Road (Redrow)	93
14	Gwersyllt: Livery Stables, Summerhill	14
15	Johnstown: Moreton Depot, Moreton Avenue	15
16	Johnstown: land off North Road, Ponciau	24
17	Johnstown: Fennant Road, Ponicau	1
18	Rhos: Ysgol y Ponciau, School Lane	20
19	Rhos: land at Mountain Street	10
20	Rhos: Land W of Bryn y Brain Cottage	14
21	Rhostyllen: Wrexham Road (National Trust)	223
22	Rhostyllen: Wrexham Road (Watkin Jones)	70
23	Ruabon: land at Maes y Llan farm, Maes y Llan Lane,	16
24	Ruabon: Wynnstay Hall (all applications)	11
25	Tanyfron: land off Brymbo Road (Mytton)	32
<b>Western Villages</b>		<b>Sub-total 1043</b>

Table 2: Wrexham		
Ref	Location	Units
26	Plots 127-128 Abenbury Fields	2
27	Rivulet Road (adjacent to North Wales Motorcycles)	24
28	The Tie Centre, Whitegare Road	10
29	41-44 St Georges Crescent	10
30	Bramcott and Croesnewydd Cottages, Croesnewydd Road	10
31	Bridge Street / Cambrian Yard	260
32	Penybryn/Tenters Square	24
33	land at Mold Rd/ Maesgwyn Road	10
34	Hightown Barracks	41
35	Former Jaques Scrapyard	168
36	land off Bridge Street	16
37	Red cow pub and 25-27 Pen y Bryn	12
38	Ruthin Road (Redrow - **whole site)	282
39	former Dussaks site, Watery Road	80
40	Hi-Speed Tyres, Caxton Place	10
41	Regent House, Regent Street	30
<b>Wrexham</b>		<b>Sub-total 989</b>

Table 3: Rural Hinterland		
Ref	Location	Units
43	Bwlchgwyn: former Milestone PH, Ruthin Road	10
44	Gresford: Full Quarry Brow	4
45	Gresford: Residential caravan site, Old Wrexham Road	15
46	Gresford: Bryn Groes Hall, Old Wrexham Road	30
47	Penley: Penley Hospital	53
48	Rossett: Trevalyn Hospital	12
49	Sydallt: Adjacent Oak Alyn Court	2
<b>Rural Hinterland</b>		<b>Sub-total 126</b>

<b>TOTAL LARGE HOUSING SITES</b>	<b>2158</b>
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Table 4: Sites of less than 10 units	
Location	Units
Western Villages	323
Wrexham	137
Rural Hinterland	263
<b>TOTAL SMALL HOUSING SITES</b>	<b>723</b>

<b>TOTAL NUMBER OF HOUSING UNITS:</b>	<b>2881</b>
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## B : Employment

**Table 5: Western Villages**

Ref	Location	Site Area Ha
1	Buildings 5 and 6 Plas Power Colliery, Southsea	0.31
2	Miners Road, Llay Industrial Estate	0.47
3	Westminster Industrial Estate, Gwersyllt	0.82
4	Tatham Road, Gardden Industrial Estate, Ruabon	0.13
5	Gardden Industrial Estate, Ruabon	0.20
6	Croesfoel Industrial Estate Rhostyllen	0.90
<b>Western Villages Sub-total</b>		<b>2.83</b>

