Wrexham Local Development Plan 2013 - 2028

KPD21

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

Schedule of Proposed Focussed Changes (FC's) and Minor Editing Changes (MEC's) to the Wrexham Deposit LDP 2013 - 2028

(November 2018)

This leaflet is available in accessible formats

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1.0 Introduction

1.1 This report sets out amendments (focussed changes and minor editing changes) that Wrexham County Borough Council consider appropriate to the Local Development Plan (LDP) following consideration of responses received during consultation on the Deposit Plan (9th April to 16th July 2018) and having regard to relevant information that has come forward since publication of the Deposit Plan. It should be noted that the Council has also responded to every representation which provides comment, support or objection to the Deposit LDP, these responses can be found in document KPD22 Deposit Local Development Plan Representations and Council Responses.[1]

1.2 The Council recommend to the Inspector that the amendments set out in this schedule can be made to the Deposit LDP without affecting the soundness of the Plan.

What is a Focussed Change?

1.3 Advice on Focussed Changes is provided by Welsh Government's LDP Manual, 2015[2]. The Manual advises that changes to the LDP after deposit should be avoided wherever possible, but exceptionally it may prove necessary to consider proposing changes to ensure the plan is sound, for example where there has been a sudden, major change in local circumstances, new national planning policy has been introduced or deposit plan representations identify an unforeseen soundness issue.

1.4 Further, it advises that this should be one set of an extremely limited number of focussed changes that reflect key pieces of evidence but do not go to the heart of the plan. It advises that consultation on these proposed changes should take place at the earliest opportunity to avoid delaying the examination process. It advises that the LPA should commence advertising through public consultation (6 week period) an addendum to the deposit plan. This addendum should set out the focussed changes it wishes to be made, showing the new / revised policies and text, and supported by reasoning and robust evidence for the changes. **It is clear that representations may only be made on the Focussed Changes.**

What is a Minor Editing Change?

1.5 These are minor editing changes proposed to the plan (factual, typographical and grammatical errors), that are not considered to be soundness issues.

[1] https://wrexham-consult.objective.co.uk/portal/.

However, for clarity and transparency these changes are included as part of the schedule of FC's.

2.0 How to Make Representations on the Focussed and Minor Editing Changes

IT IS IMPORTANT THAT YOU READ THE FOLLOWING BEFORE MAKING AND SUBMITTING REPRESENTATIONS ON THIS DOCUMENT.

REPRESENTATIONS CAN ONLY BE MADE ON THE PROPOSED FOCUSSED CHANGES OUTLINED IN THIS DOCUMENT; IT IS THESE CHANGES WHICH THE AUTHORITY IS INVITING REPRESENTIONS ON.

2.1 The purpose of the public consultation is to enable:

- The general public and interested parties to submit comments to the proposed Focussed Changes and Minor Editing Changes; and
- The Planning Inspector appointed to conduct the Examination of the LDP to be confident that everyone affected has had the opportunity to comment before he/she makes any recommended change to the LDP.

2.2 When making representations it is important that you tell us which part of the document you are commenting on. Make sure that you provide the relevant Focussed Change or Minor Editing change number (FC/MEC). Remember that you can only comment on Focussed Changes/Minor Editing Changes at this stage in the process. **This step is <u>not</u> an opportunity for you to repeat or add to a previous representation or to submit new representations about parts of the original Deposit Plan.**

2.3 Representations must be submitted before 5.00pm, Monday 18th February 2019. Representations received after this date will not be accepted. The representations which are appropriately submitted will be collated and forwarded to the Inspector who will be appointed to examine the Plan.

2.4 Representations are encouraged through the online portal www.wrexham.gov.uk/ldp, or alternatively can be sent in writing to Wrexham County Borough Council, Planning Policy, Guildhall, Wrexham LL11 1AY, or emailed to planning_policy@wrexham.gov.uk. A standard form is also available.

2.5 Note that the representations cannot be treated as confidential, they will be available for public inspection, though personal contact details of individuals will remain confidential. A copy of the representations will be supplied to the Planning Inspectorate who may wish to contact you directly. For information as to how Wrexham County Borough Council handles personal data please see our Privacy Notices on our website; www.wrexham.gov.uk

3.0 Focussed Changes and SA/HRA

3.1 SA of Amendments All Focussed Changes and Minor Editing Changes have been subject to a Sustainability Appraisal (contained in SA Report KPD11c & Appendix J KPD11e), mainly these were minor changes that did not require additional assessment, where further assessment was required the results are contained within Appendix J.

3.2 HRA of Amendments The focussed and minor changes have been screened under the HRA but as these are only minor changes no further assessment will be required and the overall conclusion of the original HRA (July 2018) remains unchanged. This is captured in the HRA addendum KPD18b.

4.0 Schedule of Minor Amendments

4.1 The proposed changes are listed in development plan order and are illustrated in the following ways:

- Where there is new text to be included insertions are shown double underlined and in blue – **insertions**;

- Where there has been a change to the wording of a paragraph or policy deletions are shown with a double strikethrough and in orange ~~**deletions**~~

- The Minor Editing Changes are denoted by 'MEC' and are shown in green highlight and deletions shown in ~~strikethrough~~

4.2 For each proposed amendment, the document sets out the following:

- **Proposed Minor Amendment (MA) Reference Number -** a unique reference code for each change. Focussed Changes are denoted by 'FC' and each Minor Editing Change is denoted MEC, both FC'S and MEC's are followed by a sequential number e.g. FC01, FC02.
- **Section -** a reference to the Policy, Paragraph or Section of the Plan where the proposed amendment is to occur;
- **Reason/Justification** - a reasoned justification for the proposed change;
- **Proposed Change** – illustrated as above;
- **Deposit Representation Reference -** the representation(s) or new evidence the proposed amendment is designed to address.

Schedule of Proposed Focussed Changes(FC's) and Minor Editing Changes (MEC's) to the Wrexham Deposit LDP 2013-2028

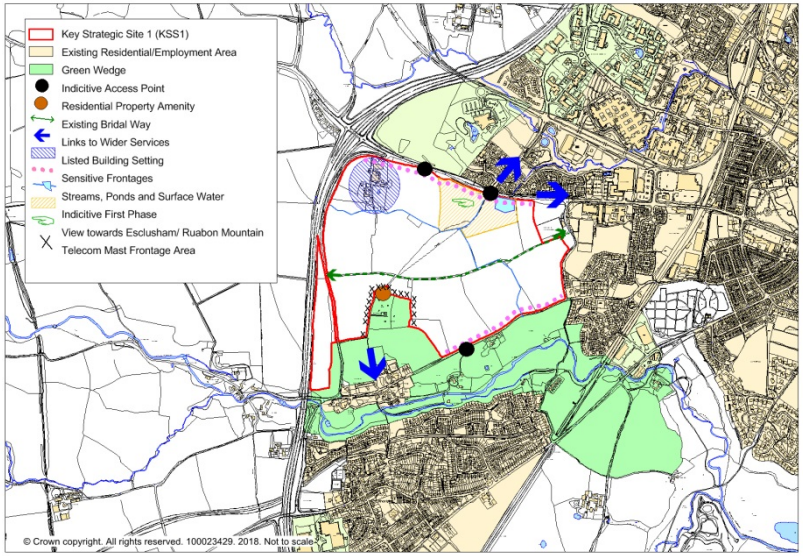
Chapter 4 Key Issues, Vision, and Objectives				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
Objectives				
MEC01	Para 4.10 Page 26	Typographical error	Locating new developments in places where people can ~~to~~ walk and cycle to a range and choice of facilities.	Officer Suggestion

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
SP1 Housing Provision				

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
FC01	Policy SP1 Page 34	For clarification and monitoring purposes	Provision is made for 8525 new homes, of which 1319 will be affordable, in order to deliver a requirement of 7750 over the plan period. In order to support mixed, balanced and sustainable communities, the Council will work with partners to ensure that all new residential development contributes to meeting the identified needs of the whole community. New development will be expected to: a) maximise the delivery of affordable housing where a need is identified, recognising the varying levels of development viability across the County Borough; b) contribute to redress any identified imbalance between market and affordable housing within local housing market areas as identified in the most recent local housing market assessment; c) ensure the sustainable use of housing land, including achieving a minimum density of 30 dwellings per hectare whilst having regard to the context of the site; d) provide the required mix of housing unit types and tenures to meet the needs of the County Borough; e) make provision for specific housing needs such as student accommodation, homes for the elderly, supported accommodation, nursing, residential and extra care homes where a need is identified; and f) improve the quality and suitability of the existing housing stock	LDP279

Chapter 5 Strategy & Strategic Policies						
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**			**Rep No**
SP2 Location of New Development						
MEC02	Policy SP2, Table 2 Pages 40-41	The settlement status of Llay was updated from Tier 3 to Tier 2 as set out in para 5.7 of BP02b as a result of the application of the new quantitative methodology. The justification to policy SP2 has not been updated to reflect this.	Tier 2: Service Centres	• Acrefair / Cefn Mawr • Chirk • Coedpoeth • Gresford / Marford • Gwersyllt • Llay • Rhosllanerchrugog • Ruabon	<u>Housing</u>: • Brownfield and greenfield site allocations (22%) • Windfall sites • Sites with planning permission as of 1st April 2017. <u>Employment</u>: Protection of existing employment areas (policy EM1) at: • Chirk Industrial Estate and Canal Wood Industrial Estate, Chirk • Wynnstay Technology Park, Cefn/ Acrefair • Five Crosses Industrial Estate, Coedpoeth • Advance Park Industrial Estate, Rhosymedre, Cefn/Acrefair • Llay Hall Industrial Estate and Riverside Business Park, Sydallt, Gwersyllt • Westminster Industrial Estate, Gwersyllt • Coppi Industrial Estate, Rhos • Vauxhall Industrial Estate, Johnstown • Gardden Industrial Estate, Ruabon • Ruabon Business Park, Ruabon	LDP672

Chapter 5 Strategy & Strategic Policies						
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**			**Rep No**
					• Llay Industrial Estate, Llay	
			Tier 3: Local Service Centres	• Bangor • Broughton • Brymbo • Glyn Ceiriog • Holt • Overton • Penley • Penycae • Rhostyllen • Rossett	Housing: • Brownfield and greenfield site allocations (11%) • Windfall sites • Sites with planning permission as of 1st April 2017 Employment: Protection of existing employment areas (Policy EM1) at: • Lightwood Green Industrial Estate, Overton • Rossett Business Village, Rossett/Lavister • Penley Industrial Estate, Penley • Two Mile Industrial Estate, Brynteg • Croesfoel Industrial Estate and Bersham Enterprise Centre, Rhostyl • Former Steelworks Site, Brymbo • ~~Llay Industrial Estate, Llay~~	
SP4 KSS1:Land at Lower Berse Farm, Ruthin Road Wrexham						
MEC03	Policy SP4 Para 5.31 Page 44	Typographic error	…as shown in Figure 5 below and the accompanying ~~m~~Masterplanning ~~f~~Framework Supplementary Planning Guidance (SPG).			Officer Suggestion
MEC04	Para 5.31 Page 44	Typographic error	Further details as they ~~e~~merge will be incorporated into			Officer Suggestion

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
FC02	Figure 5 Page 46	To clarify the site constraints associated with the existing telecom masts on Key Strategic Site 1 – (see page 49 for a larger plan)	*Figure 5 to be revised to include telecom mast frontage areas.*  	Officer Suggestion
SP5 KSS2 Land east of Cefn Road, Wrexham				
MEC05	Para 5.34 Page 48	Typographic error	…as shown in Figure 6 below and the accompanying ~~m~~Masterplanning ~~f~~Framework Supplementary Planning Guidance (SPG).	Officer Suggestion
SP6 Planning Obligations				
FC03	New para 5.40 and change to paragraph	For clarification	**5.40** Where the viability of sites is in dispute, the Council will expect developers to present viability	LDP880, LDP1130

