

BP3: Key Strategic Sites

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



1. INTRODUCTION

- 1.1 The Council is in the process of preparing a new Local Development Plan (LDP) which will guide development from 2013 – 2028 in the County Borough. The LDP will set out certain locations where new development, including housing and employment will be permitted, whilst also seeking to protect and enhance other areas from development. Once adopted, the local development plan will form the basis of making planning decisions in the County Borough on individual planning applications.
- 1.2 This paper has been prepared to support the Preferred Strategy (PS) stage of the LDP and provides further detail and context to the two Key Strategic Site (KSS) allocations and the preferred area of search identified in the PS. It is not intended to explain the rationale behind how these sites have been chosen, this information can be found in other parts of the evidence base which are referenced accordingly throughout this document. Rather, the paper aims to provide all the relevant information in respect of the KSS and the area of search in one location, with detailed site proformas for each site contained in section 3. This paper will be updated as required for the next stage of plan preparation; the Deposit Plan, with the ultimate aim of the paper to help inform Masterplans for the sites and also to help demonstrate site deliverability at the Examination in Public.
- 1.3 The 2 KSS and area of search identified are central to the delivery of the LDP Preferred Strategy. They are sites which play a significant role in delivering the identified vision, objectives and spatial strategy in the Development Plan.

2. BACKGROUND AND CONTEXT

- 2.1 The current adopted development plan for the County is the Wrexham UDP (1996 – 2011). This document has expired but is still used as the most up to date development plan for the purposes of making decisions on individual planning applications, in conjunction with National Planning Policy Wales (Edition 8, January 2016) and range of supporting Technical Advice Notes (TAN's).
- 2.2 Work on a replacement plan commenced in 2006 only for that Plan to be formally withdrawn as a result of a number of concerns from the Planning Inspector¹. These concerns in the main related to the lack of housing provision and the inflexibility of a brownfield only strategy to accommodate the

¹ Inspectors Preliminary Report of Findings
<http://www.wrexham.gov.uk/assets/pdfs/planning/ldp/withdrawal/ED23%20Wrexham%20LDP%20Preliminary%20Findings%20Report.pdf>

uplift in the number of new homes required. As a result the plan was formally withdrawn in March 2012. A revised Delivery Agreement was approved by the Welsh Government on the 10th December 2014², this sets out the timetable for the production of the Plan.

2.3 A number of new and updated studies have been produced as part of the evidence base in support of the LDP. Key to this paper are the following pieces of evidence which are available on the LDP Consultation portal which can be accessed through the Councils website <http://wrexhamldp.wrexham.gov.uk>

- Sites Register (February 2016)³;
- Background Paper 4 Site Assessment Methodology (February 2016)⁴;
- Joint Wrexham and Flintshire Employment Land Review (March 2015)⁵;
- Urban Capacity Sites update (2013)⁶;
- Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015⁷
- Background Paper 5 Wrexham Industrial Estate Site Expansion Selection (February 2016)⁸
- Report of Consultation: LDP Vision, Objectives Strategic Growth and Spatial Options (March 2015)⁹
- Wrexham Strategic Green Wedge Review (Part 1, February 2016)¹⁰

3. KEY STRATEGIC SITES

3.1 Following the withdrawal of the LDP in March 2012, the Council undertook a 'call for sites' process, inviting interested parties to submit potential development sites in the County Borough for consideration for development. The assessment methodology undertaken to assess these sites¹¹ outlines the approach taken to sift out the most appropriate sites for allocation in the

² http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/delivery_agreement_dec2014.pdf

³ Sites Register (February 2016) <http://wrexhamldp.wrexham.gov.uk>

⁴ Background Paper 4: Site Assessment Methodology (February 2016)
<http://wrexhamldp.wrexham.gov.uk>

⁵ Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group (October 2015)
http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/October_2015/employment_land_review_exec_summary.pdf

⁶ Urban Capacity Sites Update (2013) <http://wrexhamldp.wrexham.gov.uk>

⁷ Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015 –
<http://wrexhamldp.wrexham.gov.uk>

⁸ Background Paper 5: Wrexham Industrial Estate Site Expansion Selection Paper
<http://wrexhamldp.wrexham.gov.uk>

⁹ LDP Vision, Objectives and Strategic Growth and Spatial Options, March 2015
http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/march_2015/vision_document_2015.pdf

¹⁰ Strategic Green Wedge Review (Part 1 February 2015) <http://wrexhamldp.wrexham.gov.uk>

¹¹ Background Paper 4: Site Assessment Methodology (February 2016)
<http://wrexhamldp.wrexham.gov.uk>

emerging Deposit Plan. Two of the sites which have gone through the site assessment methodology framework are identified in the Preferred Strategy as Key Strategic Sites (KSS). They are of such a scale to warrant inclusion at this stage of plan preparation and have been identified as fundamental to the delivery of the Preferred Strategy in the County Borough. These are KSS1 and KSS 2 which are detailed in a) and b) respectively below.

- 3.2 The employment area of search identified in the Preferred Strategy has been informed by the findings of both the Joint Wrexham and Flintshire Employment Land Review¹² and Background Paper 5 : Wrexham Industrial Estate (WIE) Site Expansion Selection Paper (February 2016)¹³. This has identified the preferred area of search for an expansion to WIE which has been included in the Preferred Strategy and which will be refined for Deposit Plan. The area of search is detailed in c) below.

a. KSS1: Lower Berse Farm, Ruthin Road, Wrexham

Site	Lower Berse Farm
Description	Greenfield agricultural in the main with some brownfield land comprising of Lower Berse Farmhouse and associated ancillary curtilage buildings which form part of a wider farm holding.
Location	Outside but adjoining the Settlement Limit of Wrexham Town with the A483 (T) to the west (see <i>map 1</i> below)
Size (ha)	75ha
Site Constraints	• Green Barrier • Special Landscape Area • Best and Most Versatile Agricultural Land (Grade 2 and 3a) • Coal reserves • Grade II* Listed Lower Berse Farm house and associated ancillary curtilage listed buildings (record 1762) • Existing bridleway through site • Ancient trees and hedgerows • Ecology • Education and Transport Capacity

¹² Chapter 11, Paragraph 11.11

http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/October2015/employment_land_review_exec_summary.pdf

