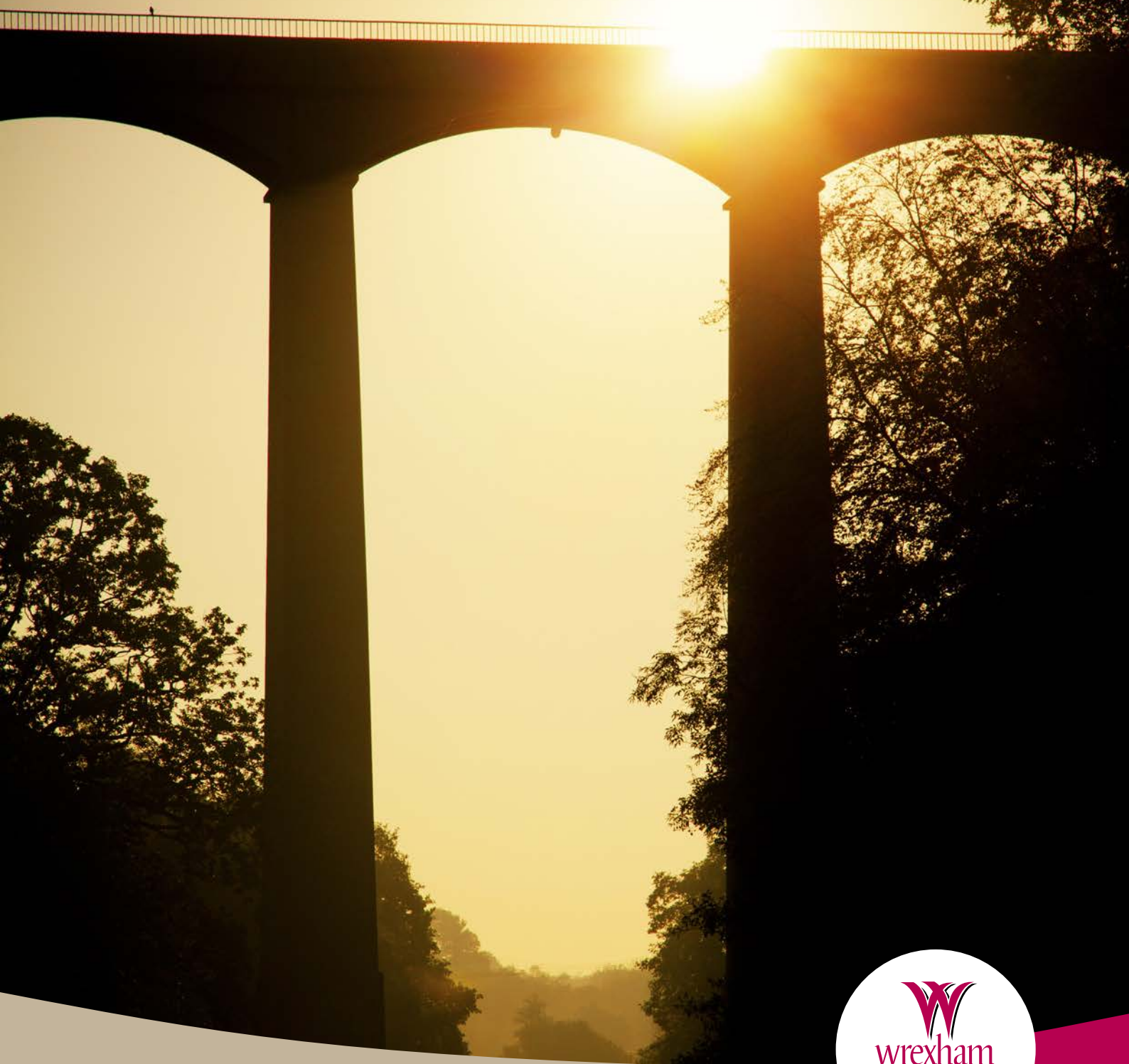

APPENDIX 9: COUNCIL PLAN EXECUTIVE SUMMARY 2017-2018

Council Plan

Executive Summary 2016 - 17



The Council Plan – Executive Summary

Wrexham County Borough Council delivers, and enables the delivery of, services to people who live in, work in and visit the County Borough. The Council Plan is the overarching plan for the Council and defines where we focus our energies and resources, how we will judge our performance and the Council's contribution to the Community Strategy.