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
	numbering. Page 52		evidence on an open book basis at the planning application stage. Where necessary, this evidence will be independently assessed to ensure the overall deliverability of the scheme proposed. **5.41** It is often the cumulative impact of development in one area which places a strain on existing facilities and services and whilst planning obligations can be used to offset the impact of development, there can be no overlap between obligations and the infrastructure to be delivered by the Community Infrastructure Levy (CIL). A CIL is not yet in place in the County Borough but is likely to be prepared following the adoption of the LDP.	
SP10 Wrexham Industrial Estate				
MEC06	Para 5.60 Page 61	Clarify relevant SPG	In addition the policy also seeks to protect a strategic ecological network across the estate which is detailed further in Wrexham Industrial Estate: Green Network supplementary planning guidance.	Officer Suggestion
MEC07	Para 5.62 Page 61	Clarify relevant SPG	This is detailed further in Wrexham Industrial Estate: Green Network and Employment Development and Nature Conservation supplementary planning guidance.	Officer Suggestion
SP11 KSS3 Land to the north of Bryn Lane, Wrexham Industrial Estate				
FC04	Page 62	For clarification purposes and to align	Land is allocated to the north of Bryn Lane, Wrexham Industrial Estate as shown on the proposals map to deliver	LDP707

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
		with Figure 7 and the supporting policy text, add 'Green infrastructure' to the list of 'Necessary Infrastructure' in policy SP11.	28ha of employment land for B use class purposes including an ecological network and residential buffer zone along with enabling and necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents: Necessary Infrastructure: • Active Travel, • Public transport, • Provision of vehicular access to and from the site • Green Infrastructure	
MEC08	Para 5.63 Page 62	Typographic error	…as shown in Figure 6 below and the accompanying ~~m~~Masterplanning ~~f~~Framework Supplementary Planning Guidance (SPG).	Officer Suggestion
SP12 Transport and Accessibility				
FC05	First sentence of para 5.70 Page 67	Representation by BCUHB to add clarity	The Plan places significant emphasis on economic growth, accessibility, ~~and~~ health and wellbeing.	LDP871
SP13 Design Principles and Masterplanning Framework				
FC06	Page 69	Wording change to clarify the policy in relation to the masterplanning framework SPG	All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by ensuring compliance with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.	LDP1025

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
SP15 Natural Environment				
MEC09	Policy Wording, page 73	Typographic error. Insertion of coma between words 'protects' and 'conserves'	Development will only be supported where it protects, conserves and enhances ……	Officer Suggestion
FC07	Paragraphs 5.84 & 5.86 Page 74	The Council agrees the need to clarify the terminology surrounding the treatment of the different designations listed in paragraph 5.84, as well as the comments concerning protected species, which can be inserted into paragraph 5.86.	**5.84** The policy identifies those international, national and local designations which are identified as making an important contribution to the environmental quality of the County Borough. ~~Development should seek to conserve and enhance those areas of designation.~~ It is recognised that the Plan ~~should have~~ needs to strike the balance between having regard to the relative significance of international, national and local designations in considering the weight to be attached to nature conservation interests ~~and should~~ but must take care to avoid placing unnecessary constraints on development. **5.86** Developers should consider the natural environment at the pre application stage and must seek to avoid impacting on wildlife features in line with the relevant statutory and non-statutory provisions, including maintaining or helping to achieve a protected species' favourable conservation status. Developments should also seek to provide biodiversity enhancement, whatever the current level.	LDP2690

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
SP19: Climate Change				
FC08	SP19, Policy wording Page 85	The Council agrees with the Representor and recommends a Focussed Change with the introduction of a new bullet point in the wording of Policy SP19.	To mitigate against the effects of climate change and adapt to its impacts, development proposals will need to demonstrate that they have taken into account the following: i. Reducing carbon emissions; ii. Protecting and increasing carbon sinks iii. Adapting to the implications of climate change at both a strategic and detailed design level; iv. Promoting energy efficiency and increasing the supply of renewable energy; and v. Maintaining ecological resilience vi. Avoiding areas susceptible to flood risk in the first instance in accordance with the sequential approach set out in national guidance; and vii. Preventing development that increases flood risk, and viii. Assesses the potential effects of climate change when preparing a Flood Consequence Assessment for the site.	LDP2691
SP20 Green Infrastructure				
FC09	SP20, Policy wording, Page 87	The Council recommends clarification of the aims of this Policy, via the use of the following text;	Development will be required to maintain ~~or enhance~~ the extent, quality and connectivity of ~~the County Borough's~~ multi-functional green infrastructure ~~network~~ on or near a site, and, where appropriate to enhance it by: i. Creating new interconnected areas of green infrastructure between the proposed site and the existing network,	LDP653

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
			ii. Filling gaps in the existing network to improve connectivity, iii. Protecting the features most valuable for both nature and people, and iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets.	
FC10	SP20, Policy wording, Page 87	The Council recognises the need to clarify this element of the Policy so recommends a Focussed Change to point iv. of the Policy wording.	iv. In instances where loss of green infrastructure is unavoidable, provide mitigation and compensation for the lost assets on a site-specific basis.	LDP1030, LDP2898
FC11	SP20, point vi. of para 5.127 Page 88	The Council recommends that a new point vi. be inserted into paragraph 5.127 of Policy SP20 to ensure the sides and verges of transport network are included within the definition of Green Infrastructure	"vi. Road and Railway verges and Canal banks." Consequential changes therefore to remaining bullet points (old vi. becomes new vii., old vii. becomes new viii., old viii. Becomes new ix., and old ix. becomes new x.)	LDP429
MEC10	Para 5.131 Page 89	Clarity of relevant SPG	Further guidance on this will be issued in the form of Open Space, Sport and Recreation Supplementary Planning Guidance (SPG).	Officer Suggestion
MEC11	Page 89 (Table)	Consistency of title	• SPG Wrexham Industrial Estate~~, and protected~~	Officer

Chapter 5 Strategy & Strategic Policies				
Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Change**	**Rep No**
			~~species~~ Strategic Green Network and Employment Development and Nature Conservation SPG	Suggestion

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
DM1 Development Management Considerations				
FC12	Policy DM1 criterion c and criterion l. Page 92	To ensure that matters relating to land instability arising from development are also addressed, where relevant, in areas outside the Coal and Development (High Risk) areas referred to in policy DM1 criterion l. And to clarify the LDP's position on the known areas of risk identified and responsibilities in respect of unstable land, as advised in PPW (para. 13.8.3).	*Add reference to 'land instability' within criterion c. of policy DM1:* 'c. Safeguard the environment from the adverse effects of pollution of water, land, light or air**, or land instability,** arising from development'. Add the following informative note connected to policy DM1 criterion l. 'Ensure that any risks arising from past coal mining, as indicated on the proposals map, can be adequately managed*. *** The Coal and Development (High Risk) areas identified on the Proposal Maps have been defined on the basis of the best information available to the planning authority and are not necessarily exhaustive. Responsibilities for determining the extent and effects of instability, contamination and other risks remain that of the developer, who must ensure that land is suitable for the development proposed'.**	LDP617
MEC12	Para. 6.3 Page 92	To include reference to the 'historic' environment alongside the 'natural and built'	*Additional wording to para. 6.3 as follows:* 6.3 This chapter is split into a number of topic areas which include more detailed polices on general development	LDP678

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		environment within the introduction to Chapter 6 of the LDP to clarify the scope of the topic, criteria and area based policies in this respect.	management considerations, the natural**,** ~~and~~ built and historic environment,….'	
MEC13	Policy DM1 Page 92	To clarify that the policy requirements listed within the policy will only apply where relevant to the proposed development.	*Amend policy wording of DM1 as follows:* '~~All d~~Development~~s~~ proposals, where relevant**,** must:' Consequential amendment to para. 6.4 of the reasoned justification to policy DM1: '…and will be applicable**,** where relevant**,** to all new development proposals within the County.'	LDP656
MEC14	Policy DM1 Table Page 93	Correction, Cycling SPG amalgamated into Parking SPG	*Delete cycling from list of SPG's* • ~~Cycling~~	Officer Suggestion
Natural Environment				
NE1 International and Nationally Designated Nature Conservation Sites				
FC13	NE1, Policy title and wording, and Para 6.7 Page 95	The Council recognises the need to clarify the scope of Policy NE1, so recommends that a Focussed Change be made involving the	**Policy NE1: International and National~~ly Designated~~ Nature Conservation ~~Sites~~ Designations** Development likely to significantly affect any **protected habitat, species or** site of international importance, either alone or in combination with other plans or projects, will be subject to a Habitat Regulations Assessment (HRA).	LDP2697

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		Representors suggested new text and a limited rewording of the Policy itself, and its RJ. The Council also recommends a consequential change to the wording of Policy NE2 as a result of the changes to Policy NE1. (see below)	Development will only be permitted where it is possible to ascertain no adverse effect on the **species or** integrity of the **habitat or** **s**ite or where there are Imperative Reasons of Overriding Public Interest and compensatory measures are secured. **Permission for d**evelopment likely to impact the special features of a Nationally Designated Site or protected species or habitat ~~advice~~ will only be granted in exceptional circumstances where appropriate compensation can be provided. **6.7** Where development proposals may be likely to result in disturbance or harm to an International or UK protected species or its habitat, additional information will be requested of applicants. The presence ~~or otherwise of a protected~~ **of a** species **protected under European or UK legislation** is a material consideration when a local planning authority is considering a development proposal that, if carried out, would be likely to result in disturbance or harm to the species or its habitat. Further ….	
NE2 Locally Designated Sites of Nature Conservation Sites				
FC14	NE2, Policy title and wording. Page 97	The Council recognises the need for and recommends a consequential change to	**Policy NE2: ~~Locally Designated Sites of~~ Local Designations for Nature Conservation and Geological Importance**	Officer Suggestion

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		the title and wording of Policy NE2 as a result of the changes to Policy NE1. (see above under same Rep number)	Development which impacts on the nature conservation and/or geological importance of locally designated sites, habitats and species will only be permitted in exceptional circumstances where it can be demonstrated that: i. there is no satisfactory alternative location for the development which avoids nature conservation impacts, and ii. compensation measures are designed to ensure that there is no reduction in the overall nature or geological conservation value of the site.	
MEC15	Policy NE2, Para 6.15, Page 98	Typographic error. Insertion of word 'on' into top line	'… which may have an effect on a locally designated site'	Officer Suggestion
NE3 Trees, Woodlands and Hedgerows				
MEC16	NE3, Para 6.19, Page 99	Typographic error. Move the word 'and' in fourth line;	'…hedgerows be retained~~,~~ **and** protected ~~and~~ alongside development …..'	Officer Suggestion
MEC17	Para 6.20 Page 99	Typographic error.	Further guidance will be contained within SPG relating to 'Trees and Development' ~~or 'Trees, Woodlands and Hedgerows'~~	Officer Suggestion
NE4 Area of Outstanding Natural Beauty				
MEC18	Para 6.27 Page 101	Correction, draft SPG had been adopted	The ~~draft~~ Joint Clwydian Range and Dee Valley AONB Supplementary Planning Guidance	Officer Suggestion

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
MEC19	Page 107 Table, SPG Row	Correction, draft SPG had been adopted	• ~~Draft~~ Clwydian Range and Dee Valley AONB ~~(November 2017)~~	Officer Suggestion
NE6 Waste Water Treatment and River Water Quality Development				
FC15	NE6, Policy wording Page 105	Clarification of the policy application	**All new** ~~D~~development will only be supported where there is no adverse impact on the integrity of the River Dee and Bala Lake SAC and its conservation objectives, in particular through the treatment of wastewater. Developments should in the first instance seek to connect to the existing mains wastewater infrastructure network. Where this would result in nutrient levels exceeding conservation objectives targets within the SAC, then proposals will need to fully mitigate the adverse effects caused by the proposed development. This may involve; • Incorporating measures to achieve water efficiency and/or a reduction in surface water discharge to the main sewer network, minimising the capacity required to accommodate the proposal; • Phasing or delaying development until further capacity is available; • Use of developer contributions/community infrastructure levy funds to contribute to improvements to waste water treatment works or appropriate measures to release capacity for new development;	LDP657

