



Appendix 8
Extract from
LDP(2)
*Preferred
Strategy* -
Policy SP8
(Location of
Development)

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Wrexham Local Development Plan 2013 - 2028

Preferred Strategy



FEBRUARY 2016

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



6.7 A Wrexham of Cohesive Communities

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

Location of New Development

Ensuring the right level of growth, in the right locations is key to the delivery of sustainable development within the County Borough. The creation of attractive, viable, safe and well-connected communities is essential to ensuring that people feel a sense of belonging to their environment; be it in an urban or rural location.

An understanding of the nature of existing communities within the County Borough helps provide a basis for setting out the location of future development and any interventions required to help communities prosper. Based on sustainability principles⁽¹⁴⁷⁾ the settlement hierarchy identifies a framework for the location of new development based on an understanding of each settlements existing facilities and their capacity, infrastructure, employment opportunity, planning constraints, viability and opportunities for new development which has been informed by the sites assessment process⁽¹⁴⁸⁾.

Many of the detailed considerations for creating attractive, safe, viable and connected communities relates to the principles of high quality and sustainable design which is covered under the topic 'a Wrexham of Vibrant Culture and Thriving Welsh Language' below.

147 Chapter 4, Planning Policy Wales Section 4.4(Edition 8, January 2016)

<http://gov.wales/docs/desh/publications/140731chapter-4-en.pdf>

148 Background Paper 2: Settlement Hierarchy and Development Potential (February 2016), Sites Register (February 2016) and Background Paper 5: Site Assessment Methodology (February 2016) – <http://wrexhamldp.wrexham.gov.uk>

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Location of New Development

Over the Plan period, development within the County Borough is directed to the following locations in order of priority in accordance with the sustainable Settlement Hierarchy:

1. Within the **Primary Key Settlement of Wrexham Town (Tier 1) and Wrexham Industrial Estate**. Key Strategic greenfield Site allocations for mixed use housing and community facilities along with other non strategic housing allocations are directed to Wrexham Town. An area of search for a new employment allocation of between 20-30 ha is also identified on Wrexham Industrial Estate;
2. Within the **Key Settlements (Tier 2)** of Acrefair / Cefn Mawr, Chirk, Coedopeth, Gresford / Marford, Gwersyllt and Rhosllanerchrugog ⁽¹⁴⁹⁾;
3. Within the **Local Service Centres (Tier 3)** of Bangor, Broughton, Brymbo, Glyn Ceiriog, Holt, Llay, Overton, Penley, Penycae, Rhostyllen, Rossett and Ruabon, and
4. **The Villages (Tier 4)** of Bradley, Bronington, Marchwiel, Rhosrobin and Southsea,

Development in the remaining Tier 4 settlements of: Bersham, Bwlchgwyn, Crosslanes, Dolywern / Llwynmawr, Froncysyllte, Garth, Hanmer, Llanarmon DC, Minera, Pentre Bychan, Pentre, Pontfadog, Tallarn Green, Tanyfron, Trevor; and the Tier 5 hamlets of: Bettisfield, Burton, Gwynfryn, Halton, Horesemans Green, New Brighton, Syddallt, Tregeiriog and Worthenbury will be limited to small scale infill and windfall development including proposals for affordable housing rural exception sites.

Background paper 2: Settlement Hierarchy and Development Potential (February 2016)⁽¹⁵⁰⁾ sets out the approach taken to identify the settlements included within the tiers of this policy. Based on sustainability principles and the need for development plans to secure sustainable settlement patterns⁽¹⁵¹⁾ which meet the needs of the economy, environment and health, this policy directs development to the most sustainable locations within the County Borough.

Directing the majority of new development within and on the edge of Wrexham Town and the Wrexham Industrial Estate will enable maximum use of existing infrastructure and services and allow homes, jobs and other facilities to be located in close proximity to each other. This will enable people to use active travel opportunities, reducing the need to travel by car and support existing public transport modes.