Our Vision: **The Council as a strong community leader**

Our Purpose: **To ensure Wrexham and its people are supported to fulfil their potential, prosper and so achieve a high level of well-being**

Our Guiding Approaches

Citizens, Customers and Equality – Being at the centre of everything we do

Elected Members as community leaders being at the heart of decision making

Supporting and encouraging customers and staff to communicate in **Welsh and English**

A long-term approach to resolving and preventing issues to ensure **Sustainability**

Our Values

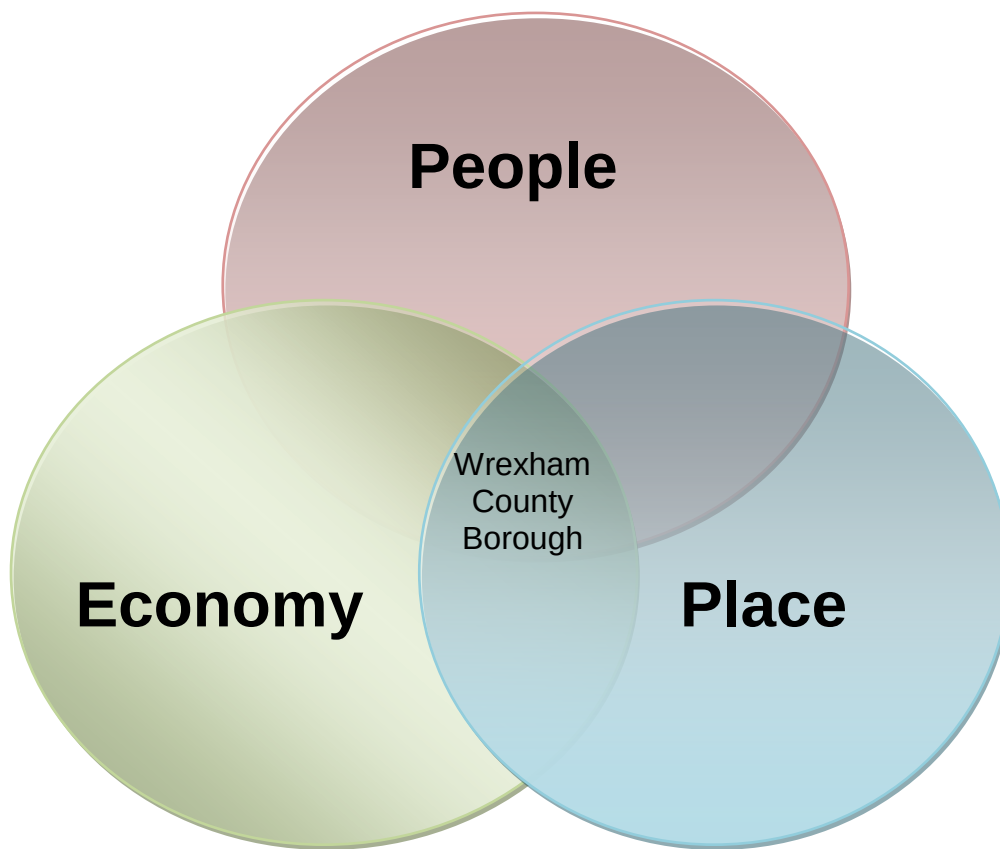
It is important for us to recognise what is driving how we deliver our services and how we behave as an organisation.

We ask our customers what they want, consider their requests, work together to identify creative and appropriate ways forward, balancing risk and opportunity, and then feed back to them honestly what can be delivered, working hard to keep our promises. We build trust and help to improve the quality of life for the people of Wrexham.

Our Strategic Priorities 2016 to 2017

The Council Plan sets out three strategic themes – Economy, People and Place – and a corporate theme of Organisation – striving for excellence.

Whilst these are distinct themes they cannot be viewed in isolation. The **Economy** requires both the right **People**, in terms of entrepreneurship and skills, and the right **Place** to work from, in terms of business sites and supporting infrastructure. Each strategic theme interacts and impacts on another, whilst the corporate theme of **Organisation** underpins the ability of the Council to provide or enable the delivery of the services required by the local economy, people and place.