¹³ Background Paper 5 - Wrexham Industrial Estate Site Expansion Selection Paper (February 2016)
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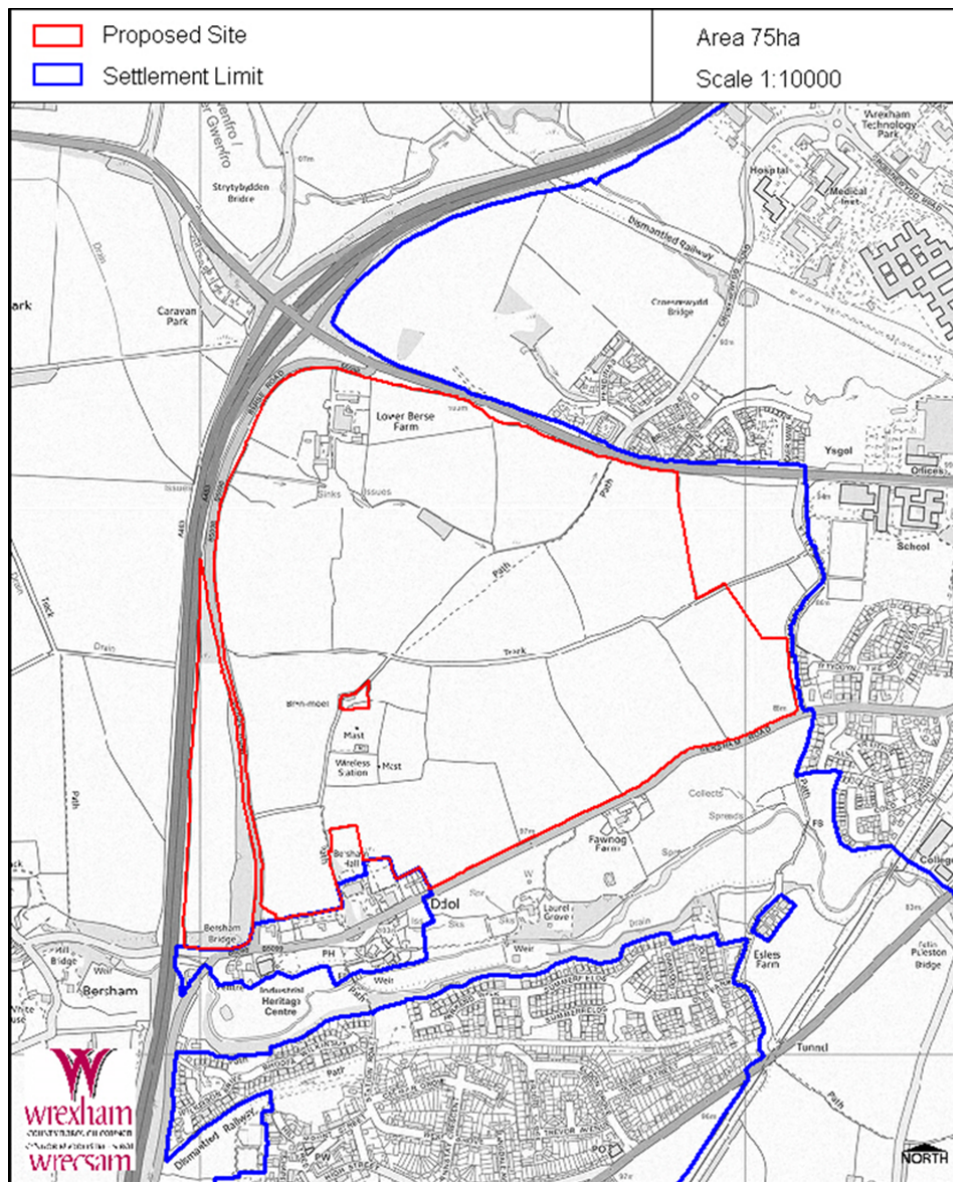
	(A483T) • Archaeological interest
Accessibility	Strategically located off Junction 4 of the A483(T) on a key arterial route into Wrexham Town centre (A525). Existing pedestrian, cycling and public transport links ¹⁴ into / out of the town within close proximity to the site. Both Wrexham Central and General stations are approximately a 20 – 25 minute walk from the site.
History	Submitted as a candidate site for inclusion in LDP1 but discounted due to the brownfield nature of the strategy at the time. Previously unsuccessfully submitted for allocation via an objection to the Wrexham Maelor Local Plan in 1993.
Implementation	• National House builder with option on site to develop; • Estimated phasing to be agreed, dependent on upgrade of Junction 4 A483 (T);
Proposed policy position in the Local Development Plan- Preferred Strategy	Strategic policy SP9: Key Strategic Site 1: Lower Berse Farm: Mixed use residential led scheme capable of delivering up to 1260 new homes education and leisure uses along with commercial uses if required. Masterplan required.
Evidence Base	• Provisional and definitive Agricultural Land Maps and detailed site survey (001-89). • BGS Safeguarding Maps • UDP (1996 – 2011) • A483 Transport Interchange Capacity Study (Ongoing) • Lower Berse House & Moated site (PRN 100391) • Strategic Green Wedge Review (Part 1, February 2016)
Contribution to achieving the Preferred Strategy Objectives	Objectives SO1, SO3, SO4, SO5, and SO8.
Sustainability Appraisal ¹⁵	Initial Sustainability Appraisal Report - LDP

¹⁴ http://www.wrexham.gov.uk/english/travel/bus/maps/wrexham_outer.htm

¹⁵ Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015 – <http://wrexhamldp.wrexham.gov.uk>

	Option Policy 2 – Strategic Housing Sites
Landownership	Single (Plas Power Estate)
Infrastructure requirements	• 420 Place primary school to be built on site • Secondary Education provision (based on existing formula in Local Planning Guidance Note 27)¹⁶ • Open Space provision • Affordable Housing • Ecological mitigation • Possible prior extraction of coal • Upgrading of junction (4) along A483 (T)

¹⁶ http://www.wrexham.gov.uk/english/planning_portal/lpg_notes/lpg27.htm



Map1: KSS1: Lower Berse Farm, Ruthin Road, Wrexham

b. KSS2: Land to the east of Cefn Road including land to the south of Holt Road and Bryn Estyn Lane:

Site	Land to the east of Cefn Road and north and south of Bryn Estyn Lane
Description of Site and current use	Largely greenfield agricultural with some established brownfield land including Wrexham Rugby Club and associated playing fields and the Erlas Centre incorporating the Victorian Walled Garden and associated curtilage areas. Site also includes the playing fields leased to the Council and used by Ysgol Morgan Llwyd.
Location	Outside but adjoining the eastern side of the Settlement Limit of Wrexham Town with the Llanypwll Link road to the north, Bryn Estyn Lane running through the middle of the site and Cefn Road to the west (see <i>map 2</i> below).
Size (ha)	86.7ha
Site Constraints	• Green Barrier • Best and Most Versatile Agricultural Land (Grades 2 and 3a) • Sand and Gravel protection area • Rugby club and playing fields • Erlas Centre and Victorian walled garden (PRN 86007) • Ysgol Morgan Llwyd playing fields • Footpaths • Existing trees and hedgerows • Ecology • Education and highway capacity
Accessibility	Site bound by the A534 to the north, and the classified Cefn Road to the West. Bryn Estyn Lane, an unclassified single carriageway road dissects the north and south parts of the site and currently provides both cycling and pedestrian access to Wrexham Industrial Estate (WIE). Walking and cycling provision also provided along the A534 (new link road) into Wrexham town centre and to WIE. Site benefits from a regular bus service along Cefn road as well as the A534 ¹⁷ into / out of Wrexham Town where it is possible to access both Wrexham Central and Wrexham General stations.
History	Submitted as a candidate site for inclusion in LDP1 but discounted due to the brownfield nature of the strategy at the time. Previously

¹⁷ http://www.wrexham.gov.uk/english/travel/bus/maps/wrexham_outer.htm

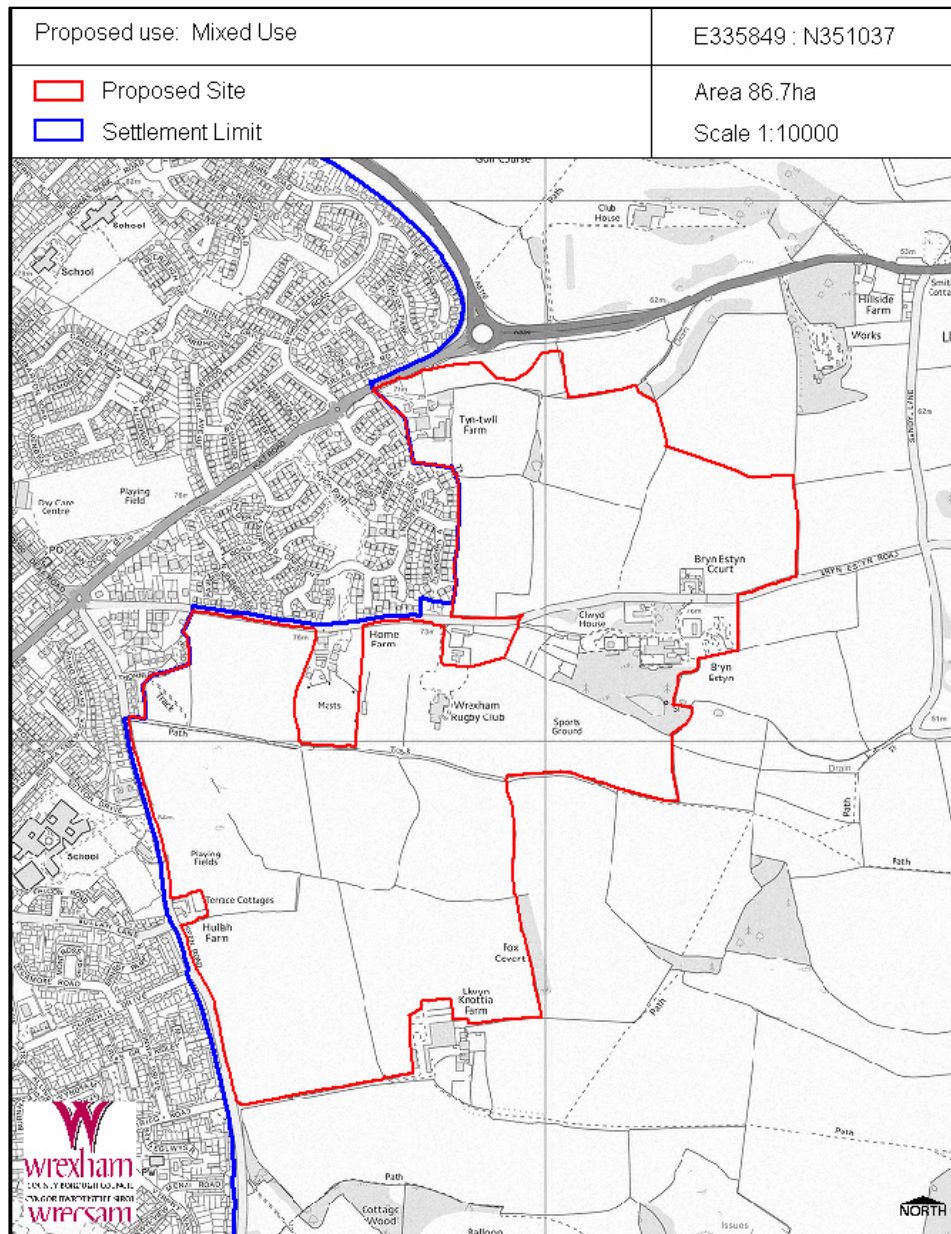
	unsuccessfully submitted for allocation via an objection to the Wrexham UDP. Also appeal dismissed at the rugby club for use of part of the site as a driving test centre ¹⁸ .
Implementation	• Disposal of Erlas Centre from Council ownership pending; • National House builder with option agreement on northern part of the site; • Estimated phasing – years 10 – 15 of plan;
Policy position in the Local Development Plan- Preferred Strategy	Strategic policy SP9: Key Strategic Site 2: Land to the east of Cefn Road and north and south of Bryn Estyn Lane: Residential led mixed use scheme capable of delivering up to 1500 new homes, education and leisure uses with the potential for other commercial uses if required. Masterplan required.
Evidence Base	• Provisional and definitive Agricultural Land Maps and detailed site surveys of part in 1983 & 1989 (004/89(WG ref. 001/06/2013). • BGS Safeguarding Maps & BGS Technical Report WA/91/4 • UDP (1996 – 2011) • A483 Transport Interchange Capacity Study (Ongoing) • Strategic Green Wedge Part 1 Review (February 2016) • Site specific prior extraction Report (May 2014) • Tree and hedgerow assessment
Contribution to achieving the Preferred Strategy Objectives	Objective SO1, SO3, SO4, SO5 and SO8
Sustainability appraisal ¹⁹	Initial Sustainability appraisal - LDP Option Policy 2 – Strategic Housing Sites
Landownership	Multiple (5 separate land owners including Wrexham County Borough Council)
Infrastructure requirements	• 420 Place primary school to be built on site • Secondary Education provision (based on existing formula in Local Planning Guidance Note 27)²⁰ • Open Space • Affordable Housing • Ecological mitigation • Construction of new Spine Road • Possible prior extraction of Sand and Gravel