Further, non-strategic development is directed to lower tier settlements identified in Tier 2 and 3. In addition, some settlements in Tier 4 which are located in close proximity to Wrexham Town and which benefit from relatively good accessibility by public transport are also capable of potentially accommodating some new growth.

149 Development in Rhosllanerchrugog is subject to the Deposit LDP being able to identify, and agree with NRW, an approach to managing growth which would address conservation concerns in respect of the Johnstown Newt SAC to development

150 Background Paper 2: Settlement Hierarchy and Distribution Development Potential (February 2016) – <http://wrexhamldp.wrexham.gov.uk>

151 Paragraph 4.7.2-4.7.8, Chapter 4, Planning Policy Wales (Edition 8, January 2016) <http://gov.wales/docs/desh/publications/140731chapter-4-en.pdf>

In the more rural areas of the County (remaining tiers 4 and 5), development is limited to small scale infill and windfall development including proposals for affordable housing rural exceptions. The Deposit Plan will provide detailed policy wordings for these types of development.

The table (table 3) below provides a summary of the approximate potential levels of remaining allocations which the Plan needs to provide by settlement hierarchy tier only. Generally, sites which are capable of delivering 10 units or more will be allocated in the Deposit Plan, anything smaller which is potentially suitable for development will be classed as windfall development. The table below does not include potential windfall development neither does it capture the amount of development that has already taken place or that which has been granted planning permission and may be under construction within the first 2 years of the plan period (2013 – 2015). Information in relation to how development could potentially be delivered, along with an indication of what this may look like in the Deposit Plan is also included.

All development located outside of any defined settlement limit is classed as development in the open countryside and will be strictly controlled and limited to essential development required for farm or forestry workers, small scale infill, rural conversions and affordable housing rural exception sites. Consideration will be given in the Deposit Plan to the removal of settlement limits in the lower tier (4 and 5) settlements.

Settlement Hierarchy Tier	Settlement(s)	Approximate potential housing (rounded to nearest 10) and employment allocations	How development could potentially be delivered in each tier	What this <u>may</u> look like in the Deposit Plan?
Tier 1 – Primary Key Settlement	- Wrexham Town - Wrexham Industrial Estate	3770 in Wrexham Town only – no housing proposed on Wrexham Industrial Estate 20 -30 ha extension for employment purposes on Wrexham Industrial Estate	<u>Housing:</u> - Brownfield allocations; - Greenfield KSS mixed use housing and community facilities allocations; and - Windfall sites; <u>Employment:</u> - Protection of Wrexham Industrial Estate as the Strategic Employment site in the County Borough; Allocation of new Key Strategic Employment Area (20 -30 ha) on land identified within the Area of Search for an extension to Wrexham Industrial Estate (policy SP9)	<u>Housing:</u> - Sites capable of accommodating 10 or more units to be allocated and shown on the proposals map; - Extent of KSS allocations to be allocated and defined on proposals map with the settlement boundary of Wrexham Town amended to include the KSS's; - Small site less than 10 to contribute to overall housing requirement via windfall development – policy relating to windfall development required in deposit plan; <u>Employment:</u> - Policy protecting strategic status of Wrexham Industrial Estate; - Employment KSS to be allocated and defined on proposals map;
Tier 2 - Key Settlements	- Acrefair / Cefn Mawr - Chirk - Coedpoeth - Gresford / Marford - Gwersyllt - Rhosllanerchrugog	930	<u>Housing:</u> - Brownfield allocations; - Greenfield allocations; and - Windfall sites; <u>Employment:</u>	<u>Housing:</u> - Settlement limits may change in the Deposit Plan to include allocations (sites that can deliver 10 or more units) for new housing development in some of these areas; - Small site less than 10 to contribute to overall housing requirement via windfall

