

<b>REPORT TO:</b>	Full Council
<b>REPORT NO:</b>	HEP34/18
<b>DATE:</b>	28 March 2018
<b>LEAD MEMBER:</b>	Councillor David Kelly (Lead Member for Organisation – Planning and Corporate Services )
<b>CONTACT OFFICER:</b>	Nicola Corbishley, Service Manager Planning Policy (8751) Linda Sharp, Planning Policy Lead (8759)
<b>SUBJECT:</b>	Wrexham Deposit Local Development Plan (2013 -2028)
<b>WARD:</b>	All wards

## 1. PURPOSE OF THE REPORT

- 1.1 To enable members to agree that the Deposit Local Development Plan (LDP Appendix 1 ([www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf)), in accordance with the recommendations of the Executive Board on 13 March 2018, be taken forward for public consultation in line with the timescales set out in the Revised Delivery Agreement (DA, July 2017) <sup>1</sup>.

## 2. EXECUTIVE SUMMARY

- 2.1 The Deposit LDP is the Council's proposed land use plan covering the period 2013 - 2028. Once adopted, and following an Examination in Public (EiP) which will be held by an independent Planning Inspector appointed on behalf of the Welsh Ministers, it will replace the current Unitary Development Plan (UDP). The Plan will be used by the Council to guide and control development, providing the local policy basis by which planning applications will be determined in future years.
- 2.2 Work on a revised LDP commenced in 2012 following the withdrawal of LDP1<sup>2</sup> on the advice of the Planning Inspectorate and Welsh Government. The Deposit Plan (Appendix 1 [www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf)) is the

<sup>1</sup> Revised Delivery Agreement (October 2017) [http://wrexhamldp.wrexham.gov.uk/portal/ldp\\_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)

<sup>2</sup> LDP1 inspectors preliminary report of findings

<http://www.wrexham.gov.uk/assets/pdfs/planning/ldp/withdrawal/ED23%20Wrexham%20LDP%20Preliminary%20Findings%20Report.pdf>

culmination of work on building up a robust evidence base to inform the plan, the pre deposit stages, i.e. Issues and Options key stakeholder engagement in March 2015, and public consultation on the Preferred Strategy in April 2016, all of which have been informed by the supporting technical evidence base.

2.3 To date, the following milestones have been completed in strict accordance with the agreed Revised Delivery Agreement 2017<sup>3</sup>:

- Building up a robust evidence base to inform the plan;
- Submission and assessment of candidate sites
- Key Stakeholder Consultation on the LDP Vision and Objectives, Strategic Growth and Spatial Options – March 2015
- Consultation on Preferred Strategy – February/March 2016
- Undertaking a call for Alternative Sites as part of the Preferred Strategy Consultation.

2.4 The Deposit Plan and accompanying proposals maps are contained in Appendix 1<sup>4</sup> of this report. Key pieces of the LDP evidence base that have been used to shape the plan, including the feedback of stakeholder consultation, have been reported to the Council's Planning Policy Panel over the past few years. The Planning Policy Panel have recently considered the Deposit Plan in its entirety at meetings which took place on the 5, 11, 17 and 26 January 2018. Proposed changes to the plan as a result of those meetings are included in Appendix 2 and have been incorporated into the plan as shown in Appendix 1 [www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf)

2.5 After much deliberation, the Planning Policy Panel have endorsed the Deposit LDP and accompanying proposals maps (Appendix 1) and recommend to the Executive Board that the Plan be approved for full public consultation subject to approval at Full Council on the 28 March 2018.

2.6 In brief, the LDP Deposit Plan sets out the following:

- Making provision for 8525 new homes over the plan period (including a 10% contingency allowance<sup>1</sup>) to deliver a requirement for 7750;
- Providing opportunities to deliver 4,200 new jobs in the County Borough along with sufficient land to meet a County Borough wide requirement of 45ha of employment land, and a new allocation of land at Wrexham Industrial Estate;
- Concentrating development allocations in the following sustainable locations as identified in the settlement hierarchy:
  - The Primary Key Settlement of Wrexham Town and Wrexham Industrial Estate including Key Strategic Site release for housing and employment;

