



Appendix 18 Extracts from Site Register

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Site Register

February 2016



Wrexham County Borough Council Local Development Plan (2013 – 2028) Preferred Strategy

Site Register

The Local Development Plan (LDP) sets out policies and land use allocations that meet the future development needs of Wrexham County Borough over the plan period and provides a framework for protecting important aspects of Wrexham's environment. A key element of the evidence base for the LDP is the site register. It provides an opportunity at an early stage of LDP preparation to seek out potential sites that might contribute to future development needs.

The site register identifies all the sites that have been submitted by interested parties for consideration (during the call for sites process between November 2012 and February 2013). It also includes sites identified within the Wrexham County Borough Urban Capacity Site Study (update 2015); and additional sites suggested by Officers identified as potentially suitable for development.

This register provides a short summary identifying whether a site complies with the strategic approach to accommodating growth set out within the LDP Preferred Strategy¹. It also sets out briefly how you can make comments on any of the sites included in the register, along with how to submit any alternative sites for consideration during the rest of the LDP process (see below).

The register includes sites identified for a number of possible uses which include employment, residential, mixed use, leisure and recreation.

Please note that by listing a site on this register that it does not represent a commitment on the part of the Council to take sites forward for inclusion in the LDP. It is however likely that some sites contained on the register may be put forward for allocation at the next stage of plan preparation, the Deposit Plan stage. Ultimately the decision to include a site in the LDP or not remains with an independent Planning Inspector following the Examination in Public.

How this document is organised

The register is arranged in alphabetical order in relation to settlements within the County Borough, with the individual site references also clearly detailed. In addition, each submitted site has its own summary page which identifies the site, includes basic site details and provides a short comment on whether the site complies with the strategic approach to growth set out within the Preferred Strategy.

The site references attached to each site is as follows:

- CS – Candidate Sites: Sites received during the call for sites process (shown as purple hatching);
- UCS – Urban Capacity Sites: Sites within existing settlement limits that have been identified during the Wrexham County Borough Urban Capacity Site (UCS) Study (update 2015) as suitable for residential use and comprise previously used, vacant or underused land and buildings (shown as brown hatching). The UCS study updates that originally undertaken in

¹ Para 6.4.2.24, Pg 78, Local Development Plan Manual Edition 2 (August 2015)
<http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf>

2007, further explanation on which can be found in the Council's LDP web pages (www.wrexham.gov.uk/ldp);

- OS – Officer Sites: Sites identified by Officers within the Council as potentially suitable for future development (shown as blue hatching).

It should be noted that:

- All information on existing and proposed use and site size is as stated in the original submissions;
- The site reference number is the number given to each individual submission on receipt in the department and does not infer any numerical preference or suitability of the site for inclusion within the LDP;
- All maps included are crown copyright of the Ordnance Survey (Mapping). All rights reserved. 100023429. 2015.

Making comments on sites in the register

Representations on any of the sites included within the register should be submitted via the LDP Consultation Portal which can be accessed via the link below:

http://www.wrexham.gov.uk/english/planning_portal/plan_policy/local_development_plan_new.htm

To submit comments on the Site Register you will need to register on the Consultation Portal. This can be done by selecting the link above and following the guidance on how to register and how to view and submit comments.

Representations made on sites included within the register should take account of material planning considerations such as:

- Compliance with the Preferred Strategy;
- Infrastructure (highways, services, facilities);
- Sustainability;
- Use;
- Environment (Flooding, ecology, biodiversity & trees);
- Character (Landscape, built heritage).

Please note that representations referring to the loss of view or impact on property price is not a material planning consideration and will not be accepted.

Alternatively, representations on sites within the register can be submitted in writing to:

Planning Policy Team,
Wrexham County Borough Council,
16 Lord Street,
Wrexham,
LL11 1LG

Representations received on any sites will be made available to the public on the Council's website as soon as reasonably practical following the Preferred Strategy Consultation².

² Para 6.6.1 Pg 83, Local Development Plan Manual Edition 2 (August 2015)

<http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf>

All representations should be received by 5.00pm on Friday 1st April 2016.

Putting forward an Alternative Site

The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 came into force on 28th August 2015 and removed the alternative sites submission stage from the Local Development Plan process. Subsequently, Alternative Sites can now be submitted during the Preferred Strategy consultation period³.