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
Built Environment				
BE2 Trevor Basin Masterplan Area				
FC16	BE2 Policy wording Page 109	To add clarity to the Policy.	*Amend Policy BE2 to state* The Trevor Basin Masterplan Area, as shown on the proposals map, is identified for mixed use tourism led regeneration including land which is allocated for housing development (see policy H1). Development proposals which contribute to the delivery of the Trevor Basin Masterplan, and which ~~do not impact~~ have **no adverse impact** upon the outstanding universal value of the World Heritage Site or its setting, will be supported.	LDP620
Housing				
H4 Gypsy and Traveller Sites				
FC17	Policy H4 & paras 6.60, 6.62, 6.63, 6.64 and 6.65. Pages 116-117	To clarify that site allocations meet the residential needs of gypsy and travellers, to update the reference in the reason justification to the most up to date national planning policy contained in circular 005/2018 and to update	**Policy H4: Gypsy and Traveller Sites** Land is allocated in the following locations as shown on the proposals map to meet the identified residential needs of Gypsy and Travellers as detailed in the Wrexham Gypsy and Traveller Accommodation Assessment over the plan period: i. Land off Coedyfelin Road, Brymbo (6 ~~8~~ pitches) ii. Land off Llay New Road, Llay (7 ~~8~~ pitches) iii. Land off A525, Hanmer (6 ~~8~~ pitches)	Member and Officer changes

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		the position in respect of pitches required since the plan was placed on deposit as a result of the granting of planning permission on private sites in the County Borough.	6.60 The Housing (Wales) Act 2014 (and Welsh Government ~~Office~~ Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Sites ~~30/2007 'planning for Gypsy & Traveller Caravan Sites'~~) requires all local authorities in Wales to identify the housing needs of Gypsies and Travellers in their areas and make provision for any needs identified. The Housing Act includes provisions to place a duty on local authorities to provide sites where a need has been identified. All local authorities are required to complete a Gypsy Traveller Accommodation Assessment (GTAA) every 5 years, which identifies pitch requirements. The latest GTAA for Wrexham covers the period 2015-2020 and was approved by the Welsh Government in accordance with Section 102 of the Housing (Wales) Act 2014) on 28th March 2017. The approved GTAA identifies a need for the following[3]: • 15 residential G&T pitches over a five year period • 28 residential G&T pitches over the 15 year LDP period. 6.61 Since the GTAA was produced a total of ~~9~~ 13 residential (private) pitches have been granted planning permission in the County Borough, which reduces the	

[3] Note that the plan period need is inclusive of the 5 year need and not in addition to.

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			identified need to: • ~~6~~ 2 pitches over the 5 year period; and • ~~19~~ 15 pitches over the LDP period to 2028 6.62 It is also recommended that the number of pitches located at the Council owned Ruthin Road residential site be reduced during the LDP period from 15 to 9 (in order to improve the living arrangements on the site in accordance with WG guidance). The 6 pitches lost at Ruthin Road will therefore need to be replaced elsewhere, which takes the requirement for pitches over the plan period back up to ~~25~~ 21. 6.63 On the basis of the need identified in the GTAA, the Council have agreed to allocate 3 sites of 8 pitches as identified in policy H4 and as shown on the proposals maps. In addition, there are also ongoing discussions about the further delivery of private sites which, if permitted would contribute to the identified need and may reduce the need for further allocations. Further information in relation to the site allocations and the site assessment process can be found in Background Paper 6: Gypsy and Traveller Site Selection. 6.64 The sites identified above are in Council ownership and WG capital funding to deliver a site will be programmed ~~is programmed in 2018 /19 and 2019/20~~ subject to obtaining planning permission. The sites have	

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			been selected taking into consideration guidance contained in WG circular 005/2018 ~~30/2007~~, and further detail in relation to the site selection methodology, including how the views of the Gypsy Traveller community have been taken into account in the site search process are contained in background paper BP06: Gypsy and Traveller Site Selection[4]. 6.65 The design and management of any future sites will need to accord with guidance set out in the Welsh Government's Designing Gypsy and Traveller Sites in Wales (May 2015) and Managing Gypsy and Traveller sites in Wales (May 2015)[5]. 6.66 In addition the GTAA recommends provision of a temporary stopping site sufficient to accommodate 8 pitches. A temporary stopping site is intended to be short term in nature and used to relocate any inappropriately located unauthorised encampments. As a minimum, facilities provided on a temporary stopping site should include a cold water supply, portable toilets, a sewerage disposal point and refuse collection facilities. The LDP does not allocate land for a temporary stopping place due to the temporary nature of the land use, this will however	

[4] Technical Background Paper 6 Gypsy and Traveller Site Selection http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd
[5] http://gov.wales/docs/dsjlg/publications/equality/150528-designing-gypsy-and-traveller-sites-en.pdf http://gov.wales/docs/dsjlg/publications/equality/150528-managing-gypsy-and-traveller-sites-en.pdf

Chapter 6 Topic, Criteria and Area Based Policies				
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			be delivered separately outside of the LDP process and will be subject to compliance with policy H5 below.	
H5 Gypsy and Traveller Accommodation				
FC18	Policy H5 and para 6.68 Page 118	To address the concerns raised in the WG representation in relation to the need identified in criterion i) of the deposit plan policy version and to update the reason justification in light of the changes to national planning policy contained in circular 005/2018	Proposals for Gypsy and Traveller caravan sites, including land outside of defined settlement limits will be permitted provided: ~~i. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;~~ ~~ii.~~ i) The site is well related to suitable community facilities and services for the prospective occupants; ~~iii.~~ ii) The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services; and ~~iv.~~ iii) The site is not in an area at high risk of flooding given the particular vulnerability of caravans. 6.67 The Policy provides a framework for the assessment of proposals for Gypsy and Traveller sites (including Travelling Show People) as defined by Section 108 of the Housing (Wales) Act 2014. It is applicable to the development of any private caravan sites for the community as well as the development of a temporary stopping place, the need for which has been identified in the most recent GTAA for Wrexham.	LDP3815 (WG) and officer changes

Chapter 6 Topic, Criteria and Area Based Policies				
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			6.68 Sites should be designed in accordance with advice in Welsh Government Circular 005/2018 Planning for Gypsy, Traveller and Showpeople Sites~~s~~ ~~30/2007: Planning for Gypsy and Traveller Caravan Sites; and/or 78/91 Travelling Showpeople~~ which will be material considerations as appropriate in the determination of any planning applications.	
H6 Conversion of buildings to self-contained flats or Houses in Multiple Occupation				
FC19	Policy H6 wording Page 119	The Council recognises the need to provide clear criteria for measuring concentrations of HMOs and recommends that criteria ii) is amended and an additional criteria added.	*Two additional criteria iii) and iv) and renumber the others:* Proposals for the conversion of existing buildings to self-contained flats or Houses in Multiple Occupation will only be supported where: i) Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality, and ii) The cumulative impact of development would not lead to the over concentration of HMOs in the locality to the detriment of community cohesion or residential amenity, and iii) The proposal does not result in more than 10% of all residential properties within a 50m radius of the boundary of the application site being HMOs, and iv) There is a gap of less than two class C3 dwellings or other buildings not in use as HMOs between the development and any existing HMOs, and v) The proposal does not have an adverse effect on local	LDP828, LDP261 & Members

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			parking provision, and vi Where the proposal involves the change of use of a domestic building, the existing curtilage should be capable of being used as a drying area, bin storage and cycle parking, and provides for the amenity of future occupants, or vii Where the proposal involves the change of use of a commercial building, the building is suitable for conversion and adequate drying areas, bin storage and cycle parking can be provided for the amenity of future occupants without adversely impacting on the servicing and security of other businesses in the locality.	
FC20	Para 6.72 Policy H6 Page120	Amend para to link with amended policy and clarify relevant SPG	Over concentration in this respect would be assessed in line with the criteria in the policy and details set out in supplementary planning guidance Houses in Multiple Occupation	LDP828 LDP261
FC21	Paragraph 6.73 Policy H6 Page120	Add in additional sentence to provide background to criteria ii and associated footnote	*Add to paragraph 6.73* 6.73 Whilst this policy seeks to promote appropriate conversion opportunities, the Council's preference is for the development of high quality self-contained flats within the County Borough in order to reduce the adverse impacts that may arise as a result of the proliferation of HMOs in some areas. Currently there are five wards where there are concentrations of HMO's in Wrexham Town, including Offa, Smithfield, Erddig, Brynyffynnon and	LDP828 LDP261

Chapter 6 Topic, Criteria and Area Based Policies				
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			Grosvenor[113]. Too many HMOs in one area can alter the character of established residential areas, resulting in an impact on community cohesion and residential amenity. **The Welsh Government's Housing In Multiple Occupation: Review & Evidence Gathering report found that concerns regarding the number of HMOs increases once concentrations of HMO households rise above 10%.** **Footnote: Houses in Multiple Occupations HMO's Review & Evidence Gathering - Report of Findings April 2015 p75, paragraph 4.29 http://gov.wales/docs/desh/research/150505houses-in-multiple-occupation-hmo-final-report-en.pdf**	
MEC20	Para 6.72 Page 120	Clarify relevant SPG	Over concentration in this respect would be assessed in line with details set out in Houses in Multiple Occupation supplementary planning guidance.	Officer Suggestion
MEC21	Para 6.75 Page 120	Clarify relevant SPG	…should be capable of being provided in line with details which are set out in Houses in Multiple Occupation Supplementary Planning Guidance.	Officer Suggestion
Economy				
EM4 Employment Development Outside of Settlement Limits				
FC22	EM4 – policy Wording Page 131-132	This representation is noted and the Council recognises that para 6.104 which is intended	*Add to policy wording* **c) It involves the extension of an existing employment site. Where the existing employment site is located**	LDP518 and Member Change

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		to refer to existing employment sites is not supported by policy and provides no guidance. The Council will review the Policy EM4 and consider an appropriate criteria based approach to enable sustainable expansion of existing employment sites beyond settlement development boundaries. Para. 6.104 will be revised accordingly.	**within a settlement limit or employment area and proposes to expand onto land outside the settlement limit/employment area, the following must be met:** **i) it must be demonstrated that there are no suitable sites located within a settlement limit/employment area for the extension to be located.** **ii) the new development forms a logical extension to the settlement limit/employment area;** *Revised para 6.104:* **6.104** ~~This policy does not apply to~~ ~~p~~**P**roposals for extensions to existing (non-rural enterprise) **employment sites which are within the settlement limits or employment areas but may require limited expansion beyond it will require justification. Multiple extensions which result in an adverse cumulative impact beyond the settlement boundary will not be permitted.** ~~**Such proposals will be dealt with on their own merits**~~	
EM5 Visitor Accommodation Outside Settlement Limits				
MEC22	EM5, policy wording bullet a) iii) Page 133	Typographic error. Remove the coma between 'not' and 'have'	a) iii) 'The creation of a residential curtilage does not~~,~~ have a harmful…..'	Officer Suggestion

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
MEC23	EM5, policy wording bullet d) Page133	Typographic error. Insert coma after the first word	d) 'Exceptionally, new development that …'	Officer Suggestion
EM6 Pentre Maelor and KSS3 Housing Buffer Zones				
MEC24	Table Page 136	Consistency of SPG title	• SPG Wrexham Industrial Estate; ~~and protected species~~ Strategic Green Network and Employment Development and Nature Conservation SPG	Officer Suggestion
Transport				
T1 Managing Transport Impacts				
MEC25	T1 page 138 additional RJ Paragraph	Provides certainty as to when Transport Assessments would be required.	'6.116 The threshold for Transport Assessments are set out in National Planning Policy but thresholds may be lowered in sensitive locations subject to local circumstances and evidence'	LDP665
MEC26	T1 para 6.114 Page 137	Provide clarity on relevant SPG	Further information will be provided in a Transport SPG.	Officer Suggestion
T2 Active Travel				
MEC27	T2 additional wording in RJ Page 139	To ensure consistency with national policy	6.119 Provision of infrastructure where appropriate and justified, will be secured through planning conditions, planning obligations, Community Infrastructure Levy (once adopted) and matching transport funding. Design and Access Statements, Transport Assessments and Travel plans, where required, should detail how development proposals can support Active Travel.	LDP666
T5 Safeguarding of Disused Railway Infrastructure				

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
MEC28	T5 additional RJ Page 144	Enhanced justification for the policy	6.129 Disused railways provide multiple green infrastructure benefits (policy SP20) alongside providing sustainable transport options.	LDP2702
MEC29	T5 additional RJ Page 144	Clarification of protected uses on these routes.	6.128 Wrexham County Borough has a number of disused or redundant railway lines which have potential for redevelopment as transport**/**leisure corridors. In line with national planning policy, disused infrastructure will be safeguarded where there is a realistic prospect of its re-use for transportation**/** leisure, or where it is appropriate to be developed as an Active Travel Route. Development which would inhibit the potential re-opening or reuse will not be permitted unless it is demonstrated that the route is unsuitable for a future transportation**/** leisure use.	LDP495
Retail				
R4 Development outside Primary Shopping Street				
FC23	R4 Page 151	To ensure consistency with national policy	*Amend policy;* Outside the primary shopping streets of Wrexham Town Centre support will be given to ground floor retail, professional services, food and drink**,** **offices, hotels, educational establishments,** leisure, commercial and other proposals that would enhance vitality and viability.	LDP1071
Community Facilities and Welsh Language				
CF2 Provision of New Open Space				