These strategic and corporate themes are comprised of a number of priority outcomes. These have resulted from an ongoing dialogue throughout the year and have been developed through a review of the Council's existing and emerging strategies and the needs assessment and engagement work that has underpinned them. We will judge whether we have been successful in meeting these outcomes by monitoring our progress against agreed outcome indicators and targets, which will help us measure the difference we have made for local people.

Each year the Council publishes a "We're Listening" report which sets out more comprehensively how consultations and engagement events have impacted on Council decisions. It is available on our website or by [clicking here](#).

Strategic Theme: Economy

Creating a vibrant, diverse and inclusive economy

The UK remains one of the fastest growing developed economies in Europe as it emerges from recession. In Wrexham there are clear signs of recovery with significant investment in both the manufacturing and service sectors underway or planned in the near future. It is vital that these positive signs of growth are supported and that their impact is felt right across the County Borough, with new job opportunities, increased spending on the high street and continued improvement in local infrastructure.



	Priority Outcomes
E1	People want to live, work, learn, visit and invest here
E2	Businesses can locate and grow here
E3	People can prosper as individuals in their communities

The Context

The overall and youth employment rates in Wrexham are below the Wales average, but self-employment remains comparatively low.

Average earnings by workplace remain lower than the Wales average although average earnings by residence are reasonably consistent with Wales and the UK average¹. The value of the goods and services produced in the County Borough² is joint fifth highest in Wales, but gross disposable household income is around the average and availability of suitable land and buildings is a barrier for attracting inward investment.

Despite reports that the urban centre would suffer most from customers' ability to purchase over the internet, the reality is that town centre businesses have changed the way in which they operate and offer collection points within stores to attract greater footfall. Larger towns are performing better than smaller towns and in Wrexham footfall during 15/16 increased by 1.5% since 2014/15. The emerging Arts Space at the People's Market and projects highlighted in the town centre Masterplan will help to improve footfall during the coming years. The Welsh Index of Multiple Deprivation highlights the contrasts within the County Borough, with one area being one of the ten most deprived areas in Wales and another just outside the ten least deprived areas.

How this theme was developed

The priority outcomes within this strategic theme are drawn from the Economic Prosperity Strategy 2012-17. This priority outcome also reflects the 'Our Wrexham Plan' theme of 'A place with a strong, resilient and responsible economy' which focuses on three areas – reducing poverty, engaging with businesses and promoting links between schools and businesses.

'There are too many empty shops, too many discount shops and many people prefer to travel to places like Chester and Shrewsbury rather than shop in Wrexham.'

Common concerns from the What's Important Survey 2015

A 2015 survey highlighted that 60% of local people were dissatisfied with the support being given to shop owners, 41% were dissatisfied with services to reduce unemployment and 41% felt more should be done to attract businesses to the area.

¹ Office for National Statistics

² Gross value added per head was £17,878 in 2012 (Regional Accounts - ONS)

Strategic Theme: People

Raising Aspirations, creating confidence and promoting opportunity

The County Borough is home to around 134,844 people³ a number that is increasing. The number of people in the UK aged 85 and over is projected to more than double over the next 25 years⁴.



	Priority Outcomes
PE1	All children and young people have positive aspirations, learn and achieve their potential
PE2	Children and young people are safeguarded
PE3	People feel, and are, safe and secure
PE4	All people are enabled to make healthy choices
PE5	All vulnerable older people are safe, and have optimal health, independence and well-being
PE6	Welsh language and culture is promoted and supported

The Context

- International education tests have⁵ highlighted continued concerns over standards of education in Wales
- High profile safeguarding cases mean referrals to children's social services across the UK remain high.
- Health priorities for North Wales include reducing smoking and alcohol misuse.
- The demography of Wales, and of the UK, is changing with increasing numbers of people living for longer.
- The Welsh Government has introduced Welsh language standards

How this theme was developed

The priority outcomes within this strategic theme are drawn from the evidence and engagement work underpinning strategies that include:

- 'Our Wrexham Plan' the single integrated plan of the Local Services Board
- The Social Services Business Plan and Local Safeguarding Children's Board Strategic Plan
- Welsh Language Scheme and Welsh in Education Strategic Plan

Key priorities for local people include education, crime and older people although a majority of survey respondents felt that supporting the Welsh language was less important; Welsh speakers continue to feel the Welsh Language remains a key priority.