¹⁸ APP/H6955/A/07/1201289

¹⁹ Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015 –

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²⁰ http://www.wrexham.gov.uk/english/planning_portal/lpg_notes/lpg27.htm



Map 2: KSS2 Land to the east of Cefn Road including land to the south of Holt Road and Bryn Estyn Lane

C KSS3: Land north of Bryn Lane, Wrexham Industrial Estate, Wrexham

Area of Search	Land to the north of Bryn Lane, Wrexham Industrial Estate
Description of Site and current use	The area is predominately flat and is in greenfield agricultural use.
Location & map.	Outside but immediately adjoining the northern boundary of the Wrexham Industrial Estate (see map 3 below)
Size (ha)	20-30 ha net (final boundaries to be established)
Site Constraints	• Ecology • Sand and Gravel protection area • Trees and hedgerows
Accessibility	The search area adjoins Bryn Lane and Francis Lane passes through the site. Given the nature of Francis Lane (relatively narrow, no footways or street lighting) access to the site would need to be off Bryn Lane which is a classified road subject to a 40mph speed limit. The northern WIE access road link provides direct access from Bryn Lane to the A534. The Industrial Estate is served by a regular bus service which passes close to the search area.
History	Planning applications for solar farm within search area refused in 2015 ²¹
Implementation	• Masterplan to incorporate ecological mitigation areas required; • Estimated phasing – years 5 – 10 of plan;
Policy position in the Local Development Plan – Preferred Strategy.	Strategic policy SP9: Key Strategic Site 3:
Evidence Base	• Agricultural Land Maps and detailed site surveys (WG ref. no's A12919391 & ALC 013-2002. • UDP (1996 – 2011) • BGS Safeguarding Maps • Joint Wrexham and Flintshire Employment Land Review (October 2015)²² • Employment Land Monitoring Report (April 2015)²³
Contribution to achieving the Local Plan Objectives	Objective SO1, SO2, SO4, and SO8

²¹ Planning Applications No's P/2015/0396 & P/2015/0397

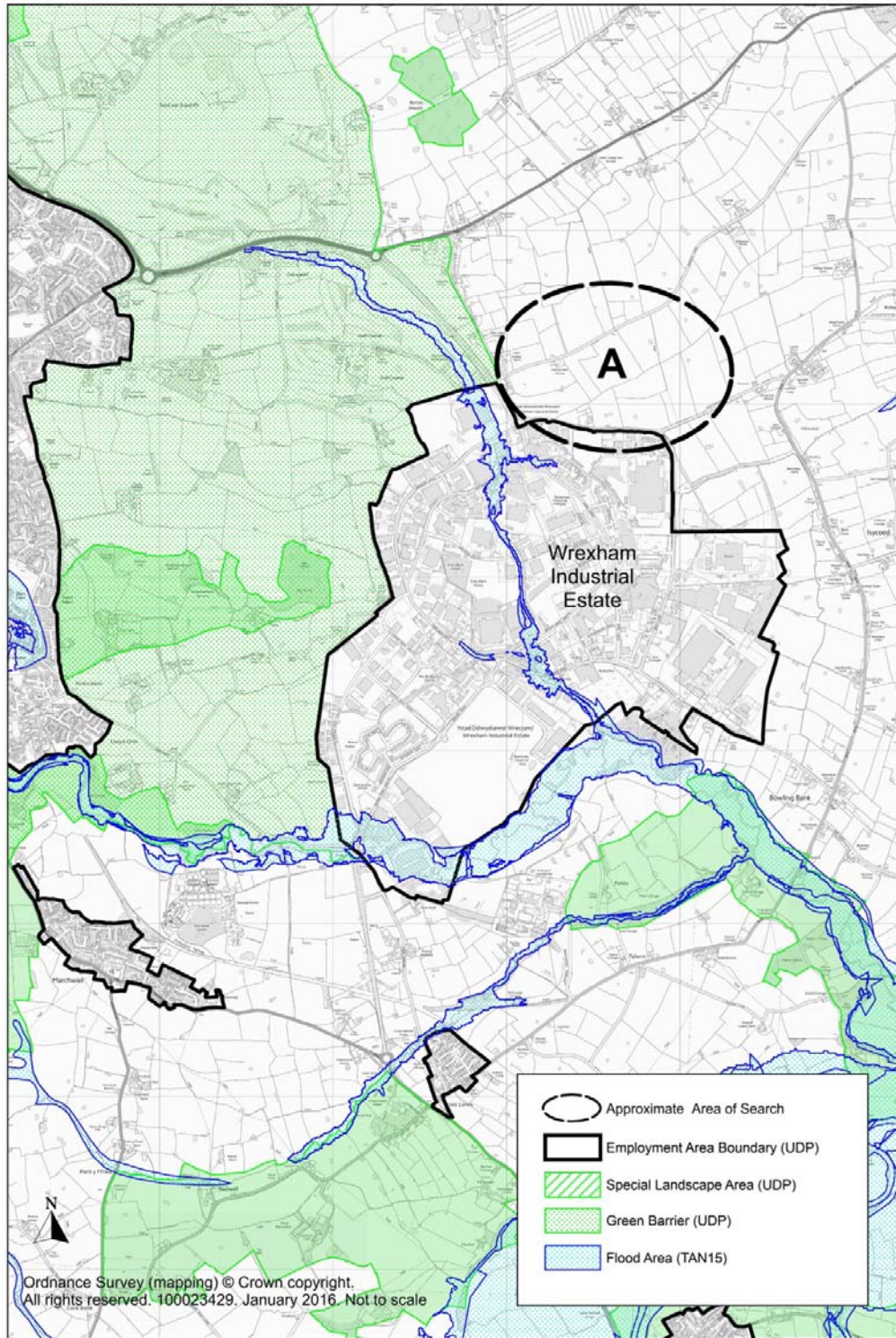
²² Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group Final Report (October 2015)
http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/October2015/employment_land_review_exec_summary.pdf