**Table 6: Wrexham and Wrexham Industrial Estate**

Ref	Location	Site Area Ha
7	Wrexham Gateway, Ruthin Road, Wrexham	14.48
8	Ash Road North, Wrexham Industrial Estate	0.14
9	Rhosddu Industrial Estate, Wrexham	0.14
10	Ash Road South, Wrexham Industrial Estate	0.75
11	Land at Bluebell Lane, Pandy	1.10
12	Bryn Lane, Wrexham Industrial Estate	0.07
13	South and North of Bryn Lane, WIE	5.35
14	Abbey Road, Wrexham Industrial Estate	0.60
15	Plot 3 Coed Aben Road WIE	0.30
16	Clywedog Road South, Wrexham Industrial Estate	0.03
17	Adjacent 54 Clywedog Road South, WIE	1.21
18	Rhosddu Industrial Estate, Wrexham	0.01
19	Plot B Site 4000 Clywedog Road South, WIE	0.48
20	Bridge Road, WIE	1.08
21	Adjacent Apex Centre Clywedog Road South, WIE	0.48
<b>Wrexham and Wrexham Industrial Estate Sub-total</b>		<b>26.22</b>

**Table 7: Rural Hinterland**

Ref	Location	Site Area Ha
22	Units 19 and 20 Penley Industrial Estate	0.25
23	Fields Farm, Erbistock	0.03
<b>Rural Hinterland Sub-total</b>		<b>0.28</b>

**TOTAL EMPLOYMENT LAND: 29.33 HECTARES**

## C : Minerals

Table 8: Mineral Workings

Ref	Location	Mineral	Description
1	Bwlchgwyn Quarry	Silica Sandstone	Extraction ceased. Prohibition Order to be made in due course.
2	Fenns & Whixall Mosses	Peat	Very small scale working by hand taking place.
3	Hafod Claypit, Johnstown	Clay/Sand & Gravel	Adjacent tile works no longer in production. Clay being worked as part of landfill operation but not exported from site.
4	Llay: Ballswood Quarry	Sand and Gravel	In production. Application for extension refused March 2006.
5	Llay: Llay Main Tip	Colliery Shale	Colliery shale extracted for use in Padeswood Cement Works.
6	Minera: Quarry	Limestone	Extraction ceased in 1993. Prohibition Order may be made in due course.
7	Wrexham:Borras Quarry	Sand and Gravel	In production. Major extension permitted January 2007.



## D : Waste Management

The table below lists major sites only. In addition, there are approximately 10 other sites in the County Borough licensed to treat or transfer inert, metal, clinical wastes, etc.

**Table 9: Waste Management Facilities**

Ref	Location	Operation	Description
1	Johnstown: Hafod	Claypit	Landfill Landfill operations commenced 2006.
2	Pentre: Penybont	Landfill	Development commenced 1998. Landfill operations now permitted to continue until 2015.
3	Wrexham Industrial Estate: Bryn Lane	Civic Amenity Site	Planning permission granted 2003. In operation
4	Acrefair: Plas Madoc	Civic Amenity Site	In operation. Permission for extension and redevelopment of site granted September 2007.
5	Brymbo	Civic Amenity Site	In operation. Permission for extension and redevelopment of site granted September 2007.
6	Wrexham Industrial Estate: Bryn Lane	Recycling facility in-vessel composting facility, and waste transfer station.	Planning permission granted September 2007 Under construction.
7	Llay: Dark Lane	Landfill	Landfilling (inert waste only) ceased December 2007.
8	Llay: Miners Road	Waste Transfer	Inert waste only.
9	Wrexham Industrial Estate: Redwither Road	Waste Transfer Non-putrescible wastes only.	Permission includes some mineral extraction and landfill



## E : Retail

The table below lists retail permissions with floorspace greater than 300m<sup>2</sup>.

**Table 10 : Retail Premises**

Ref	Location	Floorspace	Description
1	Wrexham: Hippodrome Building	990m <sup>2</sup>	Demolition of existing units and replacement with A1 units
2	Wrexham: Plas Coch Retail Park	2444m <sup>2</sup>	Change of use from D1(Cinema) to A1
3	Wrexham: Queensway Sports & Social Club	608m <sup>2</sup>	Change of use A3 to A1
4	Wrexham Football Club	500m <sup>2</sup>	Outline permission

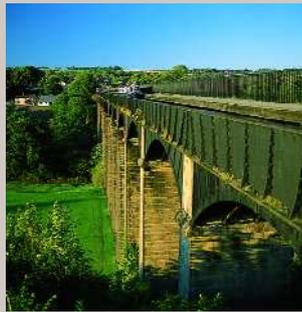
## F : Gypsy and Traveller Accommodation

The sites listed in the following table either have the benefit of planning permission or are established authorised Gypsy and Traveller sites.