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<sup>3</sup> [http://wrexhamldp.wrexham.gov.uk/portal/ldp\\_ebsd](http://wrexhamldp.wrexham.gov.uk/portal/ldp_ebsd)

<sup>4</sup> [www.wrexham.gov.uk/assets/pdfs/committees/ldp-map-1-proposal-map.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map-1-proposal-map.pdf)  
[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-centre-and-wie-proposal.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-centre-and-wie-proposal.pdf)  
[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-proposal.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-proposal.pdf)  
[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-bradley-broughton-brymbo-proposals.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-bradley-broughton-brymbo-proposals.pdf)  
[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-burton-gresford-rossett-proposal.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-burton-gresford-rossett-proposal.pdf)  
[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-acrefair-cefn-proposals.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-acrefair-cefn-proposals.pdf)  
[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-insets-7-30.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-insets-7-30.pdf)

- The Key Settlements of Acrefair / Cefn Mawr, Chirk, Coedopeth, Gresford / Marford, Gwersyllt, Llay, Ruabon and Rhosllanerchrugog;
- The Local Service Centres of Bangor, Broughton, Brymbo, Glyn Ceiriog, Holt, Overton, Penley, Penycae, Rhostyllen and Rossett; and the
- Tier 4 settlement of Rhosrobin, due to its proximity and accessibility to Wrexham Town<sup>5</sup>,
- Bringing forward key infrastructure to enable and mitigate the impact of new development,
- Designating a green wedge to strategically manage growth; and
- Putting in place a masterplanning framework for the delivery of sites.

2.7 Subject to the approval of the Executive Board and Full Council, public consultation on the Deposit Plan and associated 'deposit matters' (including the Sustainability Appraisal / Strategic Environmental Assessment, Habitat Regulations Assessment, Evidence base, Initial Consultation Report and Soundness Self-Assessment) is anticipated to take place for a period of 7 weeks between 9 April 2018 and 31 May 2018. The purpose of the consultation is to establish if the Deposit Plan meets the tests of soundness (see section 6 below). If not, objectors will be required to indicate what test(s) of soundness the Plan is considered to fail, and indicate what changes to the Plan are sought. This information will inform the Inspector's consideration of the soundness of the LDP, including implications for the sustainability appraisal once the Plan is submitted for Examination in Public (EiP).

### 3 RECOMMENDATIONS

#### 3.1 That members:

- a) **Support the proposition that the Deposit LDP (Appendix 1) be recommended for approval to go out to public consultation; and**
- b) **Authorise the Head of Environment and Planning to make any additional minor wording and grammatical changes to the LDP Deposit Plan which may arise prior to consultation to ensure consistency with the ongoing LDP evidence base and national Planning Policy Wales (Edition 9 November 2016).**

#### REASONS FOR RECOMMENDATIONS

- (i) To enable the Council to meet the requirements of the Planning and Compulsory Purchase Act 2004 and to ensure that the Deposit Plan is consulted upon in line with the Delivery Agreement (2017)

### 4. BACKGROUND INFORMATION

4.1 The Deposit LDP is supported by a range of documents including:

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<sup>5</sup> Sustainability Appraisal (March 2018)

- a) The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA), which will be finalised for consultation),
- b) A Habitat Regulations Assessment (HRA, which will be finalised for consultation),
- c) Technical Background Papers (BP) details of which are included in Appendix 3,
- d) A wide ranging evidence base, further details of which are also contained in Appendix 3;
- e) The initial consultation report which details the pre deposit consultation report of findings and how representations have informed the deposit plan (which will be available for consultation, a Non-Technical Summary is included in Appendix 5), and
- f) A soundness self assessment, demonstrating how the deposit plan meets the 3 soundness tests identified in national guidance<sup>6</sup> (this will be finalised for consultation).

4.2 In addition to these supporting documents, Officers have also undertaken an Equality Impact Assessment (EIA) of the Deposit Plan EP/EIA00053/2017 a summary of which is included in Appendix 4, along with a Health Impact Assessment (HIA), which will be finalised for consultation. Collectively, these documents form part of the 'deposit matters' which, for the purposes of compliance with the LDP regulations<sup>7</sup> will form part of the documentation that will be available for public consultation in due course. Full copies of the deposit matters will be available on the LDP consultation portal<sup>8</sup>.