Alternative Sites must be submitted on the Site Submission Form, a copy of which is included in **Appendix A** of this document. It must **be completed and returned by 5.00pm on Friday 1st April 2016**. All submission forms must be accompanied by a site plan which clearly identifies the site. Guidance on how to complete the form and the how any Alternative Sites submitted will be considered going forward is included in **Appendix B**.

In addition, a copy of the Alternative Site Submission Form and Guidance Note is available to download, complete and submit via the following link:

http://www.wrexham.gov.uk/english/planning_portal/plan_policy/local_development_plan_new.htm

Please note that there is no need to resubmit any sites that are already included in the sites register.

³ The Town and County Planning (Local Development Plan) (Wales) (Amendments) Regulation 15 (August 2015)
<http://www.senedd.assembly.wales/documents/s42820/CLA569%20-The%20Town%20and%20Country%20Planning%20Local%20Development%20Plan%20Wales%20Amendment%20Regulations%202015.pdf>

Wrexham Local Development Plan 2013 – 2028

Candidate Site Register

Site Ref: LL050S

Site Address: Land South of Straight Mile

Settlement: Llay

Community: Llay

Ward: Llay

Size Ha: 5.40

Greenfield: Yes

Brownfield: No

Settlement Hierarchy Tiers: 3

With Planning Permission
as of 1st April 2015: N/A

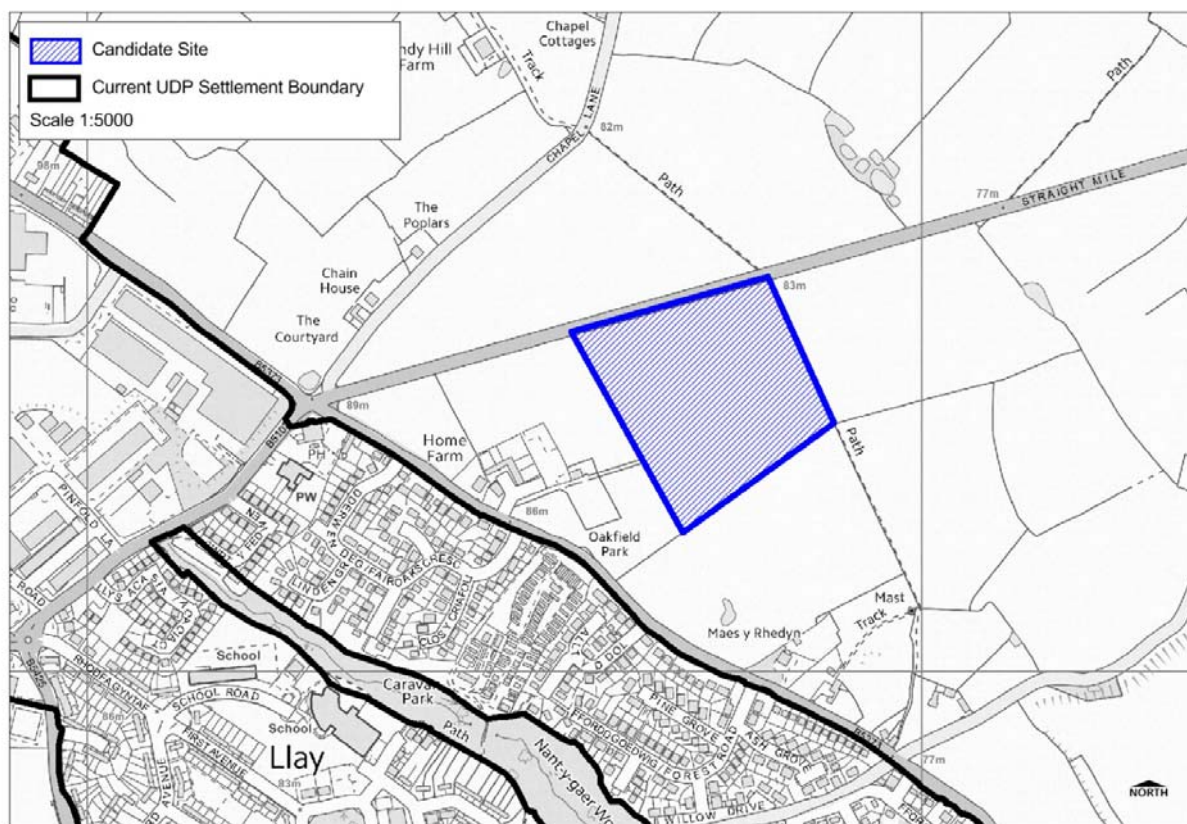
Current Use: Agricultural

Proposed Use: Residential

Small Sites: No

Large Sites: Yes

Comments: The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth demands within the County Borough.



