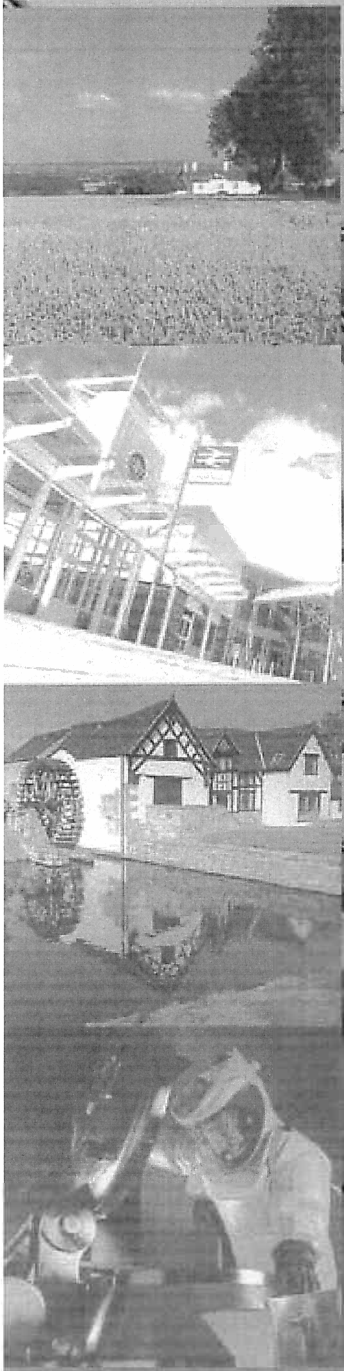
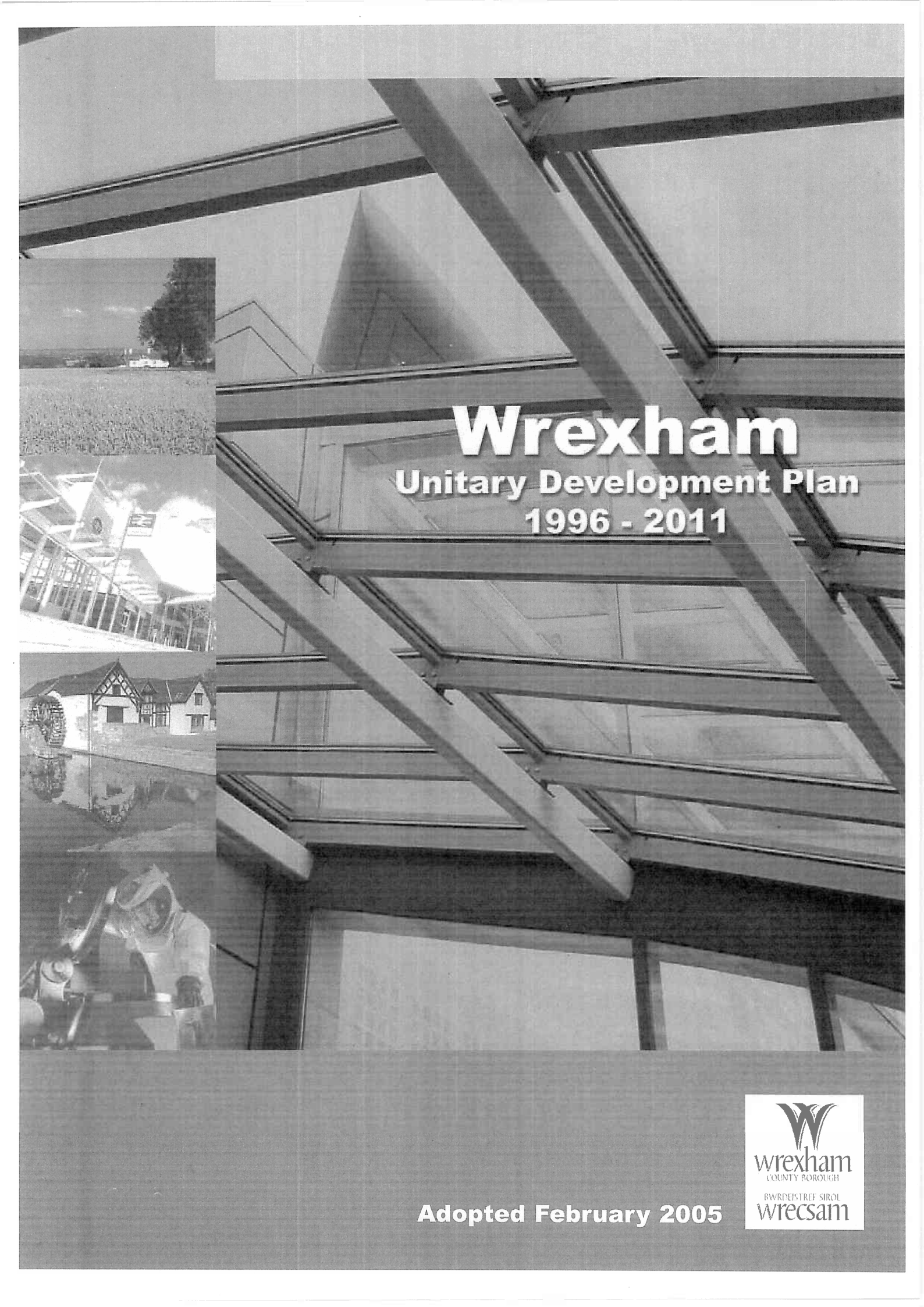