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
MEC30	R.J. to Policy CF2 Para 6.163 Page 159	Additional wording to aid clarity when cross-referencing between the policy wording and the Reasoned Justification.	**6.163** This policy provides the means to achieve the local open space standard as set out in the most up to date version of the Open Space Audit and Assessment of Need 2016 (OSAAN) (the "open space study") **i**n all new developments of 10 or ……..	Officer Suggestion
MEC31	Paragraphs 6.162, 6.163 6.170 Pages 158-60	Factual update – Amendment to SPG title to ensure consistency.	The Open Space SPG should be referred to as the **Open Space, Sport and Recreation SPG** throughout. Paragraph 6.163 and 6.170 need amending accordingly.	Officer Suggestion
MEC32	6.167 page 160	Minor Change – removal of text as it does not add relevant detail to the R.J. and furthermore will date. Addition of extra wording for clarity.	**6.167** The OSAAN sets out the existing provision of outdoor sports facilities across the borough. That study does not set out a Local Quantity Standard for outdoor sports facilities. ~~Consultation with Council Officers confirmed that over the last 10 years no sports pitches have been developed through the receipt of section 106 funding.~~ Most recent best practice guidance recommends levels of **new** provision are determined by pitch capacity (i.e. how many games per week a pitch can host) and club demand (i.e. how many matches a week takes place); not through the application of quantity standards.	Officer Suggestion
Welsh Language				
WL1 Welsh Language and the Social and Cultural Fabric of Communities				
FC24	Policy WL1 Page162	To provide clarity in respect of the process	Within the Welsh Language Sensitive Areas identified on the Proposals Map (communities of Ceiriog Ucha,	LDP670

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		and responsibilities for undertaking Welsh Language Impact Assessments, in accordance with the guidance in TAN 20.	Coedpoeth, Glyntraian, Llansantffraid Glyn Ceiriog, Minera, Penycae and Rhosllanerchrugog) the following **windfall** developments will be **subject to a Welsh Language Impact Assessment by WCBC. Where the Impact Assessment demonstrates that the development may have an adverse impact, proposals must be accompanied by a** ~~required to submit a~~ Welsh Language Action Plan setting out the measures to be taken to protect, promote and enhance the Welsh Language **and culture**: i. all residential applications for 5 or more units in the Ceiriog Valley (Ceiriog Ucha, Glyntraian, Llansantffraid Glyn Ceiriog communities) and Minera community; **and** ii. all residential applications for 15 or more units elsewhere within the Welsh Language Sensitive Areas. ~~iii. all employment proposals of 1ha or more; and~~ ~~iv. all retail development greater than 400sqm.~~ **The implementation of any measures identified within the Language Action Plan shall be secured either by planning conditions or, where necessary, by planning obligations**.	

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
FC25	Policy WL1 Paras 6.177, 6.179 and new para 6.180 Page163	To provide clarity in respect of the process and responsibilities for undertaking Welsh Language Impact Assessments, in accordance with the guidance in TAN 20.	**6.177** The Sustainability Appraisal[147] of the LDP assesses the effects of the plan on the use of Welsh Language within the County Borough~~,~~ **the Sustainability Appraisal assessed the impact of the spatial strategy, policies and allocations on the Welsh language and was found to have an overall positive impact.** However the SA cannot assess the impact of 'unforeseen windfall' developments on Welsh language, these would be developments of a size, scale or nature untypical for the area. **6.179** In these locations it is important to understand what impacts development may have, consideration must be given to the enhancement and protection of the language and culture and appropriate mitigation and avoidance measures are identified. The future wellbeing of the Welsh language and its contribution to Welsh cultural heritage is dependent on a variety of key factors such as education, demographic change and community activities as well as economic prosperity, an impact assessment must consider these factors. **The Council will be responsible for carrying out a Welsh Language Impact Assessment, where necessary, in accordance with the national guidance within Technical Advice Note 20. The**	LDP670

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			findings of the Council's assessment will be used to determine whether the development is likely to have adverse impacts on the Welsh language and, if so, the applicant will have the opportunity to demonstrate how the identified impacts could be avoided or mitigated through the submission of a Language Action Plan. In cases where the Council considers that the impact of the development on the Welsh language cannot be effectively mitigated, the application may be refused. 6.180 All advertisements, place names and signage within the Welsh Speaking Strongholds are expected to be bilingual in order to protect local linguistic character, tradition and promote cultural distinctiveness.	
MEC33	Para. 6.173 Page 162	Factual correction to terminology used.	*Amend para. 6.173 as follows:* The purpose of the policy is to assess the impacts of unanticipated windfall developments on the Welsh Language in the ~~Local Search Areas~~ Language Sensitive Areas	Officer Suggestion
Minerals, Waste and Renewable Energy				
RE1 Development and Renewable Energy/Low Carbon Technology				
FC26	RE1	To ensure consistency	*Delete first sentence of policy*	LDP671

Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
	Page 175	within the policy and supporting text	~~Development proposals are required to maximise the potential for renewable energy.~~	
MEC34	RE1 Page 175	For clarity	Further guidance in relation to energy assessments will be issued in the form of a Renewable Energy and Independent Energy Assessment SPG	Officer Suggestion
RE2 Renewable Energy Schemes				
FC27	RE2 Page 177	To ensure consistency with national policy supporting all forms of renewable energy	*Criteria iii) amended as follows;* Small scale and/or community-based proposals (less than 5MW) for wind, solar, biomass, energy from waste, anaerobic digestion, ~~and~~-hydropower **and other renewable sources** will be supported in appropriate locations.	LDP262 and LDP626
FC28	Supporting Text Page 178	To aid application of policy, clarify solar potential and reflect changes in the proposals maps removing strategic wind resources	*Deletion of para 6.210 with subsequent re-numbering and amendment to table detailing capacity within the solar resource areas.* ~~**6.210** A smaller amount of wind resource is available which is also identified on the Proposals Map as wind local search areas and it is to these areas that wind farms of between 5MW-25MW will be directed. These lie on the ridge north and south of the Ceiriog valley.~~ **Energy Technology** | **Current Installed** | **Total Capacity (Installed plus**	LDP262

Chapter 6 Topic, Criteria and Area Based Policies				
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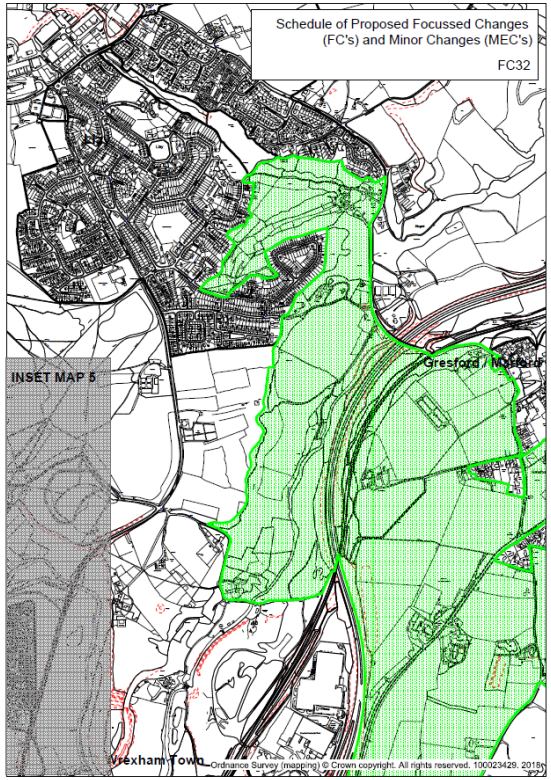
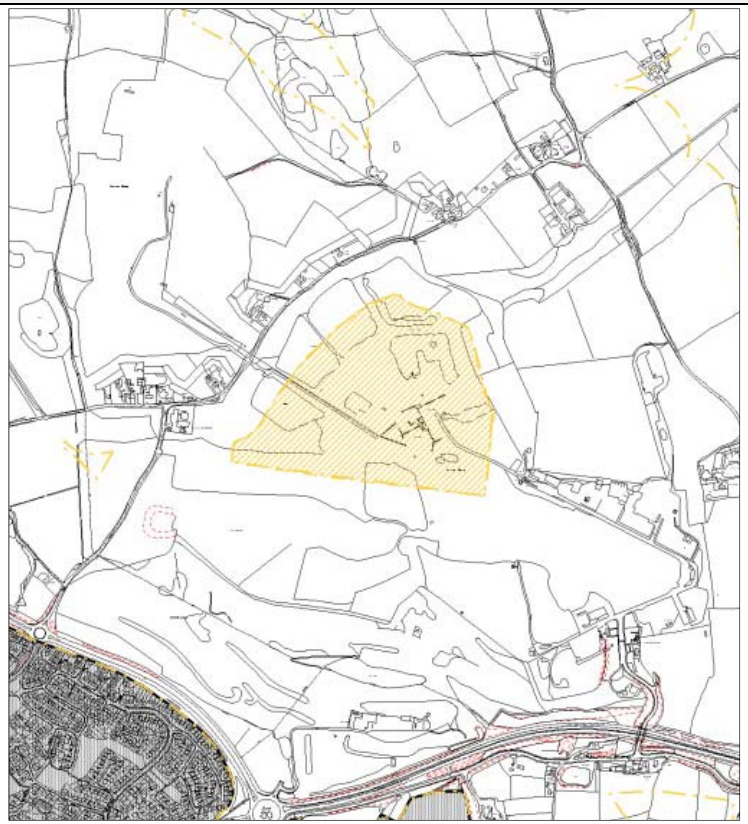
	Capacity (MWe)	**REA Potential)**
Onshore Wind	0.02	~~8.01-16.02~~ 0.02 MWe
Biomass (Energy Crops)	3	3.75 - 7.5 MWe
Hydropower	0	220kw-7.46 MWe
Energy from Waste	0	~~2.45-4.9~~ 0.43 – 0.85MWe
Anaerobic Digestion	0	1.38 - 2.75 MWe
BIR	16.98	~~22.4-33.7~~ 21.99 - 44MWe
Sewage	1.17	0.74 - 1.47 MWe
Solar Farm (Total)	45.12	68-136 MWe
Area 1	0	4.6-9.2 MWe
Area 2	0	8.6-17.2 MWe
Area 3	0	19.4-38.8 MWe
Area 4	0	1.6-3.2 MWe
Area 5	0	0.25-0.5 MWe
Area 6	0	5.75-11.5 MWe
Area 7	0	1.85-3.7 MWe
Area 8	0	3.2-6.4 MWe

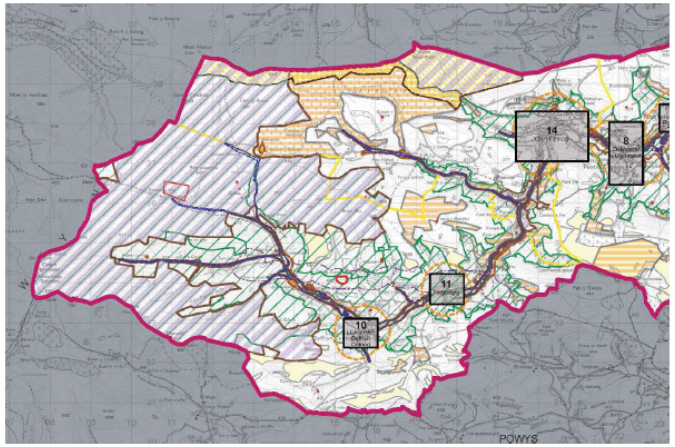
FC29	RE2 Page 177	Removal of wind search areas arising from AONB buffer zone	Proposals to generate energy from renewable and low carbon sources will be supported. i. Proposals for solar farms (5MW to 50MW) will be directed to the solar local search areas (LSA) identified on the Proposals Map; ~~ii. Proposals for wind farms (5MW to 25MW) will be directed to the wind local search areas (LSA) identified on the Proposals Map;~~ ~~iii.~~ ii. Small scale and/or community-based proposals (less than 5MW) for wind, solar, biomass, energy from waste,	LDP2682, 1174 & 1859

