Policy Response		
Officer	**Date Received**	**Date Provided**
SB	2nd September 2025	4th September 2025
Updates	**Date Received**	**Date Provided**

Application Details		
Application No.	**Proposal**	**Location**
P/2025/0219	Erection of dwelling	STABLES, GATEWEN ROAD, NEW BROUGHTON, WREXHAM
Planning Policy		
National	**Local**	**SPGs**
Future Wales - The National Plan Planning Policy Wales 2024 Edition 12 (PPW) Policy 9 – Resilient Ecological Networks and Green Infrastructure TAN6 – Planning for Sustainable Rural Communities (2010) and Practice Guidance (2011) TAN5 Nature Conservation and Planning TAN12 Design TAN18 Transport	**Wrexham Local Development Plan 2013-2028** SP2 – Location of Development SP6 – Green Wedge SP14 – Natural Environment SP19 – Green Infrastructure H7 – Housing in the Countryside NE1 – International and National Nature Designations NE6 – Waste Water and Water Quality DM1 – Development Management T1 – Transport **Wrexham Unitary Development Plan 1996-2011** PS1 – Location of Development PS2 – Not materially affect townscape / landscape PS3 – Use previously development land and avoid agricultural land of grades 1, 2 or 3a	LPG13 – Housing in the Countryside LPG16 Parking Standards LPG32 Biodiversity and Development

	PS4 – Maintain settlement pattern and reduce need to travel by car. EC1 – Green Barrier GDP1 – General Development Principles MW9 – Protection of Mineral Resources	

History	
Relevant Enquiries Summary	
NA	
Relevant Planning Applications Summary	
NA	

Detailed Comments

Please note that the following response relates only to matters of principle and does not cover issues that would be dealt with by other specialist officers or development management considerations.

Current Status of the Local Development Plan

The Wrexham Local Development Plan (LDP) 2013-2028 was adopted in December 2023, having been found sound by the Planning Inspectors appointment to carry out its Examination in Public. However, following a subsequent legal challenge, the adoption decision was quashed in May 2025.

The current development plan for the County Borough of Wrexham therefore comprises:

- Future Wales: The National Plan 2040 (Welsh Government)
- Wrexham Unitary Development Plan (UDP) 1996-2011

The weight given to UDP policies when determining planning applications depends on whether they align with national policy and whether evidence that is more recent supports an alternative approach. Given that the LDP was found sound following examination, significant weight can still be placed on its policies and evidence base.

Principle of Development

Wrexham UDP

The site lies outside any recognised settlement limits and within a Green Barrier as set out in the Wrexham Unitary Development Plan (UDP), where the principle of development is generally considered unacceptable under policy **PS1**, which directs development to within defined settlement limits. Furthermore, policy **EC1,** which relates to the site's location within a Green Barrier, only allows development for agriculture, forestry, essential outdoor sport and recreation facilities, or other uses which maintain the openness of the Green Barrier.

Moreover**,** the proposal does not comply with **UDP** policies **PS2, PS3** and **PS4**, since the introduction of a new dwelling in this location would respectively materially affect its immediate surroundings, not make use of previously developed land, and not maintain the pattern of development.

In addition, **policy H5** only permits housing development outside settlement limits where:

a) the proposal accords with policies H3 (conversion of buildings), H4 (sub-division of dwellings) and H8 (affordable housing exception); or

b) it comprises infilling; or

c) it is for an essential need to house a full time agricultural or forestry worker and where this need has been clearly demonstrated.

The proposal does not comply with **policy H5** and cannot be regarded as development falling under **policies H3, H4 or H8**.

Wrexham LDP

The site lies outside any recognised settlement limit where the principle of development is generally considered unacceptable under policy **SP2** of the **Wrexham Local Development Plan**, which directs development to within defined settlement limits and employment areas. This reflects one of the main aims set out in **National Planning Policy,** where **paragraph 3.60** of **PPW** states that new buildings in the open countryside, away from settlements or areas allocated for development, must be strictly controlled. Furthermore, the site lies within a Green Wedge where policy **SP6** only permits development in accordance with national planning policy.

Policy H7 of the **LDP** only permits housing development outside defined settlement limits where it is for:

i. an agricultural, forestry or other rural enterprise dwelling as set out in TAN6.

ii. a replacement dwelling.

iii. the sub-division of an existing dwelling.

iv. the conversion of a building – subject to policy LDP policy H9

v. an affordable housing rural exception site adjoining an existing settlement.

vi. One Planet development defined in TAN6.

The proposal does not comply with any of the criteria above and as such is contrary to local planning policy.

Planning Policy Wales and TAN 6

The proposal does not comply with any of the requirements or exceptions for such development outside settlement limits as set out in national policy and guidance and is therefore not considered appropriate development in this location.

Conclusion

The principle of development in this location is not supported and in the absence of sufficient reasoned justification, does not comply with local or national policy.