²³ Wrexham CBC Employment Land Availability & Monitoring (2015) http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/employment_land_availability_monitoring2015.pdf

Alternative sites and reason for discounting ²⁴	See separate Background Paper BP5
Sustainability appraisal ²⁵	Initial Sustainability Appraisal Report - LDP Option Policy 3 - Strategic Employment Allocation
Landownership	Multiple
Infrastructure requirements	• Ecological mitigation. • New access • Sustainable Urban Drainage Scheme (SUDS) required

²⁴ Background Paper 5 - Wrexham Industrial Estate Site Expansion Selection Paper (February 2016)
<http://wrexhamldp.wrexham.gov.uk>

²⁵ Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015 –
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Map 3: KSS3 Land north of Bryn Lane, Wrexham Industrial Estate, Wrexham

1. INTRODUCTION

- 1.1 The Council is in the process of preparing a new Local Development Plan (LDP) which will guide development from 2013 – 2028 in the County Borough. The LDP will set out certain locations where new development, including housing and employment will be permitted, whilst also seeking to protect and enhance other areas from development. Once adopted, the local development plan will form the basis of making planning decisions in the County Borough on individual planning applications.
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- 2.1 The current adopted development plan for the County is the Wrexham UDP (1996 – 2011). This document has expired but is still used as the most up to date development plan for the purposes of making decisions on individual planning applications, in conjunction with National Planning Policy Wales (Edition 8, January 2016) and range of supporting Technical Advice Notes (TAN's).
- 2.2 Work on a replacement plan commenced in 2006 only for that Plan to be formally withdrawn as a result of a number of concerns from the Planning Inspector¹. These concerns in the main related to the lack of housing provision and the inflexibility of a brownfield only strategy to accommodate the

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uplift in the number of new homes required. As a result the plan was formally withdrawn in March 2012. A revised Delivery Agreement was approved by the Welsh Government on the 10th December 2014², this sets out the timetable for the production of the Plan.

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3. KEY STRATEGIC SITES

3.1 Following the withdrawal of the LDP in March 2012, the Council undertook a 'call for sites' process, inviting interested parties to submit potential development sites in the County Borough for consideration for development. The assessment methodology undertaken to assess these sites¹¹ outlines the approach taken to sift out the most appropriate sites for allocation in the emerging Deposit Plan. Two of the sites which have gone through the site

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⁵ Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group (October 2015)
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⁶ Urban Capacity Sites Update (2013) <http://wrexhamldp.wrexham.gov.uk>

⁷ Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015 –
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¹⁰ Strategic Green Wedge Review (Part 1 February 2015) <http://wrexhamldp.wrexham.gov.uk>

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- 3.2 The employment area of search identified in the Preferred Strategy has been informed by the findings of both the Joint Wrexham and Flintshire Employment Land Review¹² and Background Paper 5 : Wrexham Industrial Estate (WIE) Site Expansion Selection Paper (February 2016)¹³. This has identified the preferred area of search for an expansion to WIE which has been included in the Preferred Strategy and which will be refined for Deposit Plan. The area of search is detailed in c) below.

a. KSS1: Lower Berse Farm, Ruthin Road, Wrexham

Site	Lower Berse Farm
Description	Greenfield agricultural in the main with some brownfield land comprising of Lower Berse Farmhouse and associated ancillary curtilage buildings which form part of a wider farm holding.
Location	Outside but adjoining the Settlement Limit of Wrexham Town with the A483 (T) to the west (see <i>map 1</i> below)
Size (ha)	75ha
Site Constraints	• Green Barrier • Special Landscape Area • Best and Most Versatile Agricultural Land (Grade 2 and 3a) • Coal reserves • Grade II* Listed Lower Berse Farm house and associated ancillary curtilage listed buildings (record 1762) • Existing bridleway through site • Ancient trees and hedgerows • Ecology • Education and Transport Capacity (A483T) • Archaeological interest

¹² Chapter 11, Paragraph 11.11 Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group Final Report (October 2015) <http://wrexhamldp.wrexham.gov.uk>

¹³ Background Paper 5 - Wrexham Industrial Estate Site Expansion Selection Paper (February 2016) <http://wrexhamldp.wrexham.gov.uk>

