

Non Technical Summary

housing | open space | employment | community | transport | education



Non-technical Summary

Wrexham Local Development Plan 2013 – 2028 – Preferred Strategy Consultation.

<http://wrexhamldp.wrexham.gov.uk>

Introduction

All of us live, work and visit Wrexham County Borough. We all have a responsibility to shape what it will be like in the future and good Planning is the key.

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

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

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

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

The Preferred Strategy

The Preferred Strategy is the first formal publication in the LDP preparation process. It sets out the broad approach that the LDP intends to take in order to ensure that the County is developed in a sustainable manner. It provides the strategic framework for the more detailed policies, proposals and land use allocations which will subsequently be included in the Deposit LDP.

The Preferred Strategy sets out the strategic approach to managing growth and development with Wrexham County Borough and will indicate the levels of growth

that need to be accommodated and the strategic locations where new growth will be directed. In addition, the Preferred Strategy sets out the general policy approach.

The overall purpose of the Preferred Strategy is to:

- Identify Key Issues and Drivers for the County Borough (including economic, environmental and social factors);
- Define an LDP Vision and a set of overarching LDP objectives that respond to the Key Issues and Drivers;
- State the anticipated scale of future growth in population, housing and employment, based on an analysis of Strategic Growth Options;
- Describe the overall spatial planning framework for the County, based on an analysis of potential Spatial Options i.e. deciding the most sustainable pattern for accommodating growth across the County Borough;
- Identify areas of change including proposed Key Strategic Sites (KSS) and broad locations for non-strategic sites including criteria for their inclusion via the site register;
- Set out broad Strategic Policies that will deliver the Vision and Objectives; and
- Set the framework for subsequent detailed Planning policies and Supplementary Planning Guidance (SPG) in the Deposit LDP.

The Preferred Strategy does not include non-strategic, site specific land allocations and detailed Planning policies. We will concentrate on choosing a range of suitable sites after we have consulted on the Preferred Strategy document. All the sites that have been considered to date as part of the LDP process can be found in the separate Sites Register.

A range of sites will be included in the next version of the Plan, namely the Deposit Plan which is scheduled for public consultation towards the end of 2016, this will ultimately be examined by an Independent Inspector.