4.3 The Council has also prepared an Infrastructure Plan, although there is no statutory requirement to do so in Wales, given the scale of growth projected within Wrexham over the Plan period, it is considered useful to form part of the evidence base for the LDP to demonstrate the likely infrastructure provision over the plan period to support future growth of the County Borough. (This will be made available for consultation).

## DEPOSIT PLAN

4.4 In summary, the Deposit Plan contains 7 sections as follows:

- a) **Foreword** by the Lead Member for Organisation – Planning and Corporate Services;
- b) **How to comment on the Deposit LDP**;
- c) **Introduction** – how have we arrived at the Deposit Plan, an overview of the County and the key national, regional and local policies, plans and guidance that have shaped the deposit plan,
- d) **Key Issues, Vision and Objectives** – this section identifies the key issues and opportunities facing the County and sets out the plans vision, strategic objectives and a growth and spatial strategy which seeks to address the key issues and opportunities identified,
- e) **Plan Strategy and Strategic Policies** – this sets out the Plan's strategy, key diagram and strategic policies and proposals and includes policies on the location of development, the Key Strategic Sites (KSS), Green Wedge,

<sup>6</sup> Tests of Soundness <http://gov.wales/topics/planning/policy/ppw/?lang=en>

<sup>7</sup> Town and County Planning (Local Development Plan) (Wales) Regulations 2005 as Amended

<sup>8</sup> [http://www.wrexham.gov.uk/english/planning\\_portal/plan\\_policy/local\\_development\\_plan\\_new.htm](http://www.wrexham.gov.uk/english/planning_portal/plan_policy/local_development_plan_new.htm)

Wrexham Town and Wrexham Town Centre, Health and Wellbeing, Wrexham Industrial Estate, The Natural Environment, Built Heritage and Climate Change.

- f) **Topic, Criteria and Area Based Policies** – this section details the topic, criteria and area based policies that will most commonly be used to make decisions on planning applications and is split down further into more detailed policies in relation to general development management considerations, housing (including allocations and gypsy and traveller site allocations and a criteria based policy for assessing planning applications), economy, built and natural environment, retail, transport, community facilities and the Welsh language, minerals, waste and renewable energy,
- g) **Monitoring Framework** – this section sets out the annual monitoring framework which contains a number of annual monitoring indicators. These will be used in due course to produce the Annual Monitoring Report (AMR) once the plan has been adopted.

4.5 It is not the intention of the Deposit plan to repeat national planning policy and guidance and there is no requirement for the plan to replicate national development management policy contained in Planning Policy Wales (edition 9, 2016). The Deposit plan addresses this by making clear cross references at the end of each policy / section to the relevant national planning policy without being overly repetitive. There is also reference to the relevant plan objectives, evidence base, any supporting supplementary planning guidance, relevant monitoring indicators and how the policy / proposal meets with the wellbeing goals identified in the Wellbeing of Future Generations Act (WBFGA).

4.6 Where relevant, policies and proposals contained in the strategic policy section and the topic, criteria and area based policies section including allocations are annotated on the proposals maps which should be read alongside the relevant policies. The proposals map is laid out on an Ordnance Survey base and divided into logical geographical areas for ease of reference (similar to the UDP). The proposals map identifies the land use policies, proposals and allocations identified in chapters 5 and 6 of the plan (sections e) and f) in para 4.4 above).

## 5. MAIN CHANGES/UPDATES SINCE PREFERRED STRATEGY (FEBRUARY 2016)

5.1 In accordance with Regulation 15<sup>9</sup> the Council undertook 7 weeks consultation on the Preferred Strategy between February and March 2016. The Initial Consultation report which details the pre deposit consultation report of findings and how representations have informed the deposit plan<sup>10</sup> will be available for Deposit Plan consultation.

5.2 In response to these comments and on-going evidence based work, the following main changes /updates have been made to the Plan from that set out at Preferred Strategy stage:

- (i) Reduction in the overall level of housing growth from 11,715 in the Preferred Strategy to 8525 (including a 10% contingency allowance) as a result of the latest 2014 based, 10 year migration household projections published by Welsh Government in 2016.
- (ii) Reduction in the jobs growth from 7500 jobs and 53 ha of employment land to 4200 jobs and 45ha of employment land as a result of changes to

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<sup>9</sup> <http://www.legislation.gov.uk/wsi/2005/2839/contents/made>

household projections and further work to understand the existing realistic supply of employment land available within the County Borough and further investigation into potential land allocations at Wrexham Industrial Estate.