³ ONS Census 2011 information

⁴ ONS 2010 based national population projections

⁵ OECD (Organisation for Economic Co-operation & Development) Programme for International Student Assessment (PISA) 2012

Strategic Theme: Place

Investing in attractive, safe and inclusive communities

Wrexham is a large and diverse county borough of almost 500km², ranging from the town of Wrexham itself – the largest town in North Wales – to the beautiful landscape of the Ceiriog Valley.



	Priority Outcomes
PL1	Homes that meet people's needs and aspirations
PL2	An environmentally responsible place
PL3	Communities with sustainable, attractive settlements, neighbourhoods, buildings and spaces
PL4	Well connected communities

The Context

Situated on the border between England and Wales, Wrexham County Borough is a natural hub for the surrounding areas and a commercial centre for the region.

The balance now needs to be sought between managing our environmental impact and delivering enough housing, plenty of open space and good transport networks.

We want to make sure this doesn't prevent growth, but our social and economic progress can only take place within environmental limits.

Being socially responsible is important to protect our environment and our communities. This means being considerate of people and surroundings and taking responsibility for our behaviour.

It also means recognising communities' rights, as well as their contributions to, and responsibilities for, the success of the County Borough.

How this theme was developed

This theme is drawn from strategies such as:

- Local Housing Strategy
- Local Development Plan
- Carbon Management Action Plan
- Highways Asset Management Plan

It includes a continuing focus on improving the quality of council housing and highlights environmental responsibility through waste minimisation and recycling.

The quality of local highways has consistently been a key concern of local people and one which was highlighted in both the 2016 and 2015 'What's important to you' survey and the 2015 'Difficult Decisions' budget consultation. As a result the Council invested a further £500k in highway repairs for 2015/16.

Corporate Theme: Organisation

Striving for Excellence

Wrexham County Borough Council is made up of 52 elected Members and is led by a cross-party Executive Board who are supported and held to account by five Scrutiny Committees. The Senior Management Team is one of the smallest and most cost effective management structures in Wales.

Services are currently provided and enabled by around 6,000 members of staff, but in line with the streamlining of managers this number has reduced as the Council has reshaped services and continues to become a leaner organisation in order to tackle the funding pressures we face.



	Outcome
O1	Engaged and satisfied customers
O2	Creating the Conditions for Success

The Wrexham Context

Each authority in Wales receives an in-depth Corporate Assessment once during a four-year period. Wrexham's corporate assessment found that:

“Wrexham County Borough Council's vision and ambition are helping deliver improved outcomes for citizens but some outdated arrangements may limit the speed of progress.”

The assessment highlighted the authority's strength in its inclusive leadership, its financial management and other areas.

The Council has been working with a reshaping partner – PwC – for eighteen months to bring an expert external challenge to its plans to reshape the organisation to improve customer experience and respond to the financial challenge which is facing all public sector bodies.

How this theme was developed

This priority theme reflects the Council's Organisational Development and Workforce Strategy, as well as the customer focus and consultation and engagement strategies.

‘The council at present do not listen to residents. They may ask your opinion but this is ignored if it is different than their own.’
‘What are the key issues for Wrexham’ Survey respondent

‘I find it crazy that more things cannot be done online these days.’
‘What's Important to You’ Survey respondent

The opportunity to influence decisions was a key issue for improvement highlighted by survey respondents, as well as one that has been raised by regulators.

The Council Plan 2016-17

This document is a summary of the Council Plan 2016-17 which is available from the Council website at www.wrexham.gov.uk, in the Council's main offices or on request from the contact details below.

We will judge whether we have been successful by monitoring our progress against agreed outcome indicators and targets, which will help us measure the difference we have made for local people. Targets have only being agreed for the current financial year. This reflects ongoing work within the Council to reshape services to meet the financial challenges ahead whilst prioritising the most vulnerable.