Wrexham Local Development Plan 2013 – 2028

Candidate Site Register

Site Ref: LL010S

Site Address: Llay Road, Llay

Settlement: Llay

Community: Llay

Ward: Llay

Size Ha: 3.70

Greenfield: Yes

Brownfield: No

Settlement Hierarchy Tiers: 3

With Planning Permission
as of 1st April 2015: N/A

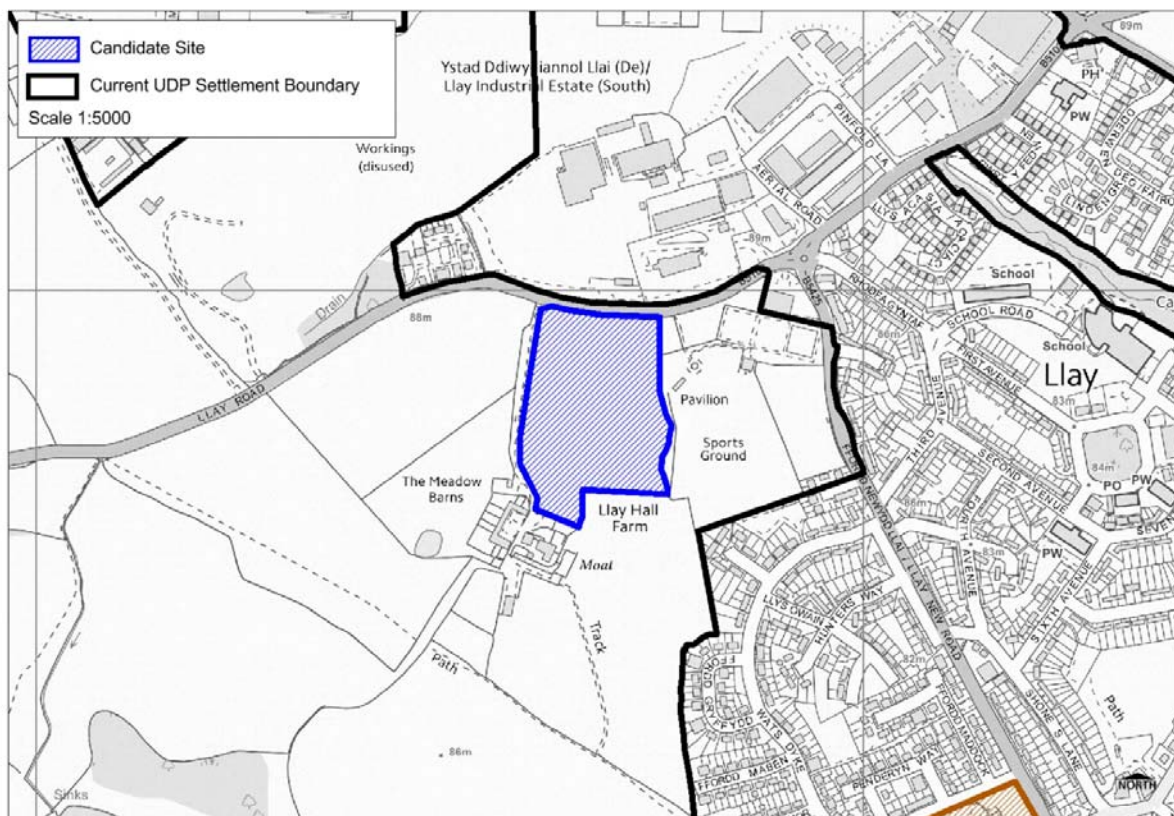
Current Use: Agriculture

Proposed Use: Residential

Small Sites: No

Large Sites: Yes

Comments: The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth demands within the County Borough.