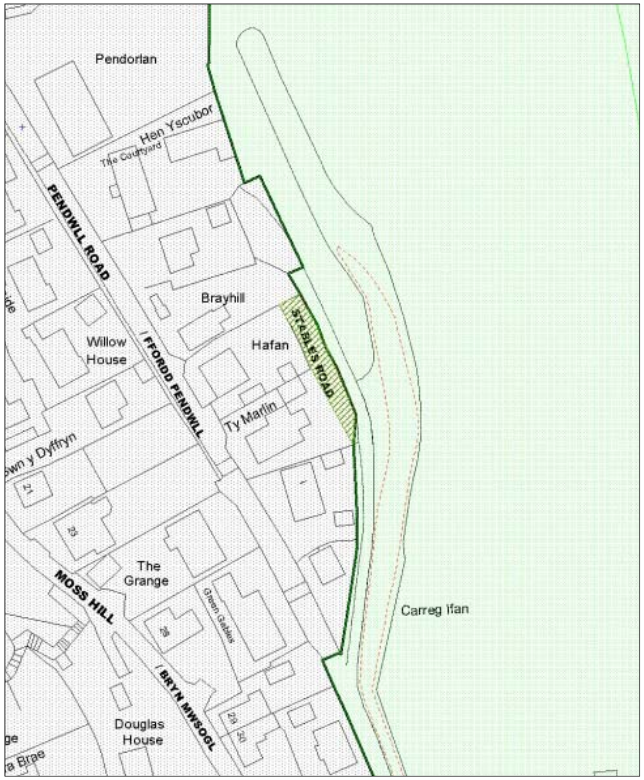
Chapter 6 Topic, Criteria and Area Based Policies				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			anaerobic digestion, ~~and~~ hydropower **and other renewable sources** will be supported in appropriate locations.	

Chapter 7 Monitoring Framework				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
FC30	MI38 Target Page 203	Revise target to be consistent with national policy	None, unless ~~appropriate mitigation measures have been implemented None, unless there are no alternative solutions to the proposal,~~ there are no alternative solutions to the proposal, there are Imperative Reasons of Overriding Public Interest (IROPI) and when compensatory measures are secure to maintain the coherence of the European Sites Network.	LDP3205
FC31	Column 'Trigger for Review' Pages 181-211	Rename column Trigger for Action in order to avoid confusion with a review of the LDP	Column '~~Trigger for Review~~' renamed 'Trigger for Action'	LDP2865

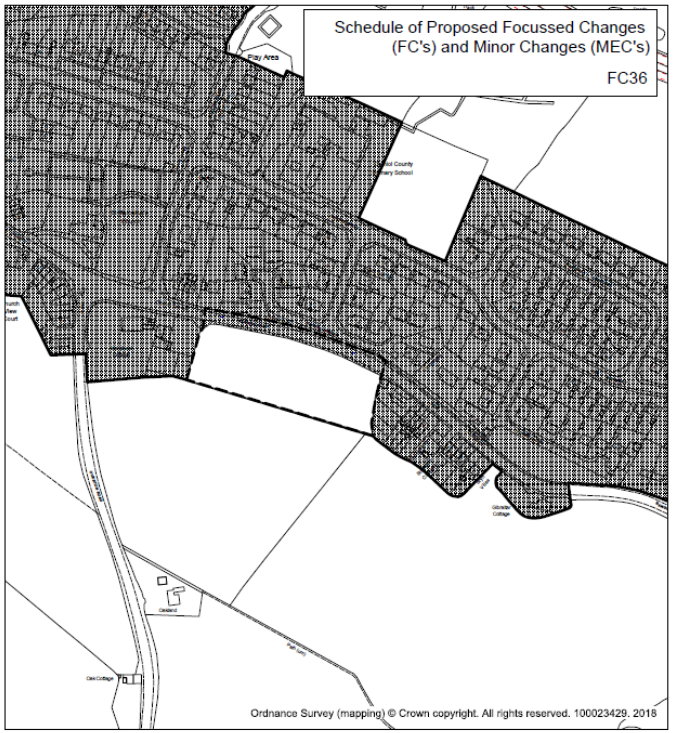
Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
FC32	Map 3	To amend the boundary of the proposed Green Wedge to ensure that the purpose of the designation meets the requirements of national planning policy (see page 50 for a larger image)		Officer change
FC33	Proposals Map Policy MW1	Cartographical error (see page 51 for a larger image)	*Proposal Maps to be revised to include part of Borras Quarry and clarify inclusion of mineral sites within safeguarding protection with annotations/hatching.*	LDP3816

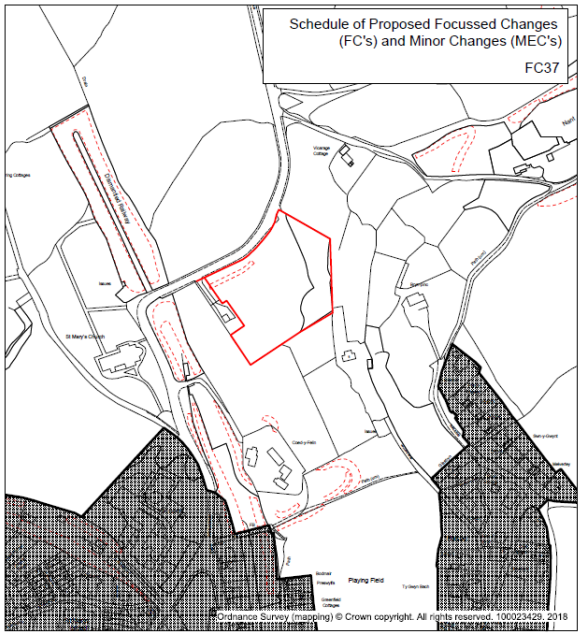
Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
				
FC34	Proposals Map Policy RE2	Cartographical error (see also FC30). Larger map on page 52.	*Proposal maps to be revised, wind/solar resources within the AONB buffer to be removed from the proposals map.*	LDP2682, 1174 & 1859

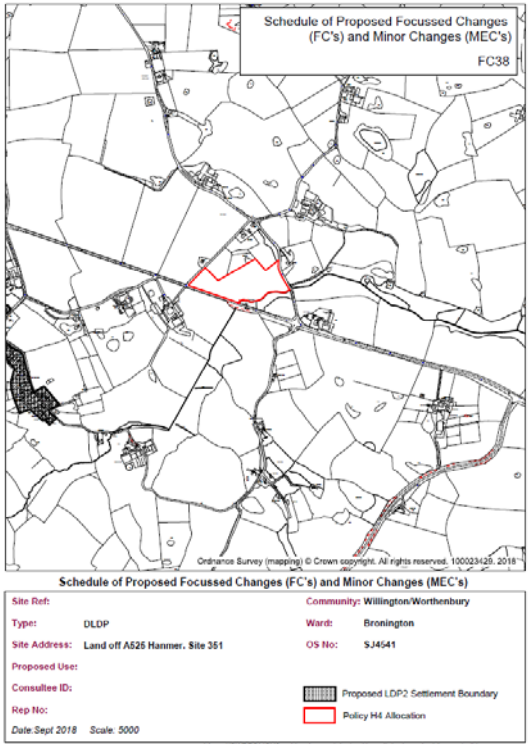
Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC'S) FC34  County Boundary / Ffin y Sir Settlement Limit - SP2 Employment Area - SP2, SP9, SP10, EM1 Employment Key Strategic Site 3 (KSS3) - SP11 Pentre Maelor and KSS3 Residential Buffer - EM6 Housing - SP3, SP3, SP4, SP5, H1 Gypsy and Traveller Site - H4 Wrexham Town Centre - R1 Primary Shopping Streets - R3 Wrexham Town Centre Masterplan Area - R2 District, Local, Village or Neighbourhood Centre - R1, R4 Wrexham General Transport Hub - T4 Strategic Transport Improvement - T6 World Heritage Site - SP16, BE1 World Heritage Site Buffer - SP16, BE1 Local Designated Sites of Nature Conservation and Geological Importance - NE2 Special Area of Conservation (SAC) /Special Protection Area (SPA) - SP16, NE1 Ramsar Site - SP16, NE1 Site of Special Scientific Interest (SSSI) - SP16, NE1 Local Nature Reserve - NE2 Scheduled Ancient Monument (SAM) - SP16 Registered Historic Park and Garden - SP16 Registered Historic Landscape - SP16 Trevor Basin Masterplan Area - R2 Conservation Area / Ardal Cadwraeth - SP16 Article 4(2) Direction - SP16 Welsh Language Sensitive Area - WL1 Area of Outstanding Natural Beauty (AONB) - NE4 Green Wedge - SP7 Special Landscape Area - SP15, NE5 Sub Regional Sports Facility - CF3 Non Energy Mineral Extraction Exclusion Area - SP17, MW3 Energy Mineral Extraction Exclusion Area - SP17, MW3 Sand and Gravel Safeguarding Area - SP17, MW1 Sandstone (Igneous) Safeguarding Area - SP17, MW1 Clay Safeguarding Area - SP17, MW1 Limestone Safeguarding Area - SP17, MW1 Coal (Primary Resource) Safeguarding Area - SP17, MW1 Coal (Secondary Resource) Safeguarding Area - SP17, MW1 Minerals Buffer Zone - SP17, MW2 Hafod Waste Buffer Area – MW5 Mineral Railhead Safeguard - SP17, MW3 Local Search Area - Solar Energy Development - DM1 Local Search Area - Wind Energy Development - DM1 TAN15 Flood Zone (C1) - DM1 TAN15 Flood Zone (C2) - DM1 Coal and Development (High Risk) - DM1	

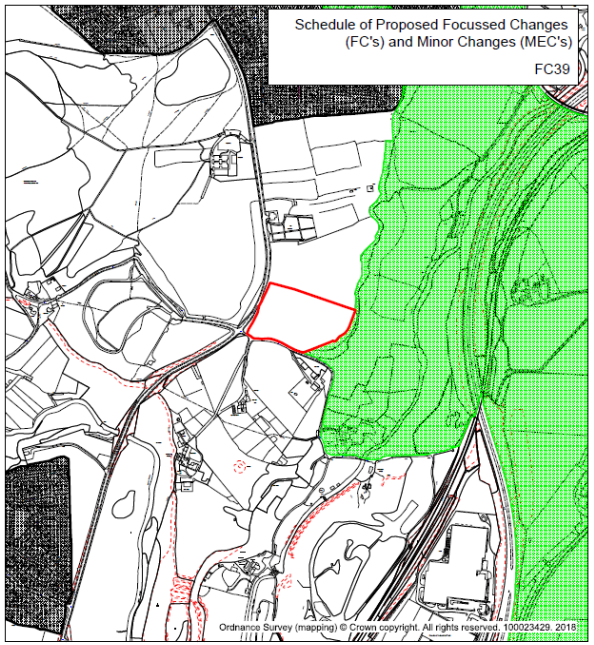
Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
FC35	Proposal Map 3	Cartographic error	*Amend green wedge boundary around Pendwll Road, Moss.* 	LDP2589

Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
FC36	Proposal Map - Marchwiel	Revise Marchwiel Settlement Boundary – BP09 Settlement Boundary identifies a change to the settlement boundary that was accidentally omitted from the Proposals Maps (see page 53 for a larger image).	Revise Marchwiel settlement boundary	Officer Suggestion

Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			 **Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)** **Site Ref:** **Type:** DLDP **Site Address:** Land off Bangor Road, Marchwiel **Proposed Use:** **Consultee ID:** **Rep No:** *Date:Sept 2018 Scale: 2500* **Community:** Marchwiel **Ward:** Marchwiel **OS No:** SJ3547 Proposed LDP2 Settlement Boundary Include in Sett Boundary	

Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
FC37	Map - Brymbo	Identify Allocation Boundary for Policy H4 & Gypsy and Traveller site (see page 54 for a larger image)	*Brymbo allocation boundary*  **Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)** **Site Ref:** **Community:** Brymbo **Type:** DLDP **Ward:** Brymbo **Site Address:** Land off Coed Y Felin Road, Brymbo, Site 035 **OS No:** SJ2954 **Proposed Use:** **Consultee ID:** **Rep No:** Proposed LDP2 Settlement Boundary Policy H4 Allocation *Date:Sept 2018 Scale: 2500*	
FC38	Map - Hanmer	Identify Allocation Boundary for Policy H4 & Gypsy and Traveller	*Hanmer site boundary*	