Alternative Formats

This document and the full plan is available on request in a variety of accessible formats including large print, Braille, BSL DVD, audio-CD, on audio cassette or computer disk. It can also be made available in easy read format and languages other than English and Welsh. To request an alternative format please use the contact details below.

Feedback

We welcome your comments on both the format and the content of our Council Plan. If you have any suggestions or comments to make the plan more readable, or for additional or alternative areas on which the Council should focus please contact us at the address below. Any proposals for additional areas of focus will be considered as part of the performance management and updating of this plan. Comments on the presentation of the plan will be considered for its next publication in spring 2017.

To provide feedback please use the contact details below.

Contact Details

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LL11 1AY
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APPENDIX 10: ITV NEWS ARTICLE

6 October 2016 at 7:00am

Slowdown in economic growth in Wales following Brexit vote

Welsh businesses say they have seen a slowdown in economic growth following the Brexit vote, but that the immediate economic impact is not as severe as many had predicted, that is according to the latest results from the Welsh Business Barometer.



The Barometer findings suggest that business confidence has taken a hit following the Brexit vote and the subsequent fall in the value of the pound. *Credit: PA*

The South Wales and Mid Wales, West Cheshire and North Wales Chambers of Commerce, have released the findings of the first major survey of its members since the result of the referendum.

It found the number of businesses reporting growth in export sales and orders, revenues from domestic markets and investment in equipment and training have all fallen in the third quarter of 2016.

The Barometer findings also suggest that business confidence has taken a hit following the Brexit vote and the subsequent fall in the value of the pound.

Of all the surveyed areas showing a slowdown in growth, it was investment in training and equipment that fell most sharply

However the positive trend in employment found throughout 2016 remained steady, with the survey finding that more than 24% of businesses increased their workforces during the third quarter.

Although it's unsurprising to see that businesses are feeling uncertain about the future, it appears that fears surrounding the immediate economic impact of the Brexit vote have been largely unfounded, with many respondents reporting business as usual. The potential cut-backs in investment do provide some cause for concern but it is encouraging to see that most of the businesses surveyed are still predicting a year of revenue growth. We must, however, not rest on our laurels...The government and businesses must now work together to ensure that the Welsh economy continues to grow.

– Liz Maher, president of the South and Mid Wales Chamber of Commerce

Last updated Thu 6 Oct 2016

APPENDIX 11: JOINT EMPLOYMENT LAND REVIEW EXTRACT 2015

Wrexham Local Development Plan 2013 - 2028

Final Draft - March 2015

Employment Land Review Wrexham County Borough Council and Flintshire County Council

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



www.wrexham.gov.uk / www.wrecsam.gov.uk

Recommendations

xxi) This report has had full regard to the requirements of Planning Policy Wales, and TAN 23: Economic Development, to encourage and deliver growth through the planning system. The key recommendations are:

- That WCBC use the projected growth of employment in industry sectors as the main measure of Wrexham's future land needs for the period up to 2030. This indicates a minimum need for some 2 ha/year (or around 2.06 ha/year if split more exactly) and 35.13 ha overall – although a more optimistic approach would allow 2-3 ha/year taking account of past performance and the benchmark levels (i.e. up to 51 ha)
- That FCC also use the projected growth of employment in industry sectors as the main measure of future land needs for the period up to 2030. This

indicates a minimum need for some 2 ha/year (1.9 ha/year in exactly) or 28.50 ha overall – although a more optimistic approach would allow 2-3 ha/year taking account of past performance and the benchmark levels (i.e. up to 45 ha)

- In both local authority areas using these measures shows that there is a large surplus of employment land. However, although there is no overall need for either Council to identify further land allocations in the period to 2030, there is an exception with Wrexham Industrial Estate where high demand, combines with a constrained overall land supply (See Section 10.0). In order to address this issue, consideration should be given to identifying additional land on Wrexham Industrial Estate, exclusive of ecological mitigation, which may require the provision of mitigation land elsewhere
- Evidence suggests that the land needs of the health and education sectors are unlikely to exceed 3-4 ha in each local authority area, over the LDP periods
- It is recommended that, except for a few instances, that the existing employment land supply should be safeguarded for B Class Uses and other employment uses which achieve economic enhancement. It is also recommended that Non B-Class employment uses should only be allowed if an applicant can demonstrate exceptional circumstances and that the proposals will not have a significant adverse impact on surrounding local uses
- Exceptions to this include a number of sites which are unlikely to ever be developed for B1/B2/B8 uses. These are set out in Section 11.0, paragraph 11.26. It is recommended that the two Councils deallocate (or reallocate to other uses) these sites