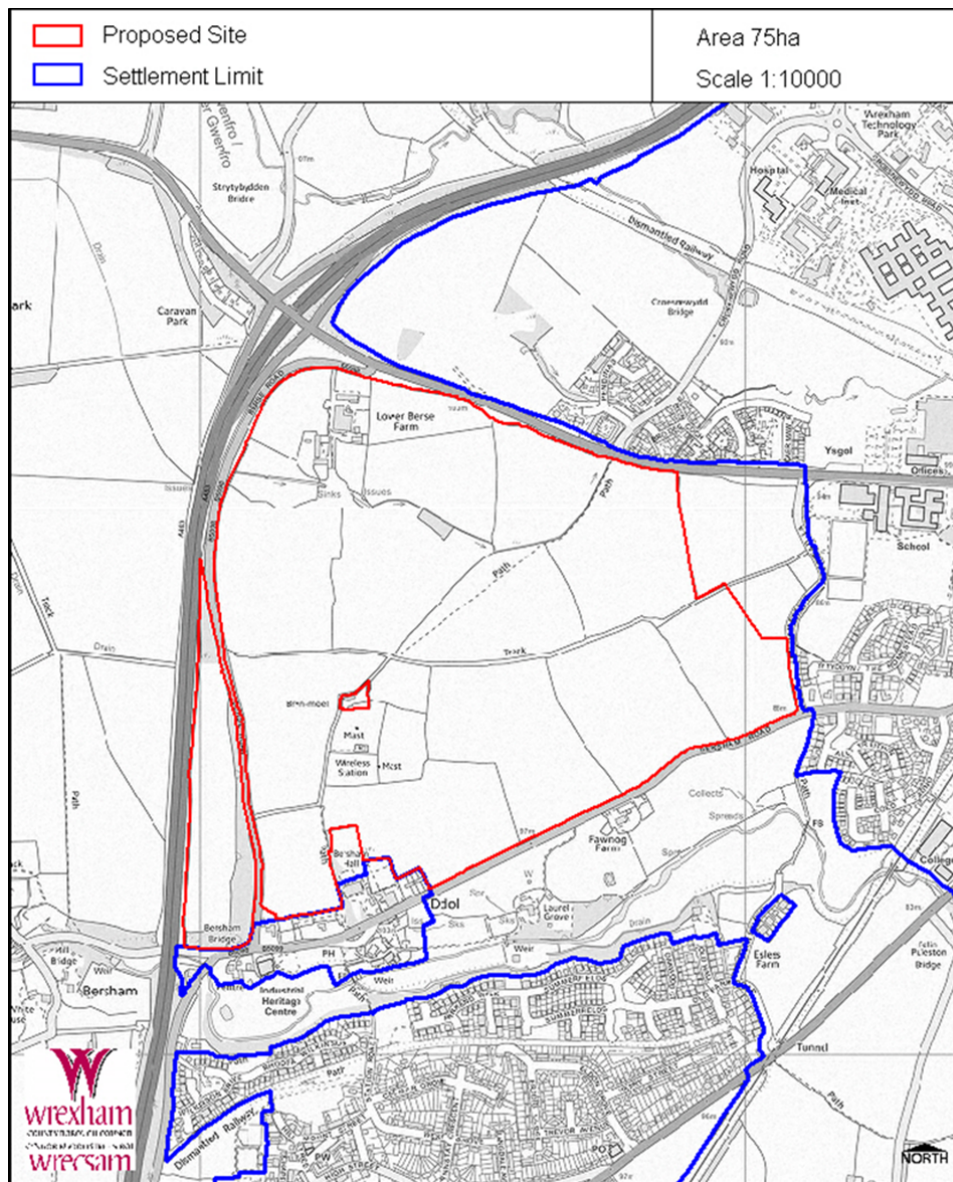
Accessibility	Strategically located off Junction 4 of the A483(T) on a key arterial route into Wrexham Town centre (A525). Existing pedestrian, cycling and public transport links ¹⁴ into / out of the town within close proximity to the site. Both Wrexham Central and General stations are approximately a 20 – 25 minute walk from the site.
History	Submitted as a candidate site for inclusion in LDP1 but discounted due to the brownfield nature of the strategy at the time. Previously unsuccessfully submitted for allocation via an objection to the Wrexham Maelor Local Plan in 1993.
Implementation	• National House builder with option on site to develop; • Estimated phasing to be agreed, dependent on upgrade of Junction 4 A483 (T);
Proposed policy position in the Local Development Plan- Preferred Strategy	Strategic policy SP9: Key Strategic Site 1: Lower Berse Farm: Mixed use residential led scheme capable of delivering up to 1260 new homes education and leisure uses along with commercial uses if required. Masterplan required.
Evidence Base	• Provisional and definitive Agricultural Land Maps and detailed site survey (001-89). • BGS Safeguarding Maps • UDP (1996 – 2011) • A483 Transport Interchange Capacity Study (Ongoing) • Lower Berse House & Moated site (PRN 100391) • Strategic Green Wedge Review (Part 1, February 2016)
Contribution to achieving the Preferred Strategy Objectives	Objectives SO1, SO3, SO4, SO5, and SO8.
Sustainability Appraisal ¹⁵	Initial Sustainability Appraisal Report - LDP Option Policy 2 – Strategic Housing Sites
Landownership	Single (Plas Power Estate)

¹⁴ http://www.wrexham.gov.uk/english/travel/bus/maps/wrexham_outer.htm

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Infrastructure requirements	• 420 Place primary school to be built on site • Secondary Education provision (based on existing formula in Local Planning Guidance Note 27)¹⁶ • Open Space provision • Affordable Housing • Ecological mitigation • Possible prior extraction of coal • Upgrading of junction (4) along A483 (T)
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Map1: KSS1: Lower Berse Farm, Ruthin Road, Wrexham

b. KSS2: Land to the east of Cefn Road including land to the south of Holt Road and Bryn Estyn Lane;

Site	Land to the east of Cefn Road and north and south of Bryn Estyn Lane
Description of Site and current use	Largely greenfield agricultural with some established brownfield land including Wrexham Rugby Club and associated playing fields and the Erlas Centre incorporating the Victorian Walled Garden and associated curtilage areas. Site also includes the playing fields leased to the Council and used by Ysgol Morgan Llwyd.
Location	Outside but adjoining the eastern side of the Settlement Limit of Wrexham Town with the Llanypwll Link road to the north, Bryn Estyn Lane running through the middle of the site and Cefn Road to the west (see <i>map 2</i> below).
Size (ha)	86.7ha
Site Constraints	• Green Barrier • Best and Most Versatile Agricultural Land (Grades 2 and 3a) • Sand and Gravel protection area • Rugby club and playing fields • Erlas Centre and Victorian walled garden (PRN 86007) • Ysgol Morgan Llwyd playing fields • Footpaths • Existing trees and hedgerows • Ecology • Education and highway capacity
Accessibility	Site bound by the A534 to the north, and the classified Cefn Road to the West. Bryn Estyn Lane, an unclassified single carriageway road dissects the north and south parts of the site and currently provides both cycling and pedestrian access to Wrexham Industrial Estate (WIE). Walking and cycling provision also provided along the A534 (new link road) into Wrexham town centre and to WIE. Site benefits from a regular bus service along Cefn road as well as the A534 ¹⁷ into / out of Wrexham Town where it is possible to access both Wrexham Central and Wrexham General stations.
History	Submitted as a candidate site for inclusion in LDP1 but discounted due to the brownfield nature of the strategy at the time. Previously