Wrexham

Unitary Development Plan 1996 - 2011

Adopted February 2005



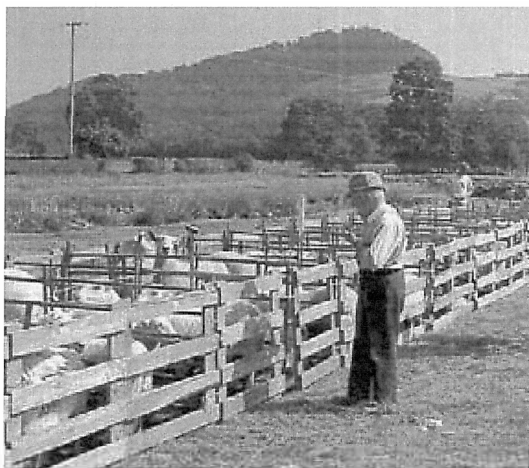
4. General Development Principles

Development Objectives

Policy GDP1 All new development should:-

- a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.
- b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.
- c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.
- d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.
- e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.
- f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.
- g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.
- h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.
- i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.
- j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.
- k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

4.1 In addition to the specific land use or locational policies of the Plan, all development proposals must satisfy certain general requirements, the regulation of which is a key function of the planning system (e.g. drainage/liability to flood, stability, natural hazard, energy efficiency, materials and design, etc.). Many of these matters are the responsibility of statutory organisations that are automatically consulted on development proposals. Quality development can only be achieved through the application of flexible but sensitive standards relating to the visual and operational quality of new development and its impact on people and the surrounding environment. Good design often costs no more than bad. The Council, will, from time to time issue supplementary planning guidance with the aim of encouraging high standards of development and design. Development proposals will be determined in accordance with the Unitary Development Plan, unless material considerations indicate otherwise. The Council will also make reference to non-statutory Supplementary Planning Guidance in their consideration and determination of development proposals, as appropriate. The Council will make full use of obligations under section 106 of the Town and Country Planning Act and of planning conditions to ensure that all new development accords with detailed Plan policies and that



the aims of the Plan are fully implemented. The Council will also prepare Development Briefs for allocated sites where it is appropriate to do so. A development brief has been prepared, for example, for the major development site at Ruthin Road, Wrexham, where land is allocated for housing, employment, and education.

4.2 Wrexham County Borough contains a number of installations designated as notifiable to the Health and Safety Executive by virtue of the quantities of hazardous substances stored and used. Whilst they are subject to stringent controls under existing health and safety legislation, it is considered prudent to control the development of land in their vicinity. The siting of new installations will be subject to planning controls aimed at keeping them separated from houses and other land with which they might be incompatible from a safety viewpoint.

4.3 The unique character of parts of the County Borough is derived from its Welsh culture and landscape. The Welsh language is an important part of the daily lives of many local inhabitants and a key determinant of the social fabric of the communities of, for example, the Ceiriog Valley, Rhos/Johnstown, Penycae, Coedpoeth and Minera. The safeguarding and nurturing of this cultural and linguistic identity cannot occur in isolation from the development of the local economy and conservation of the landscape.

4.4 Crime prevention can be a material consideration when considering planning applications, and local authorities are under an obligation to consider the need to prevent crime in all decisions they take. There has to be a balanced approach to design which attempts to reconcile the visual and other qualities of a development with the need to prevent crime, the fear of crime, and disorder.