**APPENDIX 12: BP5: WREXHAM INDUSTRIAL ESTATE EXPANSION
SELECTION DOCUMENT**

BP5: Wrexham Industrial Estate Expansion Selection

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



1. INTRODUCTION

- 1.1 The Council is in the process of preparing a new Local Development Plan (LDP) which will guide development from 2013 – 2028 in the County Borough. The LDP will set out certain locations where new development, including housing and employment will be permitted, whilst also seeking to protect and enhance other areas from development. Once adopted, the local development plan will form the basis of making planning decisions in the County Borough on individual planning applications.
- 1.2 This background paper is one of a series prepared as part of the evidence base supporting the LDP. The paper specifically looks at options for the expansion of Wrexham Industrial Estate and should be read in conjunction with other related background papers and supporting documents, in particular Background Paper 3 'Key Strategic Sites'¹, Topic Paper 2 'Economy and Employment'², and the evidence base document 'Employment Land Review (ELR), Wrexham County Borough and Flintshire County Council'³.

2. BACKGROUND

- 2.1 The Council's Economic Prosperity Strategy (2012- 2016)⁴ recognises that one of the key barriers to supporting business growth and attracting inward investment is the poor supply of appropriate development sites and suitable buildings. The Economic Prosperity Plan therefore confirms the Council's commitment to securing enough of the right land and/or buildings to attract high quality employment opportunities.
- 2.2 The Employment Land Review examined and assessed the need and demand for employment land and premises and the quality and availability of the employment land supply in each local planning authority area. The ELR also incorporates jobs growth forecasts and employment land requirement estimates. While the findings of the ELR suggest that the County Borough as a whole has sufficient employment land to meet its needs, the qualitative research undertaken indicates a growing land supply shortfall, relative to identified demand at Wrexham Industrial Estate.
- 2.3 While the County Borough's employment land supply is spread over a range of sites, in terms of both size and geographical location⁵, WIE is

¹ Background Paper 3: Key Strategic Sites (February 2016) <http://wrexhamldp.wrexham.gov.uk>

² Topic Paper 2 Economy and Employment <http://wrexhamldp.wrexham.gov.uk>

³ Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group Final Report (October 2015) <http://wrexhamldp.wrexham.gov.uk>

⁴ Wrexham Economic Prosperity Strategy (2012-2016) http://www.wrexham.gov.uk/english/council/documents/economic_development.htm

recognised as a major national employment centre being the second largest industrial estate in the UK. It has an enduring demand as a popular business location with over 70% of the enquiries for employment land received by the Council relating specifically to requirements for land on WIE. The significance of this demand is emphasised by the fact that the location is not dependant on any short term grant or other assistance to attract and retain businesses.

- 2.4 The ELR found that much of the existing employment land supply on WIE was undevelopable due to ecological constraints or was being held for the expansion of existing firms, or for alternative uses. The ELR considered that, based on current planning consents and remaining allocations as at 31 March 2014, up to 90% of the remaining available supply could be taken up over the next three years⁵. The ELR therefore found a shortfall of readily available land on which to create an offer for the future marketing of WIE to inward investors or existing businesses. It considered that the development of the North Wales prison on the Estate could further boost market demand as supply chain and affiliated companies seek to locate/ expand close to this facility.
- 2.5 As a consequence the ELR therefore recommends (para.11.11) that consideration be given to identifying additional land at Wrexham Industrial Estate where the Estate's proximity and accessibility to the key strategic settlement of Wrexham Town provides a sustainable opportunity for people to live and work in the same area, reducing the need to travel and commute outside the County Borough. The ELR identifies a need to allocate a further 20-30 hectares at WIE (net of ecological mitigation provision), in the LDP, in order to provide sites which can meet both the needs of existing businesses and be marketed to future Investors.