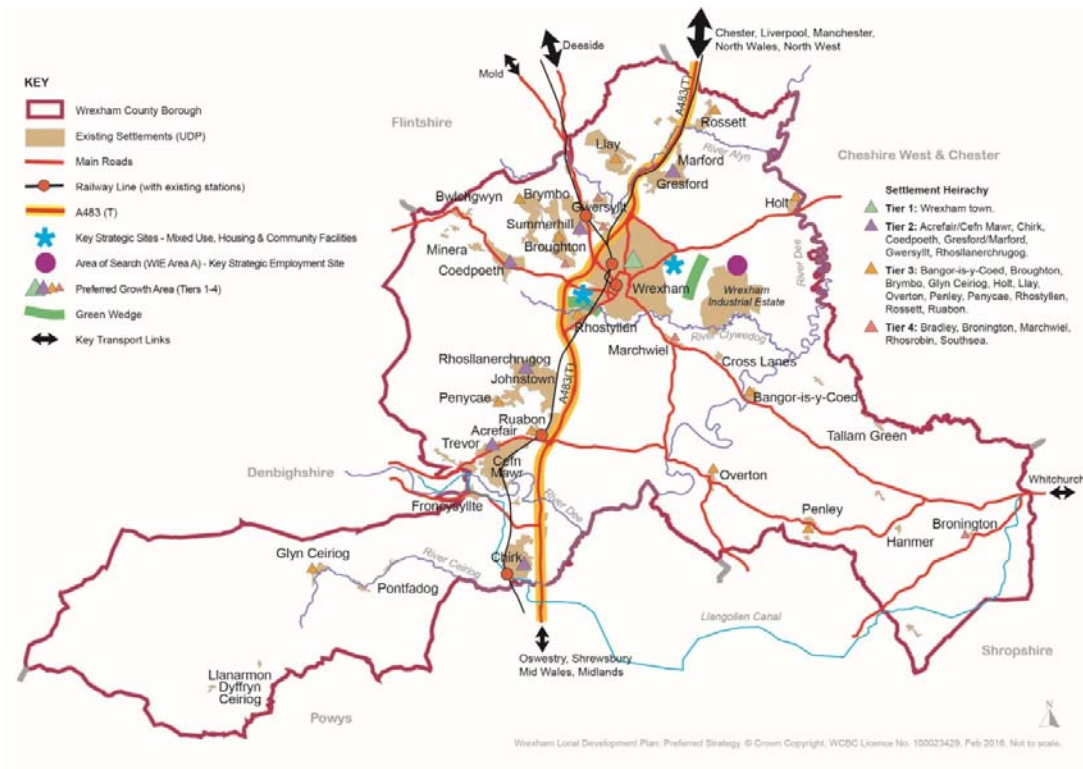
Preferred Strategy Overview

The key components of the LDP Preferred Strategy comprise:

- Provision for 11,715 new homes to deliver a requirement of 10,650;
- Provides opportunities to deliver 7500 new jobs in the County;
- Delivers in the region of 53ha of employment land; and
- Concentrates development in the following sustainable locations in accordance with the findings of the settlement hierarchy and the Sustainability Appraisal (SA):

- The Primary Key Settlement of Wrexham Town and Wrexham Industrial Estate including Key Strategic Site release for housing and employment;
 - The Key Settlements of Acrefair / Cefn Mawr, Chirk, Coedpoeth, Gresford / Marford, Gwersyllt and Rhosllanerchrugog;
 - The Local Service Centres of Bangor, Broughton, Brymbo, Glyn Ceiriog, Holt, Llay, Overton, Penley, Penycae, Rhostyllen, Rossett and Ruabon; and
 - Some Minor Villages namely Rhosrobin, Marchwiel, Bronington, Southsea and Bradley
- Amends the boundary of the existing green wedge designation around Wrexham Town to facilitate the delivery of Key Strategic Site allocations.