Wrexham Local Development Plan 2013 – 2028

Candidate Site Register

Site Ref: LL020S

Site Address: Adj. to Llay Hall Farm

Settlement: Llay

Community: Llay

Ward: Llay

Size Ha: 6.60

Greenfield: Yes

Brownfield: No

Settlement Hierarchy Tiers: 3

**With Planning Permission
as of 1st April 2015:** N/A

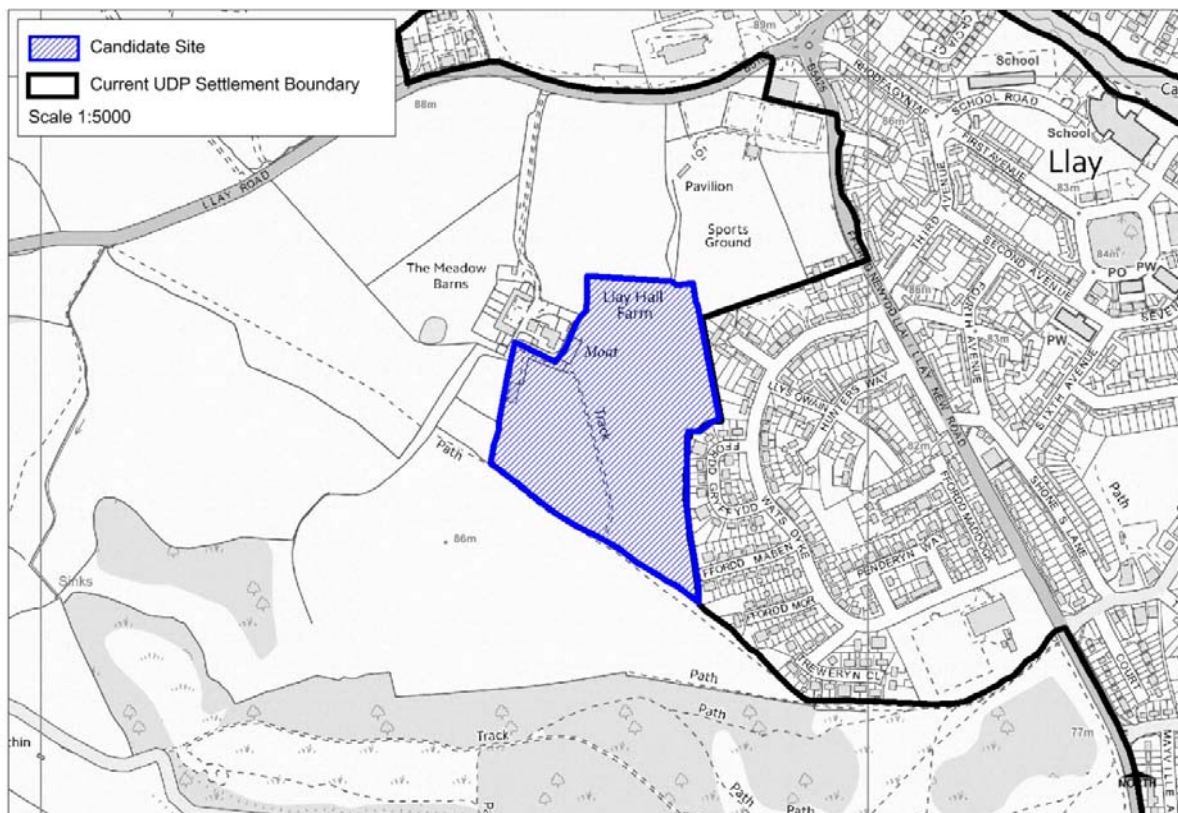
Current Use: Agriculture

Proposed Use: Residential

Small Sites: No

Large Sites: Yes

Comments: The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth demands within the County Borough.



Wrexham Local Development Plan 2013 – 2028

Candidate Site Register

Site Ref: LL030S

Site Address: Land West of Llay Hall Farm

Settlement: Llay

Community: Llay

Ward: Llay

Size Ha: 10.80

Greenfield: Yes

Brownfield: No

Settlement Hierarchy Tiers: 3

**With Planning Permission
as of 1st April 2015:** N/A

Current Use: Agriculture

Proposed Use: Residential

Small Sites: No

Large Sites: Yes

Comments: The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth demands within the County Borough.