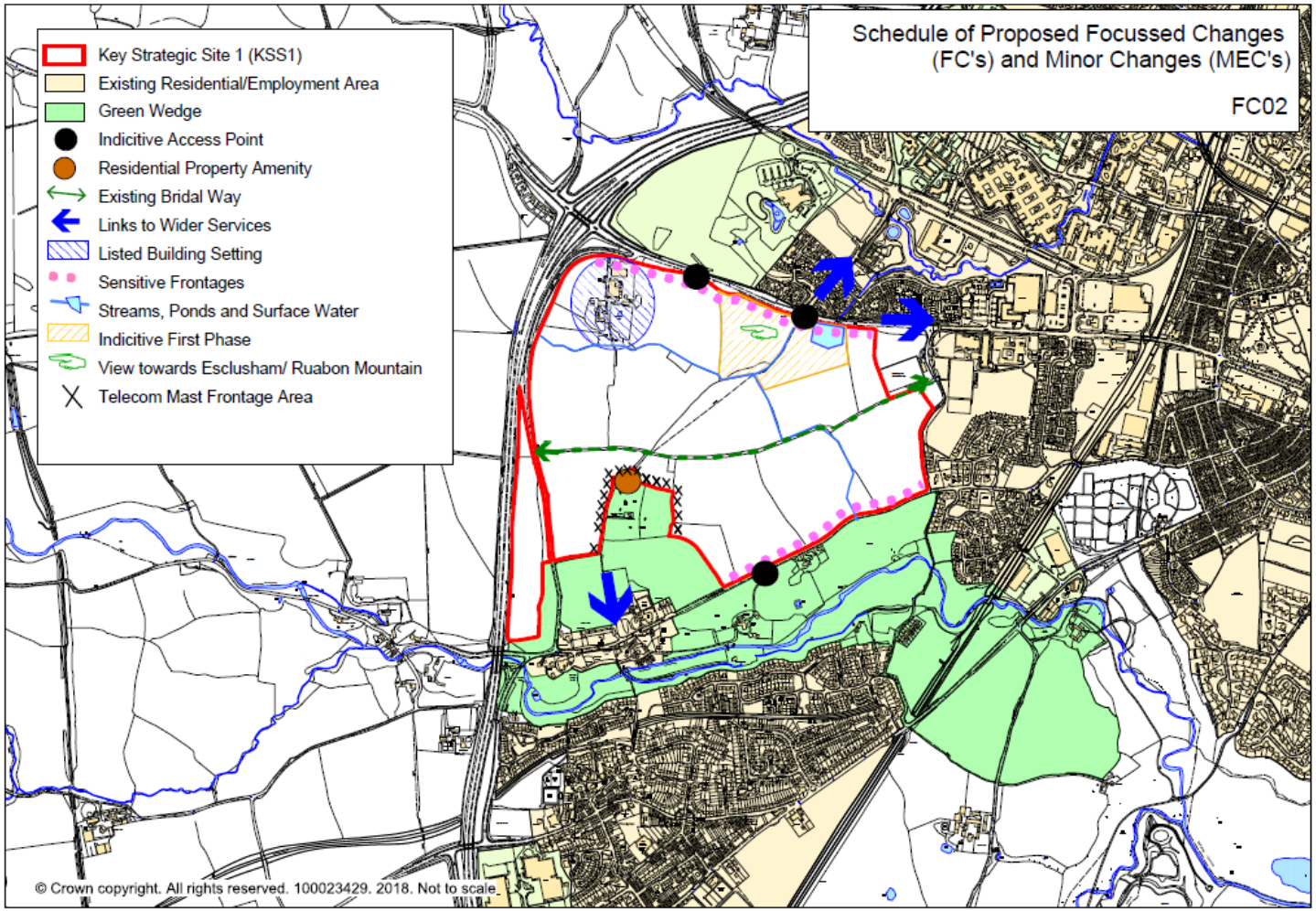
Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
		site (see page 55 for a larger image)		
FC39	Map - Llay	Identify Allocation Boundary for Policy H4 & Gypsy and Traveller site (see page 56 for a larger image)	*Llay site Boundary*	

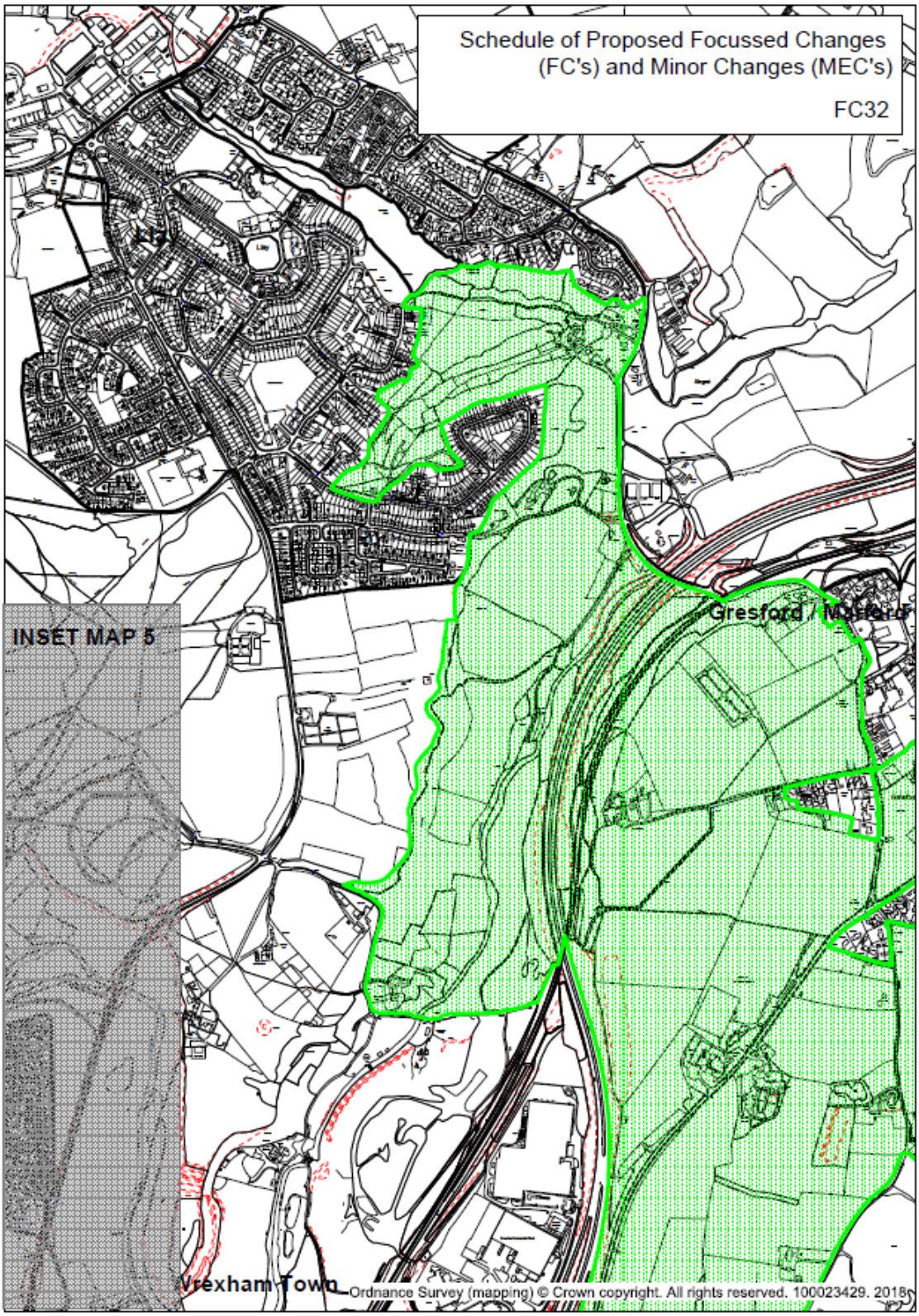
Proposals Maps Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/Justification**	**Proposed Focussed Change**	**Rep No**
			 **Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)** **Site Ref:** **Type:** DLDP **Site Address:** Land off Llay New Road. Site 320 **Proposed Use:** **Consultee ID:** **Rep No:** *Date:Sept 2018 Scale: 8000* **Community:** Llay **Ward:** Llay **OS No:** SJ3354 Proposed LDP2 Green Wedge Proposed LDP2 Settlement Boundary Policy H4 Allocation	

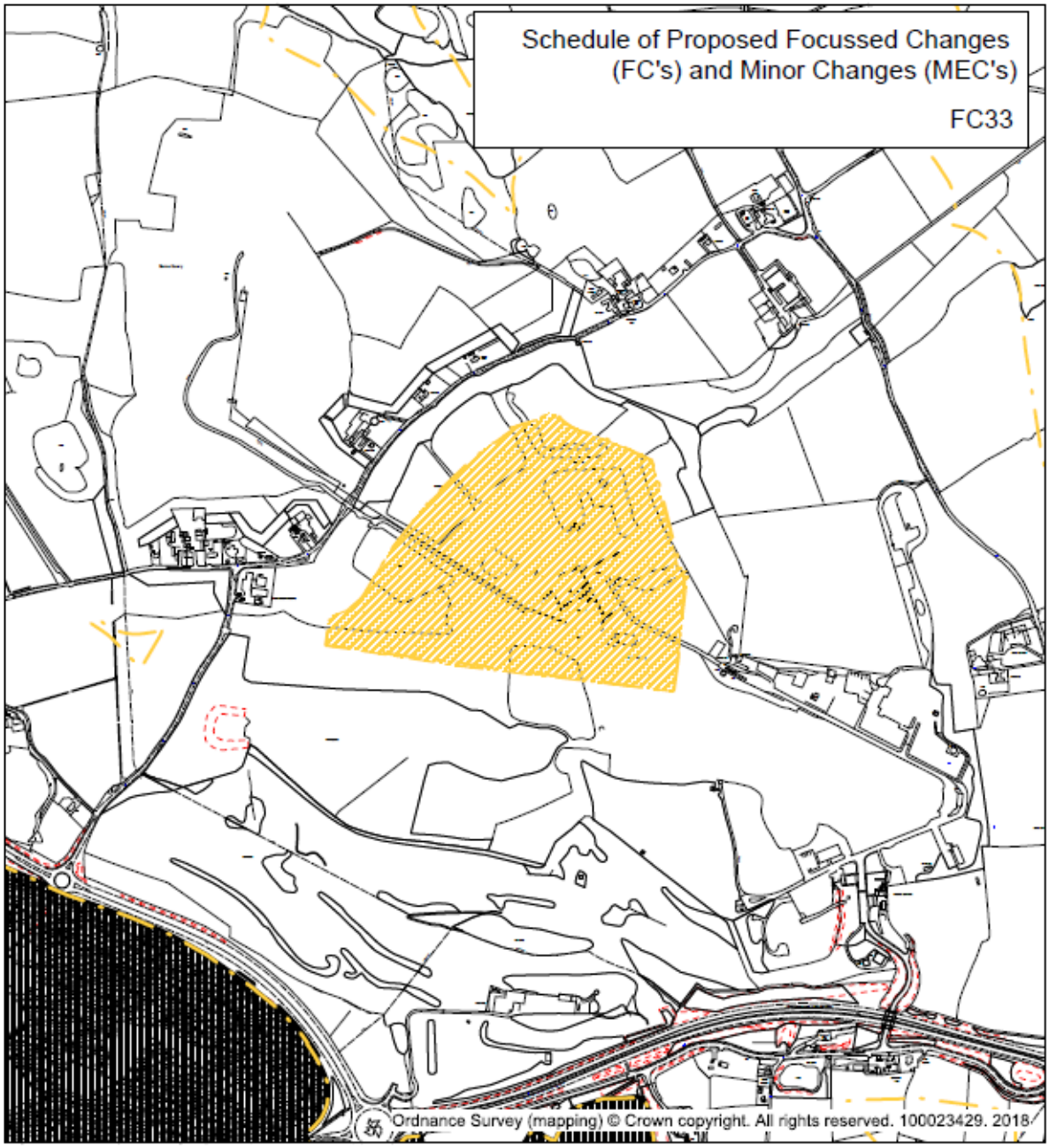
Other Changes				
Focussed Change No	**Policy/Para/ Plan Reference/Page**	**Reason/ Justification**	**Proposed Focussed Change**	**Rep No**
MEC35	Various	Incorrect spelling of Welsh Place Names within the Welsh Version of the LDP	*Replace English place names with Welsh place name in the Welsh plan version;* Penley change to Llannerch Banna – pg34; Bangor change to Bangor is-y-coed – pg24, pg34, policy CF3, pg148; Y Mwnglawdd - Mwynglawdd pg34; policy SP7, policy WL1, pg149, Tallarn Green – Talwrn Green – pg35	LDP3246
MEC36	Policy SP2, Table 2, page 41	A formatting error omitted a number of settlements and housing/employment components from the table.	Tier 5: Hamlets • Bettisfield • Burton • Gwynfryn • Halton • Horsemans Green • New Brighton • Sydallt • Tregeiriog • Worthenbury • Cross Lanes • Dolywern / Llwynmawr • Garth • Llanarmon Housing: • Affordable Housing Rural Exception sites, and • Limited housing development in the open countryside in line with national planning policy (infill, conversions, rural enterprise dwellings) • Sites with planning permission as of 1st April 2017 Employment: Smaller scale employment uses in small settlements / open countryside (policy EM4 and EM5)	Officer Change