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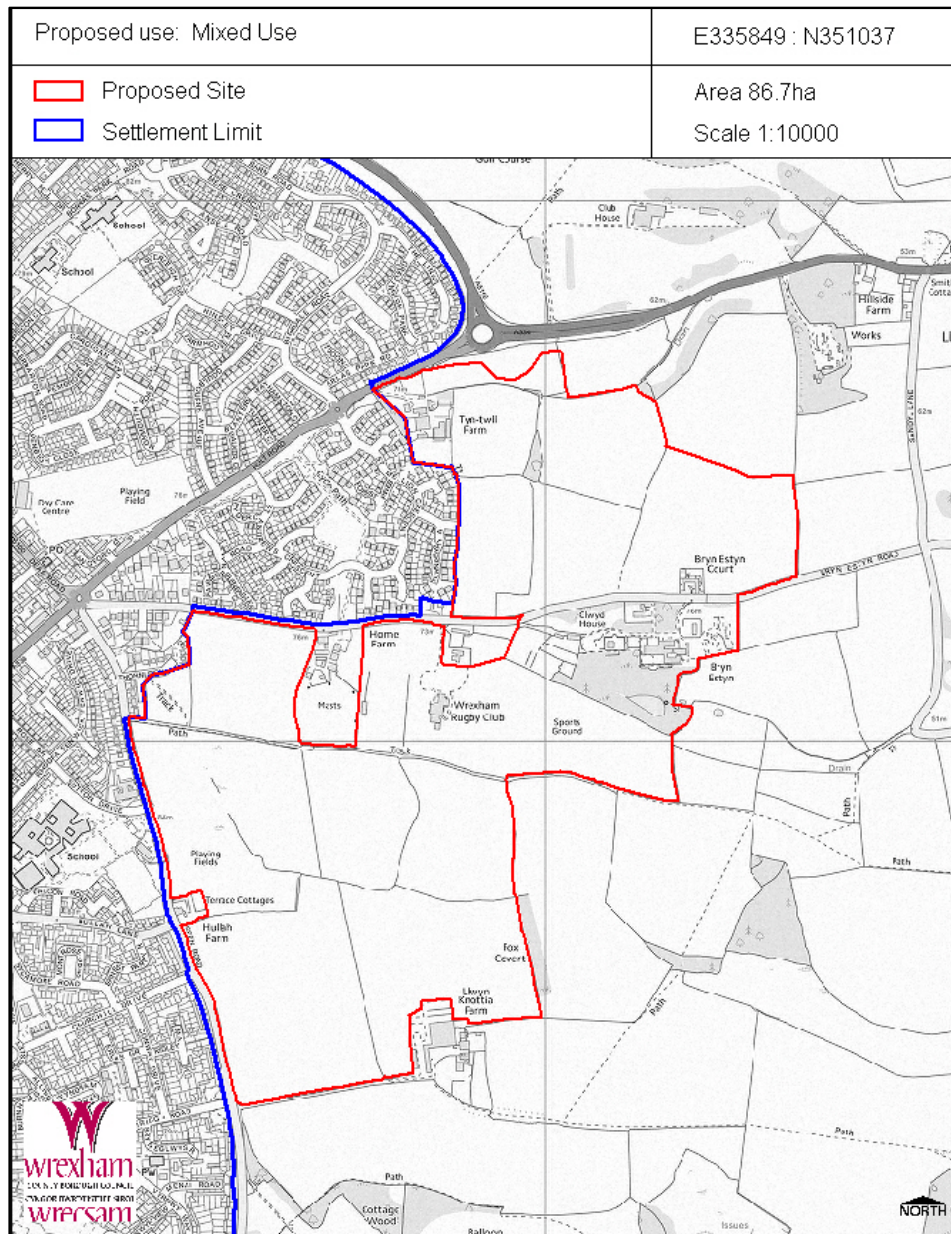
	unsuccessfully submitted for allocation via an objection to the Wrexham UDP. Also appeal dismissed at the rugby club for use of part of the site as a driving test centre ¹⁸ .
Implementation	• Disposal of Erlas Centre from Council ownership pending; • National House builder with option agreement on northern part of the site; • Estimated phasing – years 10 – 15 of plan;
Policy position in the Local Development Plan- Preferred Strategy	Strategic policy SP9: Key Strategic Site 2: Land to the east of Cefn Road and north and south of Bryn Estyn Lane: Residential led mixed use scheme capable of delivering up to 1500 new homes, education and leisure uses with the potential for other commercial uses if required. Masterplan required.
Evidence Base	• Provisional and definitive Agricultural Land Maps and detailed site surveys of part in 1983 & 1989 (004/89(WG ref. 001/06/2013). • BGS Safeguarding Maps & BGS Technical Report WA/91/4 • UDP (1996 – 2011) • A483 Transport Interchange Capacity Study (Ongoing) • Strategic Green Wedge Part 1 Review (February 2016) • Site specific prior extraction Report (May 2014) • Tree and hedgerow assessment
Contribution to achieving the Preferred Strategy Objectives	Objective SO1, SO3, SO4, SO5 and SO8
Sustainability appraisal ¹⁹	Initial Sustainability appraisal - LDP Option Policy 2 – Strategic Housing Sites
Landownership	Multiple (5 separate land owners including Wrexham County Borough Council)
Infrastructure requirements	• 420 Place primary school to be built on site • Secondary Education provision (based on existing formula in Local Planning Guidance Note 27)²⁰ • Open Space • Affordable Housing • Ecological mitigation • Construction of new Spine Road • Possible prior extraction of Sand and Gravel

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Map 2: KSS2 Land to the east of Cefn Road including land to the south of Holt Road and Bryn Estyn Lane