5.6 Within the County Borough there are a number of areas which are considered to be of particularly high landscape value. These include the upper slopes of Ruabon Mountain, the Ffrith Valley, parts of the Dee Valley, and the Ceiriog Valley. In addition, there are pockets of high value landscape which contribute to the setting, amenity, and character of local settlements, or views along main communication routes, and comprise attractive and sensitive environments in their own right. Examples include parkland and garden landscapes in the CADW register of Parks and Gardens of Special Historic Interest (all of which lie within special Landscape Areas), Landscapes of Historic Interest, village greens, open areas within or adjacent to built up areas, river valleys, and farmland. Development is often inappropriate in such sensitive locations and the maintenance and enhancement of the landscape quality is particularly important.

Area of Outstanding Natural Beauty

5.7 During the plan period the existing Clwydian Range Area of Outstanding Natural Beauty may be extended to include sections of Ruabon Mountain, and the Berwyn Mountain Range, which includes much of the Ceiriog Valley, may be designated as an Area of Outstanding Natural Beauty. The Council supports such a proposal. Such designation would recognise the national importance of that landscape and the need to protect, manage, and enhance it. Landscape conservation would be the primary consideration and development which detracts from the character and appearance of the landscape would be resisted. Any development permitted must be of the highest standard of design, and use materials appropriate to the locality.

Biodiversity Conservation

Policy EC6 Development either within or close to sites of biodiversity interest will only be permitted where it can be clearly demonstrated that the need for the development outweighs the need to safeguard the intrinsic nature conservation value of the site. Where such development is permitted, damage should be kept to a minimum, and compensatory measures should be provided. Measures to improve the biodiversity value of sites and enhance their natural conservation interest and landscape quality including the establishment of local nature reserves, will be supported.

5.8 Sites of biodiversity interest in the County Borough require protection by virtue of their special and exceptional flora, fauna, geological and physiographical features. These sensitive nature conservation sites are often subject to pressures for change and can be affected or even destroyed by operations which are harmful to a protected site, such as changes in farming techniques, which may not be subject to planning control. The continuous survey and assessment of nature conservation sites could bring statutory protection for other hitherto unscheduled sites. This policy applies to, in order of importance: nature conservation sites of international importance comprising Special Protection Areas, Special Areas of Conservation, and Ramsar Sites; nationally important Sites of Special Scientific Interest; regionally important Geological Sites; locally important Wildlife Sites; and other protected species and their habitats. The Council will require a survey to be undertaken in order to evaluate the impact of development on the intrinsic qualities of these sites. Local nature reserves comprising habitats of local

significance, can make a useful contribution both to nature conservation and to the opportunities for the public to see, learn about, and enjoy wildlife.

Conservation Areas

Policy EC7 Within, and in close proximity to, conservation areas, the priority will be to preserve and/or enhance those buildings, structures, streets, trees, open spaces, archeological remains, views, and other elements which contribute to the unique character of the area. New buildings and alterations or additions to existing buildings in conservation areas, whether listed as of special architectural or historic interest or not, must reflect the design and character of the area as a whole and the form, scale, detailing and materials of existing buildings.

5.9 The centres of historic settlements often possess visual charm, architectural unity, interesting social and economic histories, and a sense of place, which are of considerable importance to local inhabitants and visitors alike. The County Borough contains twenty two conservation areas, designated to preserve and enhance their special architectural or historic character. Within conservation areas, development should ensure design compatibility, and should respect the various elements which give them their unique character (e.g. the mix and grouping of buildings, variety of spaces, movement routes, materials, architectural detailing, patterns of land use, landscaping, etc.). It is essential that any development within conservation areas is designed to respect the character of the area as a whole, and inappropriate or unsympathetically designed development will be resisted. The Council may introduce Article 4 Directions where changes resulting from permitted

development rights would adversely affect the character of conservation areas. Outline planning permission will not be granted for development in conservation areas; the Council will require detailed plans of proposals, including elevations, which show the proposed development in its setting. The Council will prepare and publish enhancement proposals for designated conservation areas.

Policy EC8 The demolition of any building in a conservation area will not be permitted unless, in exceptional circumstances:-

- a) the building or structure is beyond reasonable repair; or
- b) demolition would be a positive benefit to the conservation area's enhancement; and
- c) planning permission has been granted and a legal agreement entered into for the erection of an appropriate replacement building reflecting the design and character of the conservation area.
- d) the material generated from the demolition of the building will, where appropriate, be used for the construction of the replacement building or structure.

5.10 There is a general presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area, but some buildings and structures represent discordant elements in the street scene and would be better removed and the site developed to higher quality design standards. Most works involving demolition require Conservation Area Consent, and this will not normally be granted unless there are acceptable and