

Housing Need will be treated as material considerations when planning applications which fall within the scope of this policy are being considered. Due consideration will be given to the size, character and location of the site, particularly with regard to its convenient proximity on foot or cycle to local services and public transport.

6.18 In exceptional circumstances, where no suitable land can be identified within settlements, small edge of settlement sites capable of accommodating up to 5 dwellings may be released if no detrimental impact on countryside protection and conservation policies occurs. Such sites are not intended for individual self-build homes or for cross-subsidy schemes where houses sold at full market value subsidise the price of low cost housing. They will be additional to the general market housing provision contained in the Plan. Any permission will be conditional upon appropriate legal agreements which safeguard the initial, subsequent, and future occupancy of dwellings as low cost homes and a management arrangement with a Housing Association, Village Trust, or other suitable body. Planning conditions are generally inappropriate for restricting tenure. The problem of a lack of affordable housing is particularly acute in the more attractive rural villages where demand for housing from the private sector is high and/or the availability of development land is restricted. The Wrexham Housing Need Survey (1999) has identified a need for social units particularly in the rural north east and south east of the County.

Gypsy Caravan Sites

Policy H9 In exceptional circumstances, where sites for caravans for individual gypsy families cannot be accommodated within settlement limits, consideration will be given to other proposals, subject to compliance with Policy GDP 1.

6.19 The County Borough has developed a strategy for gypsies which involves the provision of additional pitches at Ruthin Road, Wrexham; the closure of the Croesnewydd Site, Wrexham; the provision of housing for gypsies in existing accommodation; and the development by the gypsies themselves of appropriate sites for individual families. It is not intended to develop any additional large sites during the Plan period, and it is likely that any new proposals by gypsies to develop caravan sites will be for small sites of no more than three caravans, for individual families. The policy recognises that it will not always be possible to find a suitable site within settlement limits. Proposals will not be supported where the new caravan site conflicts with other general environmental and locational policies and the general development principles outlined in Policy GDP1. Particular attention will be paid to proposals' visual impact on the surrounding landscape character.