C KSS3: Land north of Bryn Lane, Wrexham Industrial Estate, Wrexham

Area of Search	Land to the north of Bryn Lane, Wrexham Industrial Estate
Description of Site and current use	The area is predominately flat and is in greenfield agricultural use.
Location & map.	Outside but immediately adjoining the northern boundary of the Wrexham Industrial Estate (see map 3 below)
Size (ha)	20-30 ha net (final boundaries to be established)
Site Constraints	• Ecology • Sand and Gravel protection area • Trees and hedgerows
Accessibility	The search area adjoins Bryn Lane and Francis Lane passes through the site. Given the nature of Francis Lane (relatively narrow, no footways or street lighting) access to the site would need to be off Bryn Lane which is a classified road subject to a 40mph speed limit. The northern WIE access road link provides direct access from Bryn Lane to the A534. The Industrial Estate is served by a regular bus service which passes close to the search area.
History	Planning applications for solar farm within search area refused in 2015 ²¹
Implementation	• Masterplan to incorporate ecological mitigation areas required; • Estimated phasing – years 5 – 10 of plan;
Policy position in the Local Development Plan – Preferred Strategy.	Strategic policy SP9: Key Strategic Site 3:
Evidence Base	• Agricultural Land Maps and detailed site surveys (WG ref. no's A12919391 & ALC 013-2002. • UDP (1996 – 2011) • BGS Safeguarding Maps • Joint Wrexham and Flintshire Employment Land Review (October 2015)²² • Employment Land Monitoring Report (April 2015)²³
Contribution to achieving the Local Plan Objectives	Objective SO1, SO2, SO4, and SO8
Alternative sites and reason for discounting ²⁴	See separate Background Paper BP5

²¹ Planning Applications No's P/2015/0396 & P/2015/0397

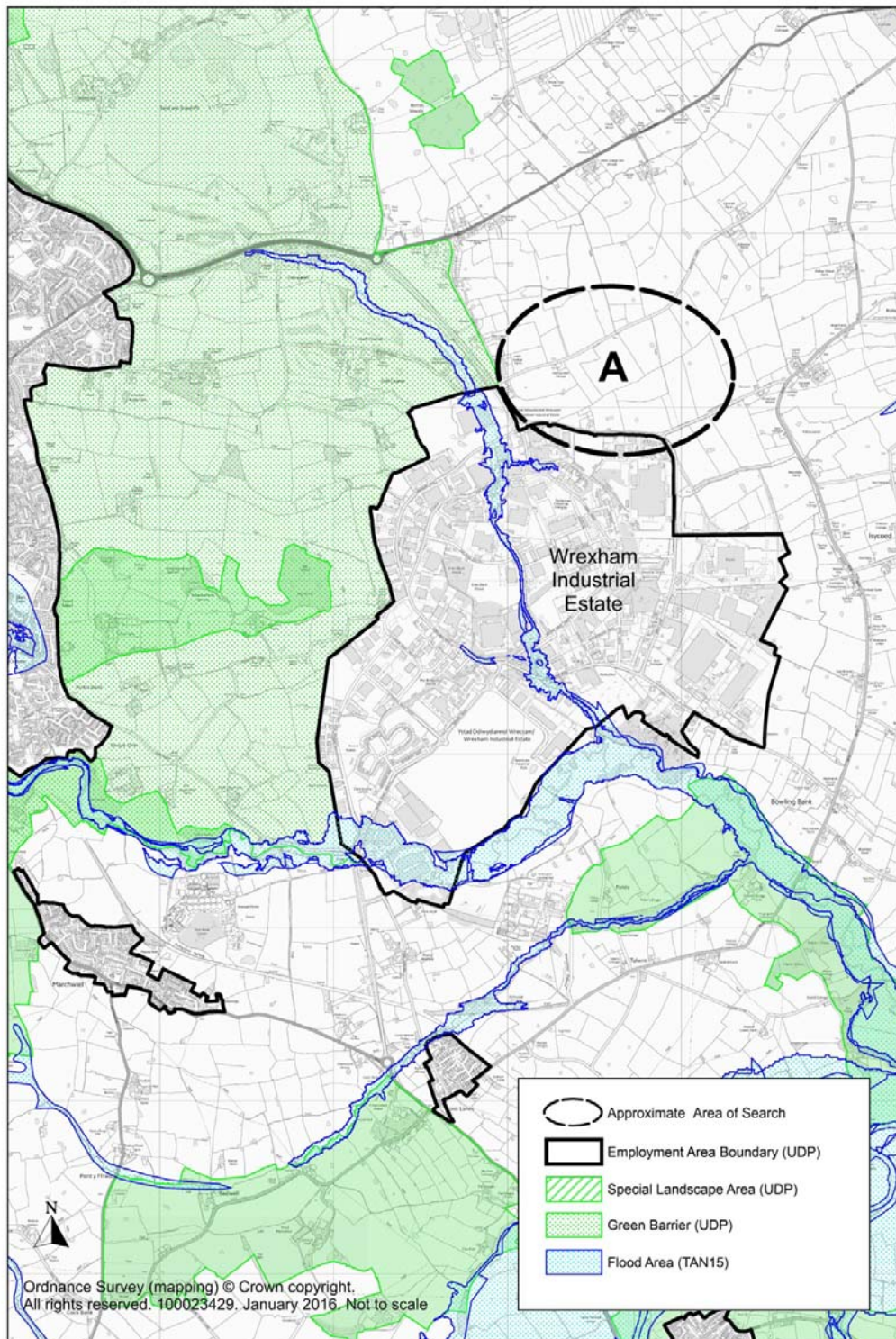
²² Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group Final Report (October 2015) <http://wrexhamldp.wrexham.gov.uk>

²³ Wrexham CBC Employment Land Availability & Monitoring (2015) <http://wrexhamldp.wrexham.gov.uk>

²⁴ Background Paper 5 - Wrexham Industrial Estate Site Expansion Selection Paper (February 2016) <http://wrexhamldp.wrexham.gov.uk>

Sustainability appraisal ²⁵	Initial Sustainability Appraisal Report - LDP Option Policy 3 - Strategic Employment Allocation
Landownership	Multiple
Infrastructure requirements	• Ecological mitigation. • New access • Sustainable Urban Drainage Scheme (SUDS) required

²⁵ Initial Sustainability Appraisal Report (Preferred Strategy) Appendix F, 2015 –
<http://wrexhamldp.wrexham.gov.uk>



Map 3: KSS3 Land north of Bryn Lane, Wrexham Industrial Estate, Wrexham