- (iii) Following issues raised in consultation, together with work on the viability and deliverability of sites; changes have been made to the proposed Key Strategic Sites as follows:
- (iv) Key Strategic Site 1 - Land at Lower Berse Farm, Ruthin Road, is allocated for a minimum of 1500 new homes, 200 of which will be delivered during the plan period due to ongoing work in relation to the capacity of Junction 4 primarily; and Key Strategic Site 2 - Land east of Cefn Road, has increased from 1500 to 1680 new homes, of which 1580 are deliverable within the plan period as a result of the issues in relation to the deliverability of the whole of KSS1 within the plan period.
- (v) Refinement of the strategic employment land allocation (Key Strategic Site 3) at land north of Bryn Lane, Wrexham Industrial Estate the County's Key Business Sector Area.
- (vi) More detail on the masterplanning framework for the Key Strategic Sites (KSS) linked to the evidence base, phasing and timing of the infrastructure in the Infrastructure Plan(IP).
- (vii) Allocation of 17 non Strategic Housing sites Allocations (sites of less than 500 units).
- (viii) Allocation of 3 Gypsy and Traveller sites to meet the identified needs of Gypsy and Travellers as detailed in the Wrexham Gypsy and Traveller Accommodation Assessment over the plan period<sup>11</sup>.
- (ix) Review of the individual settlements which were included in the Settlement Hierarchy which resulted in minor amendments to the information for a number of the settlements:
  - Moving Llay and Ruabon from Tier 3 up to Tier 2
  - Moving Cross Lanes Dolywern/Llwynmawr , Garth, Llanamon and Tallarn Green from Tier 4 to Tier 5.
- (x) The retail hierarchy has been refined following completion of the Retail and Commercial Centre Review (March 2017).
- (xi) Completion of the Strategic Green Wedge Review (2016) for the County Borough, the extent of which is shown in the accompanying proposals maps The Stage 1 Green Wedge Review identified the need to provide a gap between the southern built edge of KSS1 – Lower Berse Farm and Bersham in order to protect the setting of the conservation area. The exact extent of the area was not defined as part of the Stage 1 review. In order to provide clarity this area has now been defined and included as part of the green

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<sup>11</sup> [http://www.wrexham.gov.uk/english/council/Housing/key\\_docs\\_research.htm](http://www.wrexham.gov.uk/english/council/Housing/key_docs_research.htm)

wedge proposed between Wrexham, Bersham and Rhostyllen (Area 9) due to the approach being proposed as a result of the release of this site.

## 6. SOUNDNESS TESTS

6.1 At Examination in Public (which is scheduled for Spring 2019), the Council will have to demonstrate that the Deposit Plan is sound. This will be done by an independent planning inspector through a series of hearing sessions over a number of weeks as part of the Examination in Public (EiP) process. The 3 soundness tests identified in national guidance are:

1. **Does the plan fit?** (i.e. is it clear that the LDP is consistent with other plans?);
2. **Is the plan appropriate?** (i.e. is the plan appropriate for the area in the light of the evidence?);
3. **Will the plan deliver?** (i.e. is it likely to be effective?).<sup>12</sup>

6.2 The Council are placing on deposit a plan which is believed to be sound in accordance with the regulations and relevant soundness tests. There will be limited opportunity for the plan to be changed significantly following deposit plan consultation and prior to submission to Welsh Government and the Planning Inspectorate which is anticipated to be towards November 2018.

## 7. NEXT STAGES

7.1 Once the plan has been through the political process, there will be a 7 week public consultation (which is currently anticipated to be from 9 April 2018 – 31 May 2018). The methods of consultation are set out in the DA<sup>13</sup> and all the information about consultation will be provided on the LDP pages of the Council's website – [www.wrexham.gov.uk/ldp](http://www.wrexham.gov.uk/ldp). Consultation will include a number of drop-in sessions throughout the County Borough.