Settlement Hierarchy Tier	Settlement(s)	Approximate potential housing (rounded to nearest 10) and employment allocations	How development could potentially be delivered in each tier	What this <u>may</u> look like in the Deposit Plan?
			Protection of existing employment areas where appropriate;	development – policy relating to windfall development required in deposit plan; Regeneration policy required in relation to the former Flexsys / Monsanto site in Cefn Mawr; <u>Employment:</u> Policy protecting existing employment areas where appropriate with such areas defined on the proposals map.
Tier 3 – Local Service Centre	- Bangor - Broughton - Brymbo - Glyn Ceiriog - Holt - Llay - Overton - Penley - Penycae - Rhostyllen - Rossett - Ruabon	1230	<u>Housing:</u> - Brownfield allocations; - Greenfield allocations; and - Windfall sites; <u>Employment:</u> Protection of existing employment areas where appropriate	<u>Housing:</u> - Settlement limits may change in the Deposit Plan to include allocations (sites that can deliver 10 or more units) for new housing development in some of these areas; - Small sites less than 10 to contribute to overall housing requirement via windfall development – policy relating to windfall development required in deposit plan; <u>Employment:</u> Policy protecting existing employment areas where appropriate with such areas defined on the proposals map

Settlement Hierarchy Tier	Settlement(s)	Approximate potential housing (rounded to nearest 10) and employment allocations	How development could potentially be delivered in each tier	What this <u>may</u> look like in the Deposit Plan?
Tier 4 – Minor Village	- Bersham - Bradley* - Bronington* - Bwlchgwyn - Crosslanes - DolwennLlynmawr - Froncysyllte - Garth - Anmer - Llanarmon DC - Marchwiel* - Minera - Pentre Bychan - Pentre - Pontfadog - Rhosrobin* - Southsea* - Tallarn Green - Tanyfron - Trevor	820 (152)	<u>Housing:</u> - Brownfield allocations; - Greenfield allocations; - Small scale windfall sites including infill; and - Affordable Housing Rural Exception sites <u>Employment:</u> Protection of existing employment areas where appropriate;	<u>Housing:</u> - Settlement limits may change in the Deposit Plan in those areas marked with an * to include allocations (sites that can deliver 10 or more units) for new housing development; - Small sites less than 10 in all the settlements in this tier could contribute to overall housing requirement via windfall, including small scale infill development – policy relating to windfall development required in deposit plan; - Affordable housing rural exceptions policy to cover minor villages in those settlements not marked with *; - Consideration may also be given to the removal of settlement limits for those settlements not covered by * <u>Employment:</u> Policy protecting existing employment areas where appropriate with such areas defined on the proposals map

152 Potential from tier 4 settlements that comply with the Preferred Strategy only (see Chapter 5 and SA: Initial Sustainability Report, Preferred Strategy 2015)

Integration with LDP Objectives, Evidence base and other topic / criteria based policies required in the Deposit Plan including SPG's:

LDP Objectives	SO1, SO2, SO3, SO4, SO4, SO5, SO6, SO7, SO8, SO9, SO12
Evidence Base	• Background Paper 2: Settlement Hierarchy and Development Potential (February 2016); • Candidate Site Register (February 2016); • Background Paper 3: Key Strategic Sites (February 2016); • Background Paper 5: Site Assessment Methodology (February 2016); • Initial Sustainability Appraisal Report, Preferred Strategy (2015)
Topic / criteria based policies in the deposit Plan including any potential supporting SPG's	• Non-strategic housing allocations in tiers 1, 2, 3, and 4; • Windfall development including small scale infill proposals; • Former Flexsys / Monsanto Site, regeneration policy; • Housing in the Countryside (infill, barn conversions, replacement dwellings and rural enterprise dwellings – TAN6); • Affordable Housing Rural Exceptions; • SPG: Affordable Housing; • SPG: Development in the open countryside; • Protection of any new or existing employment areas; • Key Strategic Site: Employment • SPG Development within the proximity to the Johnstown Newt SAC

Question 16

Policy SP8

Do you agree with policy SP8?