



Appendix16
Extract from
LDP(2)
*Preferred
Strategy* -
Section 2.4
(Key issues
and Drivers)

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Wrexham Local Development Plan 2013 - 2028

Preferred Strategy



FEBRUARY 2016

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



Our Wrexham Plan (Wrexham Local Service Board) 2013 - 2024⁽³⁰⁾:

This Plan identifies three interlinked priorities for the County up until 2024. These are:

1. Making Wrexham a place where people can live independently and are healthy and active;
2. Making Wrexham a place with a strong, resilient and responsible economy; and
3. Making Wrexham a place that's safe and where everyone feels included;

The Council Plan (2015-2017)⁽³¹⁾

This Plan identifies three strategic priorities of People, Place and Economy for the County which are supplemented by a series of priority outcomes. Each priority outcome has a set of achievement indicators, some of which have direct land use implications and provide direction for the LDP.

Economic Prosperity Strategy 2012-2016⁽³²⁾

The Economic Prosperity Strategy outlines the importance of regeneration within Wrexham. The Strategy re-evaluates the economic circumstances and conditions affecting the County Borough, the expectations of partners and communities, and looks at the need to evolve services and objectives to match. There are four main priorities towards achieving economic prosperity within Wrexham: Investment, Employment, Wealth and Quality of life.

2.4 Key Issues and Drivers

This part of the document identifies the main issues facing the County Borough which have been informed by the Sustainability Appraisal Scoping Report, associated Topic Papers and the Evidence Base that supports the LDP. National Planning Policy requires that LDP policies and proposals be founded on a thorough understanding of the area's needs, opportunities and constraints⁽³³⁾. The LDP therefore needs to respond to the following Key Issues, which act as drivers for the Preferred Strategy and underpin policymaking.

- Strengthening Wrexham Town as a key settlement of national importance with a focus for investment in future employment, housing, retail, office, leisure and services;
- There is a lack of brownfield capacity to accommodate projected household growth in the County Borough;
- The County Borough is over-represented in declining sectors of the economy such as manufacturing and the quality and diversity of the employment offer needs improving;
- Significant population and household growth is predicted over the Plan period but the capacity of some settlements may be constrained;
- Providing accessible housing to meet the identified needs of the local population including the needs of an ageing population, providing affordable and market housing and gypsy and traveller accommodation;
- There are transport infrastructure capacity constraints along the A483 trunk road, parts of the rail network and accessibility within Wrexham Town Centre is constrained which will require partnership working and funding to deliver improvements;

30 http://www.wrexhamlsb.org/assets/pdf/lbsb_plan_2013-2024.pdf

31 http://www.wrexham.gov.uk/english/council/documents/council_plan.htm

32 http://www.wrexham.gov.uk/english/council/documents/economic_development.htm

33 Chapter 2, Planning Policy Wales (Edition 8, January 2016)
<http://gov.wales/docs/desh/publications/150924chapter-2-en.pdf>

- Parts of the County Borough experience high levels of multiple deprivation with some areas amongst the highest 10% most deprived in Wales, including our Communities First areas;
- Ill health and obesity are significant issues in the County Borough, promoting healthy lifestyles can help address this, and while changes to the environment alone are unlikely to solve problems of health and obesity, they are necessary as part of a holistic solution to the issue;
- There are education capacity constraints in many of the schools in the County Borough, particularly in Wrexham Town;
- Most of the settlements in the County Borough are surrounded by Green Barrier and Special Landscape Areas, which also tend to include the Best and Most Versatile Agricultural Land (BMVL) as well as Mineral Resources of national and regional significance;
- Welsh language and Culture is a distinctive part of the fabric of some communities in the County Borough;
- There is a need to prioritise infrastructure investment through new development e.g. education, highways, public open space and affordable housing;
- There is a need to balance housing and economic development while maintaining, enhancing, restoring or adding to local biodiversity /geodiversity, landscape and tree conservation interests;
- Ensuring protection, conservation and enhancement of the County Borough's Area of Outstanding Natural Beauty (AONB), World Heritage Site (Pontcysyllte Aqueduct and Canal), other historic assets, protected species and European Designated sites including the River Dee Special Area of Conservation (SAC), Berwyn Special Protection Area (SPA) and Berwyn and South Clwyd Mountains SAC;
- There is a need to identify, manage, expand and enhance the County Borough's Green Infrastructure network, including areas of public open space and recognising its importance in delivering local environmental, socio economic and health benefits;
- Dealing with the impact of climate change through adaptive planning e.g. locating new development away from areas of known flood risk;
- The role and purpose of Wrexham Town Centre needs redefining to ensure its continued vitality and viability.

The list is not exhaustive but provides an overview of the more pressing key issues facing the County borough. The LDP SA Scoping Report⁽³⁴⁾ and the accompanying Topic Papers has a more extensive list of the Key Issues⁽³⁵⁾.

Question 1

Key Issues

Do you agree with the key issues and drivers identified?

³⁴ <http://wrexhamldp.wrexham.gov.uk>

³⁵ See Appendix 1 & 2