**Table 11 : Gypsy and Traveller Sites**

Ref	Location	No. of Pitches
1	Wrexham: Ruthin Road	15
2	Wrexham: Homestead Lane	1
3	Broughton: Long Lane	1
4	Broughton: Long Lane	1





## Contact

If you require any further information regarding this development plan or other planning policy matters please contact the Planning Policy Section at the address below or visit our web site.

## Contact Details

The Wrexham County Borough Local Development Plan 2006 - 2021 is available to view on-line via Wrexham County Borough Council's web site.

**Planning Policy Section,  
Wrexham County Borough Council,  
Lambpit Street, Wrexham LL11 1AR.**

Telephone: 01978 292013.

Fax: 01978 292502

E-mail: [planning@wrexham.gov.uk](mailto:planning@wrexham.gov.uk)

Web: [www.wrexham.gov.uk/planning](http://www.wrexham.gov.uk/planning)

### Office Hours

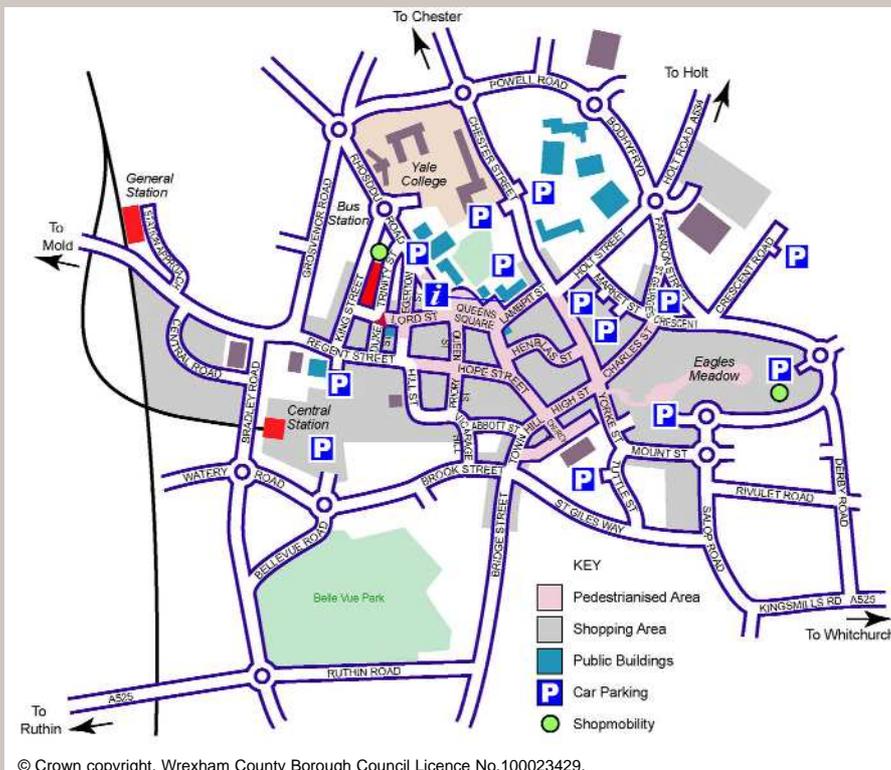
Monday to Thursday 8.45am - 5.15pm

Friday 8.45am - 4.45pm

Saturday and Sunday - Closed

Special arrangements may be made with individual officers for meetings outside these hours on request.

Mae'r ddogfen hon ar gael yn  
Gymraeg. Ffoniwch 01978 292013  
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