7.2. When the Council consults on the Deposit Plan, it must advertise the consultation in accordance with the LDP Regulations and notify those parties identified in the Community Involvement Scheme (including statutory consultees), allowing six weeks for representations to be made. The approved Delivery Agreement (October 2017) shows that the public consultation is to take place during April and May 2018. However, it is envisaged that the Deposit Plan consultation will commence on 9<sup>th</sup> April avoiding the Easter weekend and run for seven weeks to allowing extra time as there are two Bank Holidays in May. The consultation will include communication with all those individuals and organisations that are included within the Council's LDP data base, placing copies of the Deposit Plan on the Council's web site and at Deposit locations and issuing press releases relating to the same. In addition it is proposed to undertake various staffed exhibitions across the County Borough.

7.3 Those who wish to make representations on the Deposit Plan will be encouraged to do so via the LDP Consultation Portal setting out clearly any supporting

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<sup>12</sup> Planning Policy Wales Edition 9, November 2016 <http://gov.wales/topics/planning/policy/ppw/?lang=en>

<sup>13</sup> Para 3.2 and table on pages 18, 19 and 20 of the Revised LDP DA (October 2017)  
[http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/delivery\\_agreement\\_dec2014.pdf](http://www.wrexham.gov.uk/assets/pdfs/planning/ldp2/delivery_agreement_dec2014.pdf)

representation or objection. Objectors will also be required to indicate what test(s) of soundness the Plan is considered to fail, and indicate what changes to the Plan are sought. This information will inform the Inspector's consideration of the soundness of the LDP, including implications for the sustainability appraisal.

- 7.4 All representations made at Deposit stage will be carefully considered and reported back to the Executive prior to seeking approval to formally submit the Deposit LDP to Welsh Government and the Planning Inspectorate. Exceptionally it may prove necessary to consider proposing changes to ensure the plan is sound, for example, where there has been a sudden, major change in local circumstances, new national planning policy has been introduced or deposit plan representations identify unforeseen soundness issue. If necessary this will be dealt with through one set of extremely limited "Focussed Changes" which can be consulted on in tandem with submission.

## 8. IMPLICATIONS

- 8.1 **Policy Framework** – One of the tests of soundness which the Council will be examined on at the Independent Examination in Public is 'does the plan fit?' (see paragraph 6.1 above). There are number of sub parts to this test including demonstration of how the Plan has regard to the policy framework including national planning policy, the Wales Spatial Plan, the wellbeing goals identified in the Wellbeing of Future Generations (Wales) Act, 2015, regional plans, strategies and utility programmes, the Single Integrated Plan and the plans of other neighbouring Authorities.
- 8.2 The LDP Deposit Plan Strategy has been prepared in accordance with the Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 along with supporting guidance contained in the LDP Manual (2<sup>nd</sup> Edition, August 2015) and National Planning Policy (Planning Policy Wales (edition 9, November 2016) including Technical Advice Notes (TAN's). It is reflective of the both the Wales Spatial Plan (WSP, 2008 update) vision and aspirations for the area as well as the Local Service Board's (LSB) Single Integrated Plan: Our Wrexham Plan (2013-2024) and is consistent with other regional plans and strategies including those of neighbouring Authorities. The LDP Deposit Plan strategy also directly supports the Council Plan (2014 – 2017) strategic themes of Economy, People and Place. There also requirement for a soundness self-assessment to be undertaken as part of the consultation on the Deposit Plan which will capture compliance with the policy framework.
- 8.3 **Budget** – The Council has previously committed funds in a specific reserve to undertake the preparation of LDP2. The fund currently stands at just over £200,000. With judicious use of in-house resources it is estimated that LDP2 can be delivered within the budget but much depends on charges outside the Council's control, in particular the Planning Inspectorate's costs. Additional funds may need to be allocated to ensure adoption of the LDP.
- 8.3. **Legal** – Preparation of the LDP is a statutory requirement under part 6, section 62 of the Planning and Compulsory Purchase Act 2004.
- 8.4 **Staffing** – This proposal is based on existing staffing levels.
- 8.5 **Equality/Human Rights.** An Equalities Impact Assessment has been undertaken (report No: EP/EIA00053/2017) a summary of which the EIA is contained in

Appendix 4. The assessment is showing that there will be a positive impact on the protected characteristics of those who are age adults and children and young people. The EIA has also considered the impact on those with a disability, and all new developments will need to ensure that advancement of equality for this group is ensured at the detailed planning application stage. In addition, the EIA has also considered the impact of the Plan on those in poverty and given the scale of growth and the economic focus of the plan it is considered that this could help advance their situation. Furthermore, the EIA considers the impact of the Plan on the Welsh Language, something which is a key consideration in the Plan making process and which is detailed further in the SA / SEA accompanying the deposit plan.