3. JUSTIFICATION FOR EXPANSION OF WREXHAM INDUSTRIAL ESTATE

- 3.1 It is appreciated that any further expansion of the WIE is likely to have environmental, visual, or other impacts. TAN 23⁷ requires planning authorities considering a site allocation for employment that could cause harm to the environment or social cohesion to ask the following 3 questions in order to help clarify and balance the economic, social and environmental issues:

- I. **Alternatives**-Could demand be met on a site where development would cause less harm, and if so where?

⁵ Wrexham CBC Employment Land Availability & Monitoring (2015)

<http://wrexhamldp.wrexham.gov.uk>

⁶ Para.10.98 Joint Wrexham and Flintshire Employment Land Review (ELR) BE Group Final Report (October 2015) <http://wrexhamldp.wrexham.gov.uk>

⁷ Paragraphs 2.1.5-2.1.14, Technical Advice Note 23 Economic Development (February 2014) <http://gov.wales/docs/desh/policy/140207tan-23-economic-development-en.pdf>

- II. **Jobs Accommodated**– How many jobs could potentially be created on the site?
 - III. **Spatial Merit** – Would development contribute to policy objectives, eg the spatial strategy?
- 3.2 Reason (I), given that the identified need is specifically for additional employment land at the WIE there is a need to ensure that any site proposed for allocation will cause least harm, in terms of environmental and visual impact, compared to other possible sites at the WIE. Site selection will therefore be subject to a site assessment process as detailed in this paper to ensure that the demand could not be met on a site where development would cause less harm.
- 3.3 Reason (II), while the actual number of jobs created on the site will be dependent on the nature of the future end users, which is unknown at this stage, given the size of the area concerned (up to 30 Hectares) and a job ratio density of 143 per hectare⁸, it is anticipated that the allocation could potentially accommodate over 4000 jobs.
- 3.4 Reason (III), the site would comprise the only key strategic employment site in the LDP and is central to the economic strategy of the plan by providing a high quality employment site to meet a specific demand (as identified in the ELR) in a location in proximity and accessible to the key strategic settlement of Wrexham Town. The site would provide a sustainable opportunity for people to live and work in the same area, potentially reducing the need to travel and commute outside the County Borough.

4. OPTIONS FOR EXPANSION AND ASSESSMENT PROCESS

- 4.1 Following consideration of a range of factors, search areas A & B, on the attached Plan A were considered to initially offer the best potential for a possible expansion area to Wrexham Industrial Estate. Land in area B has actually been put forward by the landowner as a candidate site suggested for inclusion in the LDP. In considering options for the expansion the following factors were initially considered and are discussed below:
- I. Environmental factors (Green Wedge, Special Landscape Area, Flood Risk, ecology, agricultural land quality, contamination)
 - II. Accessibility; and
 - III. Infrastructure provision

⁸ Source: Background Paper 1: Population and Household Projections with Dwelling and Employment Impacts (February 2016) – <http://wrexhamldp.wrexham.gov.uk>

Environmental factors

- 4.2 As indicated on Plan A attached, the whole of the western boundary of the Estate has an existing **Green Wedge** designation so any expansion into this area would currently involve loss of Green Wedge. While, as part of the LDP preparation process a strategic review is being undertaken of Green Wedges in the County Borough, preliminary results indicate that given its function separating Wrexham Town WIE the principle of a Green Wedge is likely to be retained in this location though the boundary may be reviewed.⁹
- 4.3 An area of land to the southeast of the Estate is currently designated as a **Special Landscape Area**, as indicated on Plan A, though, as with Green Wedges, Special Landscape Areas are currently being reviewed as part of the LDP preparation process. Area B on the plan is located adjacent to the Maelor Saesneg Historic Landscape Area, which, while not a statutory designation, is required to be taken into account by the local planning authority¹⁰.
- 4.4 The majority of the land surrounding the industrial estate is grade 3a or 3b **agricultural land** apart from a small section to the south west, adjoining Clywedog Road South, which is grade 2. Both Grades 2 and 3a are classed as 'best and most versatile' agricultural land and any loss of land in these grades to expand the Estate would have to demonstrate why development on land in a lower grade was not possible.
- 4.5 Welsh Government Agricultural Division has carried out detailed agricultural land quality assessments in the areas adjoining the northern and southern access routes. These assessments revealed that while land near the southern access route (area B on Plan A) comprises predominately Grades 2 and 3a land, which is classed as 'best and most versatile', area A on Plan A comprises predominately Grade 3b land.
- 4.6 With regard to **ecology**, Wrexham Industrial Estate is unique in that it contains a wide range of nationally important habitats and species, as well as several County Wildlife sites, within a relatively small area. For example much of the land adjoining the south east boundary of the Estate comprises the 'Oaks' wildlife site. Extending to approximately 22 hectares this area supports a wide range of species such as Polecat, Barn Owl and the rare and threatened Grizzled Skipper butterfly, as well as rare plant species. While some habitats are irreplaceable and should be protected from development, others areas provide opportunity to improve wildlife connectivity and/ or recreate habitats in association with development.