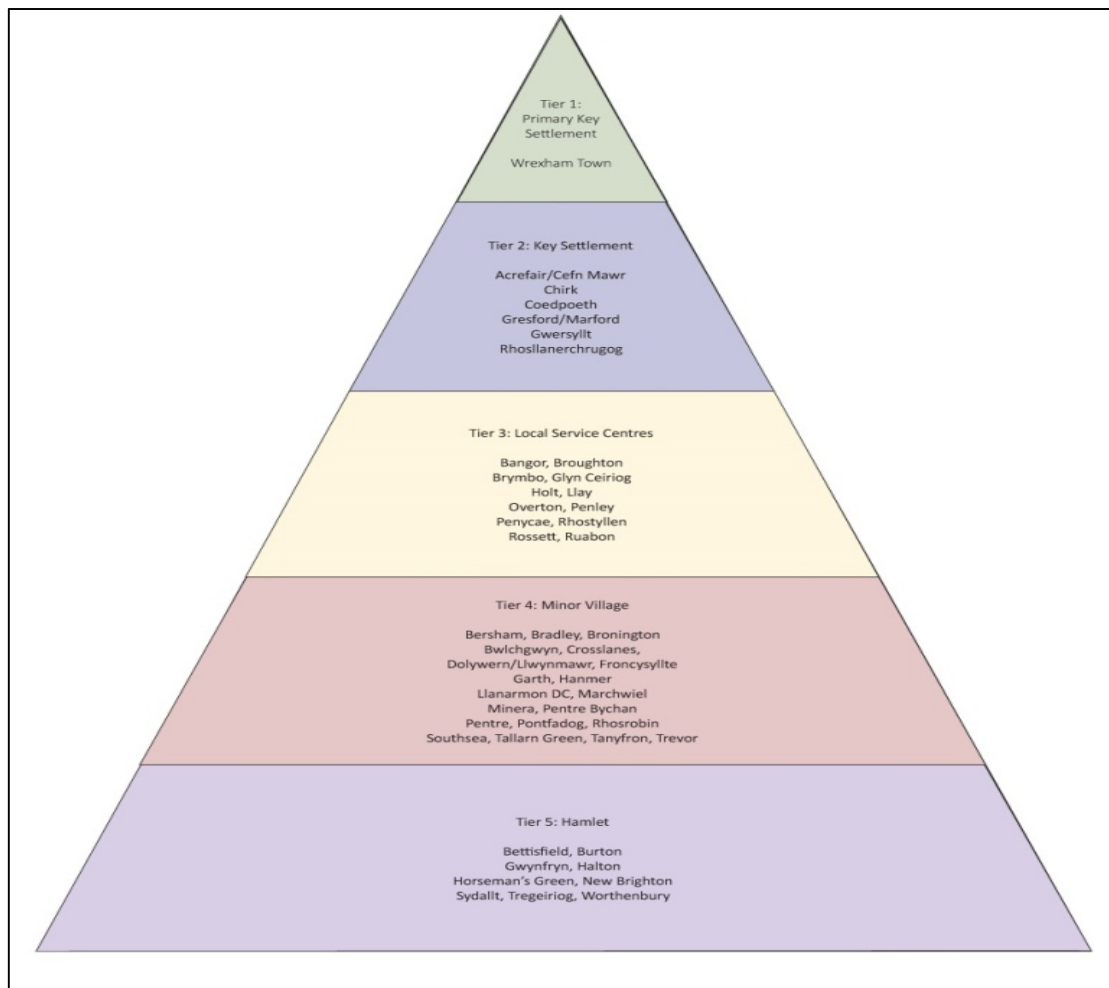
The Key Diagram below helps to demonstrate the Councils Preferred Strategy.



The Councils Preferred Spatial Strategy

Planning Policy Wales states that Development Plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health. The key messages regarding sustainable settlement patterns include locating development to reduce the need to travel by car by maximising accessibility to employment opportunities, services and facilities by walking, cycling and public transport. Development should be directed to existing urban areas which are well served by public transport, and which benefit from concentrations of jobs, facilities and services.

A tiered approach (based on the existing settlement limits as defined in the current Wrexham Unitary Development Plan 1996 – 2011) is used to group settlements with similar characteristics in terms of facilities and services. This information, combined with development opportunities, constraints and viability has then been used to direct development to appropriate locations, and ensure sustainable and proportionate growth in the most appropriate areas. The Figure below shows the tiers within the settlement hierarchy:



The Preferred Spatial Strategy concentrates development in the Primary Key Settlement (PKS, tier 1) of Wrexham Town and Wrexham Industrial Estate through the regeneration of brownfield land along with the release of key strategic greenfield site allocations (mixed use housing and community facilities, and employment) on the edge of settlement. As well as assessing options for proposed Key Strategic Site (KSS) allocations it has also been necessary to a review and amend the boundary of the current Green Wedge (Green Barrier) designation on land surrounding Wrexham Town to enable the release of the proposed Key Strategic Sites for mixed use housing and community facilities.

The proximity of Wrexham Town to Wrexham Industrial Estate and the relationship and interdependence of one on the other to provide homes and jobs in a sustainable and accessible location is a key development priority for the Council over the lifetime of the Plan. Subsequently, an area of search for a new employment allocation of between 20-30ha has been undertaken. This search has been informed by the findings of the Joint Wrexham and Flintshire Employment Land Review (October 2015) and the Background Paper 5: Wrexham Industrial Estate (WIE) Site Expansion Selection (February 2016) and is shown on the Key Diagram above as the preferred Area of search for a new extension on the WIE.