8.6 **Risks** – It is a legal requirement to prepare a Local Development Plan and keep it up to date. The current development plan for the County (the Unitary Development Plan, 1996 – 2011) expired in 2011, the longer the Council remains without an adopted plan in place the greater the risk of being unable to coordinate and deliver funding, infrastructure and investment within the County Borough. Failure to adopt a sound replacement Plan in line with the agreed Delivery Agreement (DA) puts the Authority at risk of the following:

- a) That the Plan making function of the Authority is removed with Welsh Government stepping in to ensure that a development plan is put in place at a financial and democratic cost to the Authority;
- b) Risk of costs being awarded against the Council on individual planning applications increases as the UDP becomes more obsolete; and
- c) Un-coordinated approach to the delivery of essential infrastructure and services as a result of planning by appeal;

## 9. CONSULTATION

9.1 The Deposit Plan was considered by the Planning Policy Panel (PPP) on 5 , 11, 17 26 of January 2018 and 15 February 2018.

## 10. SCRUTINY COMMITTEE COMMENTS

10.1 The report has not been considered by any Scrutiny Committee.

BACKGROUND PAPERS	LOCATION	WEBSITE INFO.
Vision Objectives Strategic Growth and Spatial Options March 2015	Wrexham County Borough Council	<a href="http://wrexhamldp.wrexham.gov.uk/portal">http://wrexhamldp.wrexham.gov.uk/portal</a>
Preferred Strategy February 2016	Wrexham County Borough Council	<a href="http://wrexhamldp.wrexham.gov.uk/portal">http://wrexhamldp.wrexham.gov.uk/portal</a>
The Town and Country Planning (Local Development Plan (Wales) Regulation 2005	Welsh Assembly Website	<a href="http://www.legislation.gov.uk/wsi/2005/2839/made">http://www.legislation.gov.uk/wsi/2005/2839/made</a>
Wales Spatial Plan (2008 Update)		<a href="http://gov.wales/docs/desh/publications/130701wales-spatial-plan-2008-update-en.pdf">http://gov.wales/docs/desh/publications/130701wales-spatial-plan-2008-update-en.pdf</a>
Planning Policy Wales (Edition 9, November 2016)		<a href="http://gov.wales/topics/planning/policy/ppw/?lang=en">http://gov.wales/topics/planning/policy/ppw/?lang=en</a>

LDP Manual 2 (August 2015)		<a href="http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf">http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf</a>
Wrexham Local Development Plan 2013-2028 Revised Delivery Agreement 2017	Wrexham County Borough Council	<a href="http://wrexhamldp.wrexham.gov.uk/portal">http://wrexhamldp.wrexham.gov.uk/portal</a>

**Appendix 1 Deposit Local Plan – 2013-2028 and Proposals Maps**

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-appendix1-deposit-plan.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map-1-proposal-map.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map-1-proposal-map.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-centre-and-wie-proposal.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-centre-and-wie-proposal.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-proposal.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map2-wrexham-town-proposal.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-bradley-broughton-brymbo-proposals.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-bradley-broughton-brymbo-proposals.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-burton-gresford-rossett-proposal.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map3-burton-gresford-rossett-proposal.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-acrefair-cefn-proposals.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-acrefair-cefn-proposals.pdf)

[www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-insets-7-30.pdf](http://www.wrexham.gov.uk/assets/pdfs/committees/ldp-map4-insets-7-30.pdf)

**Appendix 2 Amendments to the Local Development Plan (LDP) Deposit Plan**

**Appendix 3 LDP Key Process Documents and Technical Background Papers**

**Appendix 4 Equality Impact Assessment (EIA)**

**Appendix 5 Non-Technical Summary Sustainability Appraisal (SEA) Report (Deposit Plan) February 2018**

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