				• DC Tallarn Green		

Appendix 1 – Large Format Plans

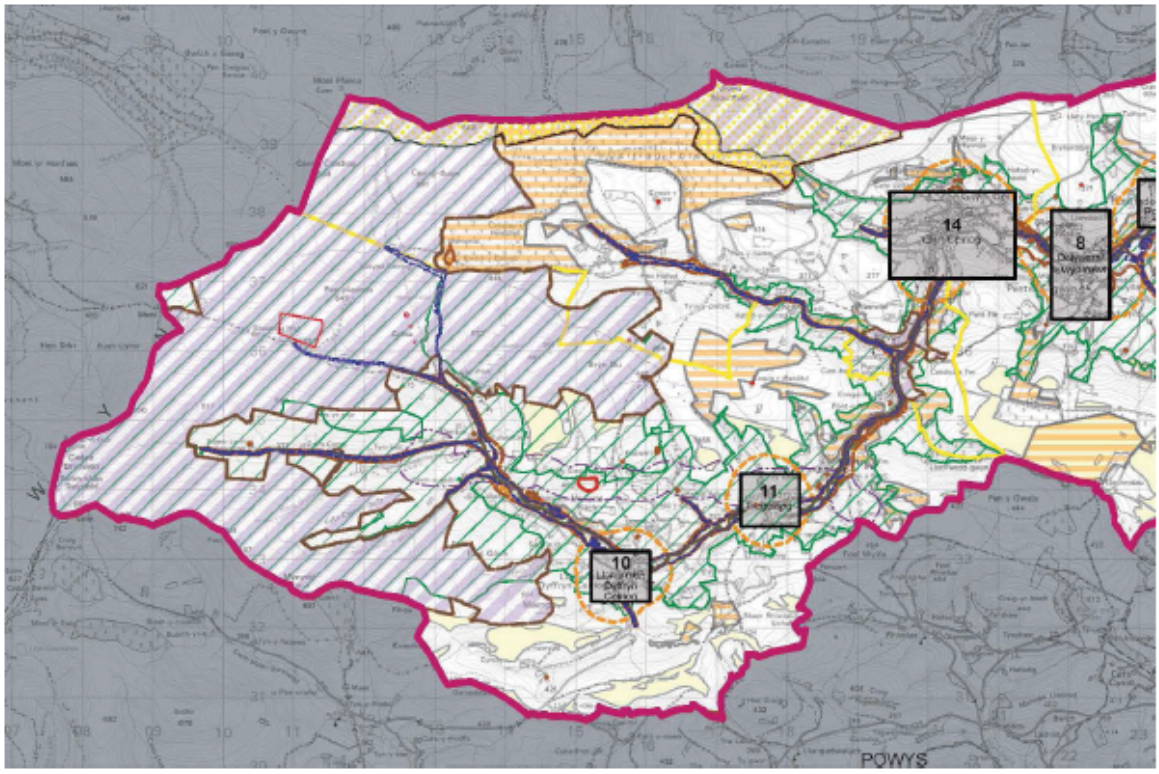



Schedule of Proposed Focussed Changes
(FC's) and Minor Changes (MEC's)
FC32
INSET MAP 5
Llay
Gresford / Marford
Wrexham Town
Ordnance Survey (mapping) © Crown copyright. All rights reserved. 100023429. 2018

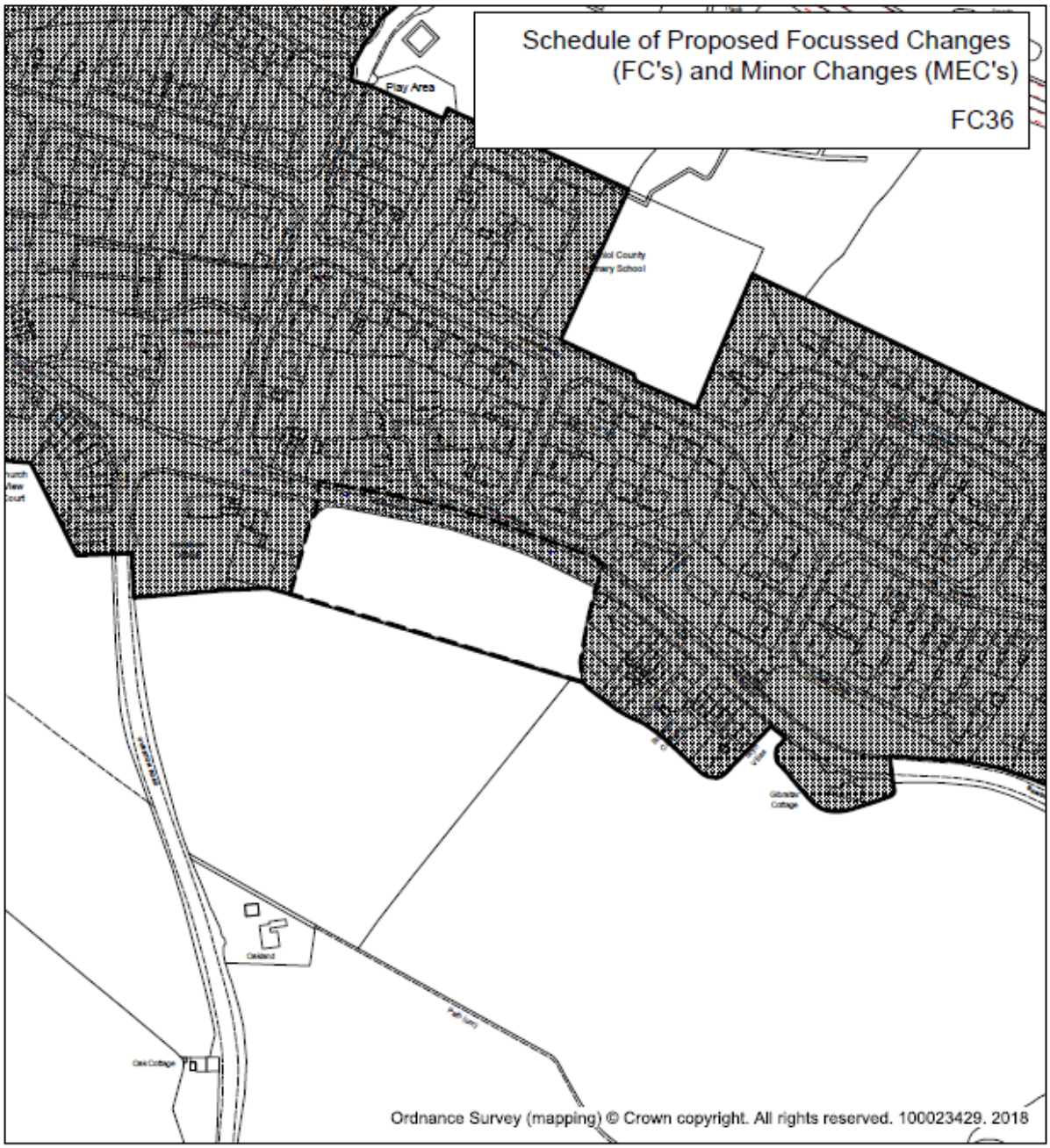


Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)

Site Ref:		**Community:**	**Gresford / Holt**
Type:	**DLDP**	**Ward:**	**Gresford East & West / Holt**
Site Address:	**Borras Quarry**	**OS No:**	**SJ3051**
Proposed Use:			Proposed LDP2 Sand and Gravel
Consultee ID:	**1002007**		Include in Sand and Gravel
Rep No:	**LDP3816**		
Date:Sept 2018	*Scale: 3500*		