Strategic Policies

The Preferred Strategy includes Strategic Policies which form the framework for implementing and delivering the Council's Preferred Strategy. Guidance suggests that the use of sustainable development themes such as those included in the Wales Spatial Plan (WSP) or other national or regional strategies could be used as a basis for setting out the policy approach in the LDP. The policies grouped according to the Wellbeing goals in the Wellbeing of Future Generations (Wales) Act 2015, which places a duty on all public bodies to 'carry out sustainable development'. The Strategic policies are therefore grouped under the following themes:

A Prosperous Wrexham:

This section of the strategy relates to the economy, infrastructure delivery, transport and accessibility and Wrexham Town and Wrexham Town Centre.

A Resilient Wrexham

This section of the strategy relates to the management of the natural environment particularly within the context of climate change. It also sets out the Councils approach to Green Wedge within the LDP.

A More Equal Wrexham

This section of the strategy relates to housing provision and addressing the housing needs of the population including the need to deliver market and affordable homes as well as providing accommodation for the gypsy and traveller community.

A Wrexham of Cohesive Communities

This section of the strategy indicates where housing and employment opportunities will be distributed throughout the County Borough and identifies the proposed key strategic sites which are crucial to the delivery of the Plan. The policies are a reflection of the spatial strategy and housing requirement being promoted in the Preferred Strategy, and seek to provide the level of housing and employment needed whilst also creating attractive, viable, safe and well-connected communities.

A Wrexham of Vibrant Culture and Thriving Welsh Language

This section of the strategy relates to the historic environment including elements which contribute to our sense of place and identity. It also sets out sustainable design principles which will apply to all new development in the County Borough and is closely linked to the theme of 'a Wrexham of Cohesive Communities'.

A Globally Responsible Wrexham

This section of the strategy relates to the sustainable management of resources including minerals and waste and also includes reference to renewable energy technology. It is closely linked with the theme of A More Resilient Wrexham within the context of climate change.

Note: All evidence base documents referred to can be viewed at:

<http://wrexhamldp.wrexham.gov.uk>

The Preferred Strategy - Public Consultation from 12th February to 1st April 2016

How to comment?

The easiest and most efficient way to submit comments is via the LDP Consultation Portal which can be accessed via our website at:

<http://wrexhamldp.wrexham.gov.uk>

To read all the documents and submit comments you will need to register on the consultation portal. This can be done by clicking the 'login/register' link and following the requests. Registration will help ensure that you are kept informed of all future consultations relating to the LPD.

Can I speak to an Officer?

Yes. A series of drop-in sessions have been arranged as part of the consultation where officers will be available to answer questions at the venues below on the specified dates and at the specified times:

Guildhall, Meeting Room 1, Wrexham - Thursday 18th February (9am-1pm)

Glyn Wylfa Centre, Castle Road, Chirk - Wednesday 24th February (3pm-7pm)

Gwersyllt Resource Centre, Second Avenue - Wednesday 2nd March (9am-1pm)

Council Office, Ruthin Road, Wrexham - Tuesday 8th March (3pm-7pm)

Pentre Gwyn Community Centre, Wrexham - Friday 18th March (9am-1pm)

Overton Village Hall, Penylan Street - Thursday 24th March (3pm-7pm)

You can also make an appointment to speak to an officer at our office in Contact Wrexham, 16 Lord Street, Wrexham via the contact details. Copies of the documents are available to view at all libraries and our office at Contact Wrexham, 16 Lord Street, Wrexham during normal office hours.

If you want to know more about this consultation or require further information on the content of the document, or others which form part of the evidence base, please visit our website or contact the Planning Policy Team:

Telephone: 01978 298994

E-mail: planning_policy@wrexham.gov.uk

website: <http://wrexhamldp.wrexham.gov.uk>

The Next Stage

The next stage of the plan preparation process will be the 'deposit' stage when the deposit LDP will be consulted upon and representations sought. This is scheduled for end of 2016.