⁹ Strategic Green Wedge Review Stage 1 <http://wrexhamldp.wrexham.gov.uk>

¹⁰ Para. 6.5.25 Planning Policy Wales (Edition 8, Jan.2016)
<http://gov.wales/docs/desh/publications/160104-chapter-6-en.pdf>

- 4.7 While both areas A and B include areas of important habitat, both Natural Resources Wales and the Council's Ecology and Biodiversity officer have indicated that area A has a material advantage over area B in that it offers the potential to provide managed mitigation and improved wildlife corridors linking existing Great Crested Newt ponds within the area, in association with any development.
- 4.8 With regard to **Flood Risk**, Welsh Government Technical Advice Note (TAN) 15 advises that LPA's should aim to direct new development away from areas which are at high risk of flooding. As indicated on Plan A, areas to the south and south east of the Estate, adjoining the river Clywedog are located within identified flood risk areas which will also constrain future development in these locations.

Accessibility

- 4.8 There are currently two principal access routes into WIE, both involving recently constructed new lengths of highway. The northern WIE access road link provides direct access into the Estate from the A534, connecting via an improved roundabout to Abenbury Road, Ash Road North and Bryn Road at the northern Estate boundary. The new southern link road similarly provides direct access into the southwest edge of the Estate from the A525 at Cross Lanes, connecting to Cefn Road at Five Fords prior to entering the Estate. Generally therefore, land at the North and Southwest of the Estate, close to these improved access roads afford the best potential for future expansion in terms of accessibility.
- 4.9 In consultation, the Council's Highways Department has confirmed that in principle suitable access can be provided to sites in both Areas A and B. The Council's Assets and Economic Development Department indicated in its response a preference for a site within Area A, given its better accessibility to the motorway network and the markets of the North West of England and North East Wales. .

Infrastructure Provision

- 4.10 As part of the assessment process Dwr Cymru/ Welsh Water, Natural Resources Wales and Council Departments have been consulted and while further modelling and assessments will be required in association with any specific schemes there are unlikely to be objections to the expansion of the Estate on infrastructure grounds. While Dwr Cymru/Welsh Water have confirmed that capacity exists in the Five Fords Treatment Works to accommodate development, having regard to the total amount of growth

proposed in the LDP for the Treatment Works catchment area, improvements may be required at the Treatment Works later in the Plan period to provide additional capacity. Discussions are ongoing with Dwr Cymru/Welsh Water and the NRW regarding future improvements and amendments to the existing discharge permit for the Treatment Works.

- 4.11 Neither area is considered likely to suffer from contamination though further investigations would be required prior to allocation of a proposed site.

5. CONCLUSIONS

- 5.1 In light of the assessment carried out and the consultations undertaken the Council considers at this stage that lower quality agricultural land in Area A offers the best potential for accommodating a new extension to Wrexham Industrial Estate. It is appreciated that further more detailed work will need to be undertaken, including consultations with landowners and statutory undertakers, before specific site development boundaries can be established. A preliminary masterplan will also be required, that indicates how the required habitat mitigation areas can be incorporated into a development scheme.
- 5.2 The Preferred Strategy therefore includes Area A as a search area for a future extension to Wrexham Industrial Estate and comments are invited on this as part of the Preferred Strategy consultation. (Please see Question 4)

Appendix Body

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