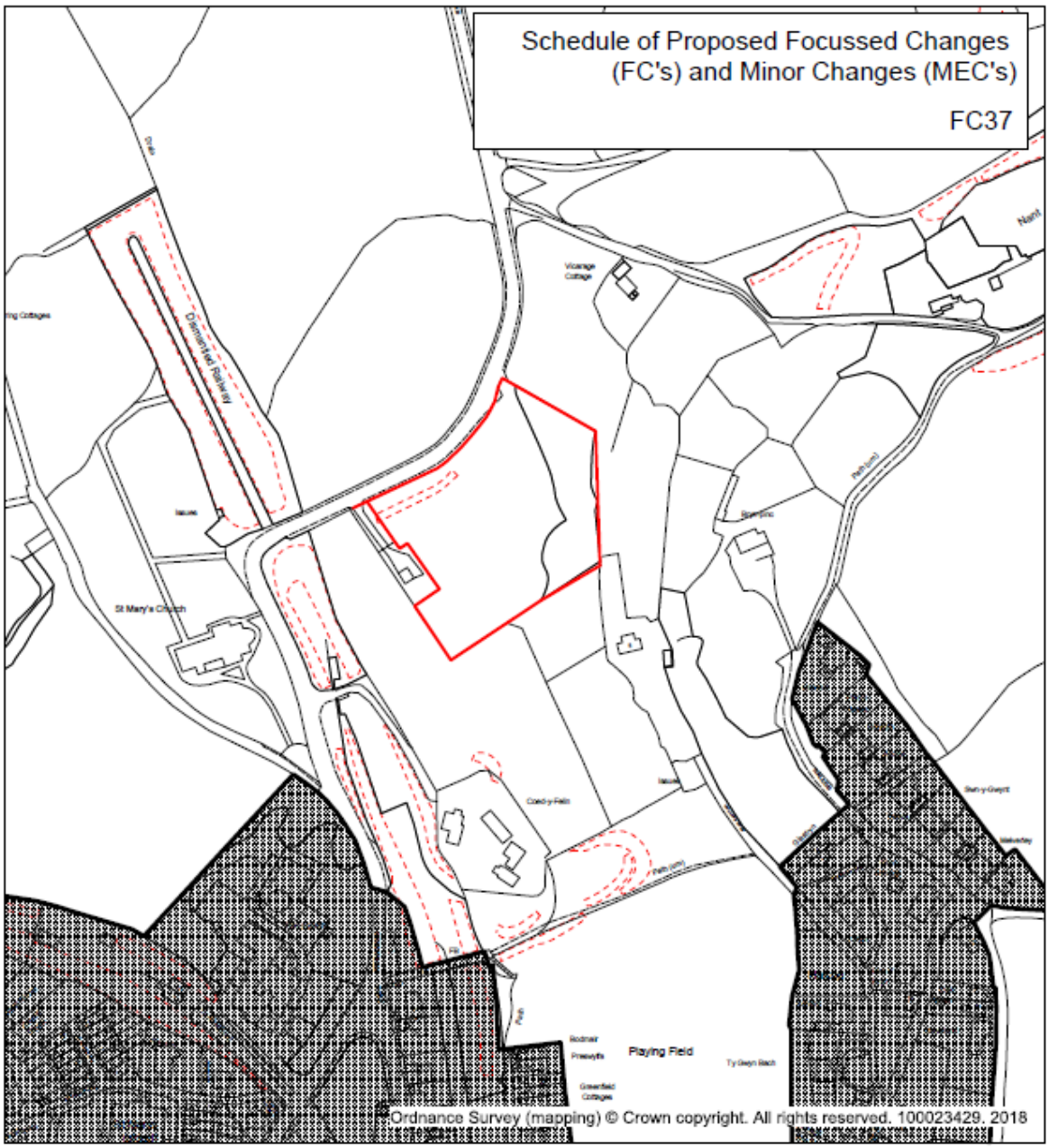


- County Boundary / Ffin y Sir
- Settlement Limit - SP2
- Employment Area - SP2, SP9, SP10, EM1
- Employment Key Strategic Site 3 (KSS3) - SP11
- Pentre Maelor and KSS3 Residential Buffer - EM6
- Housing - SP3, SP3, SP4, SP5, H1
- Gypsy and Traveller Site - H4
- Wrexham Town Centre - R1
- Primary Shopping Streets - R3
- Wrexham Town Centre Masterplan Area - R2
- District, Local, Village or Neighbourhood Centre - R1, R4
- Wrexham General Transport Hub - T4
- Strategic Transport Improvement - T6
- World Heritage Site - SP16, BE1
- World Heritage Site Buffer - SP16, BE1
- Local Designated Sites of Nature Conservation and Geological Importance - NE2
- Special Area of Conservation (SAC) /Special Protection Area (SPA) - SP16, NE1
- Ramsar Site - SP16, NE1
- Site of Special Scientific Interest (SSSI) - SP16, NE1
- Local Nature Reserve - NE2
- Scheduled Ancient Monument (SAM) - SP16
- Registered Historic Park and Garden - SP16
- Registered Historic Landscape - SP16
- Trevor Basin Masterplan Area - R2
- Conservation Area / Ardal Cadwraeth - SP16
- Article 4(2) Direction - SP16
- Welsh Language Sensitive Area - WL1
- Area of Outstanding Natural Beauty (AONB) - NE4
- Green Wedge - SP7
- Special Landscape Area - SP15, NE5
- Sub Regional Sports Facility - CF3
- Non Energy Mineral Extraction Exclusion Area - SP17, MW3
- Energy Mineral Extraction Exclusion Area - SP17, MW3
- Sand and Gravel Safeguarding Area - SP17, MW1
- Sandstone (Igneous) Safeguarding Area - SP17, MW1
- Clay Safeguarding Area - SP17, MW1
- Limestone Safeguarding Area - SP17, MW1
- Coal (Primary Resource) Safeguarding Area - SP17, MW1
- Coal (Secondary Resource) Safeguarding Area - SP17, MW1
- Minerals Buffer Zone - SP17, MW2
- Hafod Waste Buffer Area – MW5
- Mineral Railhead Safeguard - SP17, MW3
- Local Search Area - Solar Energy Development - DM1
- Local Search Area - Wind Energy Development - DM1
- TAN15 Flood Zone (C1) - DM1
- TAN15 Flood Zone (C2) - DM1
- Coal and Development (High Risk) - DM1



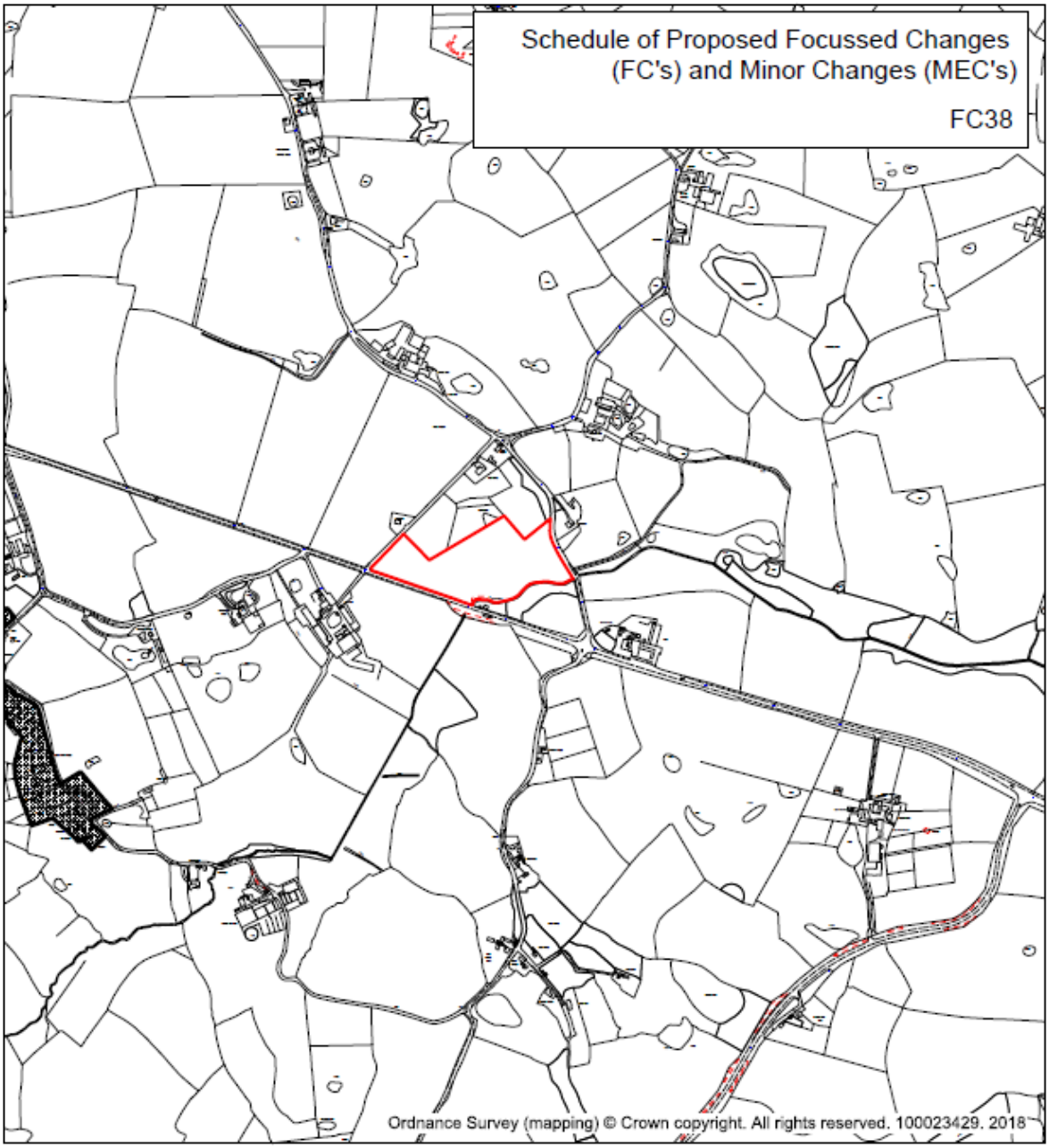
Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)

Site Ref:		**Community:**	**Marchwiel**
Type:	**DLDP**	**Ward:**	**Marchwiel**
Site Address:	**Land off Bangor Road, Marchwiel**	**OS No:**	**SJ3547**
Proposed Use:			
Consultee ID:		Proposed LDP2 Settlement Boundary	
Rep No:		Include in Sett Boundary	
Date:Sept 2018	*Scale: 2500*		



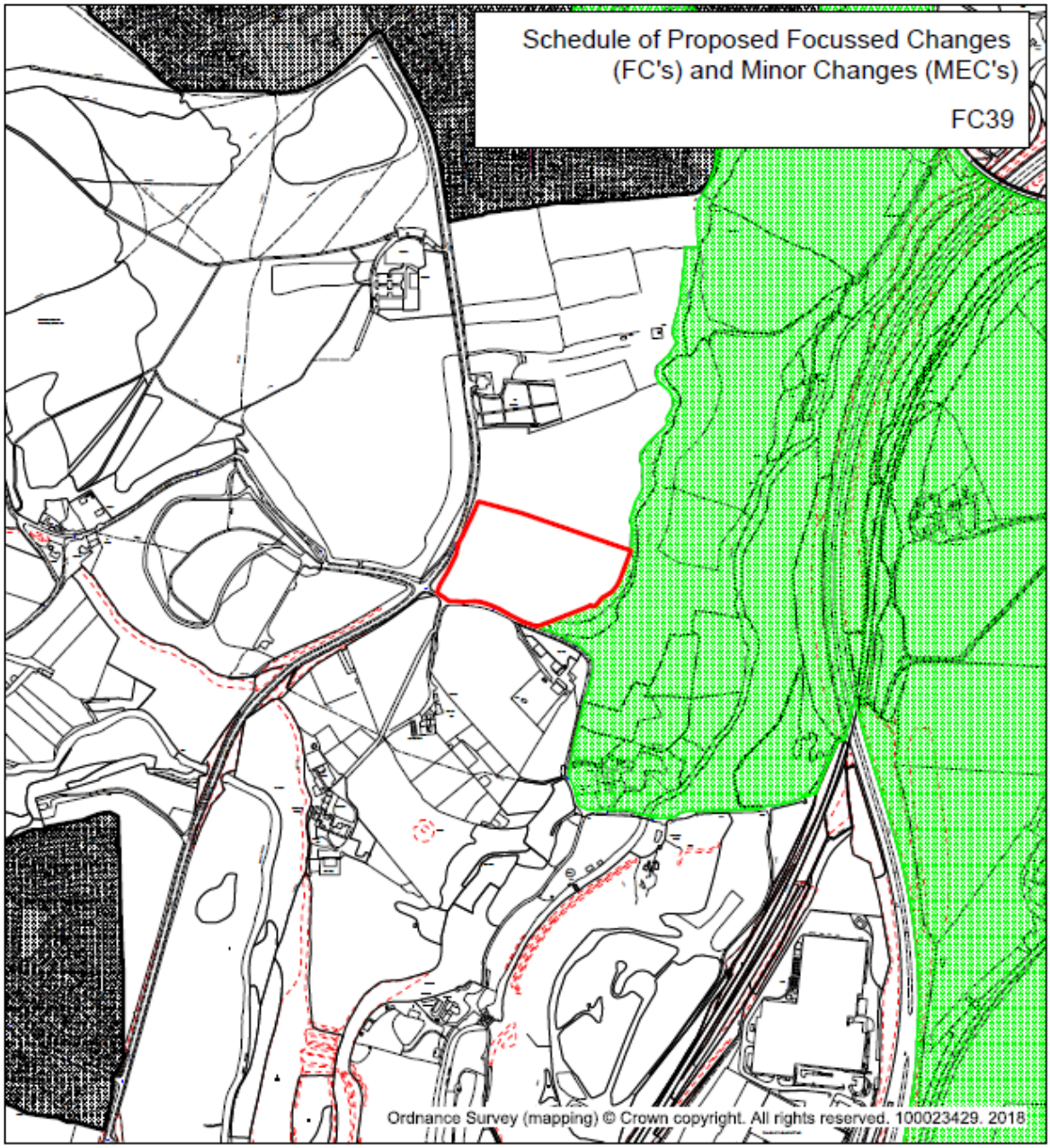
Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)

Site Ref:		**Community:**	**Brymbo**
Type:	**DLDP**	**Ward:**	**Brymbo**
Site Address:	**Land off Coed Y Felin Road, Brymbo, Site 035**	**OS No:**	**SJ2954**
Proposed Use:			
Consultee ID:		Proposed LDP2 Settlement Boundary	
Rep No:		Policy H4 Allocation	
Date:Sept 2018	*Scale: 2500*		



Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)

Site Ref:		**Community:**	**Willington/Worthenbury**
Type:	**DLDP**	**Ward:**	**Bronington**
Site Address:	**Land off A525 Hanmer. Site 351**	**OS No:**	**SJ4541**
Proposed Use:			
Consultee ID:		Proposed LDP2 Settlement Boundary	
Rep No:		Policy H4 Allocation	
Date:Sept 2018	*Scale: 5000*		



Schedule of Proposed Focussed Changes (FC's) and Minor Changes (MEC's)

Site Ref:		**Community:**	Llay
Type:	DLDP	**Ward:**	Llay
Site Address:	Land off Llay New Road. Site 320	**OS No:**	SJ3354
Proposed Use:		Proposed LDP2 Green Wedge	
Consultee ID:		Proposed LDP2 Settlement Boundary	
Rep No:		Policy H4 Allocation	
Date:Sept 2018	*Scale: 8000*		

V17-12-18