

## Appendix 2

### Planning Policy Panel - Amendments to the Local Development Plan (LDP) Deposit Plan

Planning Policy Panel – 5 January 2018	
Proposed Changes – Deposit Plan	
Chapter 5.Strategy and Strategic Policies - Overview	
Page 23	<p>Para 5.3 2<sup>nd</sup> Bullet Point</p> <ul style="list-style-type: none"> <li>• Providing opportunities to deliver 4,200 new jobs in the County Borough along with <b>sufficient land to meet a County Borough wide requirement of 45ha of employment land, and a new allocation of land at Wrexham Industrial Estate;</b></li> </ul>
Chapter 5 Strategy and Strategic Policies	
Policy SP2: Location of Development	
Page 35	<ul style="list-style-type: none"> <li>• Move the settlements of</li> <li>• <b>Crosslanes</b></li> <li>• <b>Dolywern / Llwynmawr</b></li> <li>• <b>Garth</b></li> <li>• <b>Llanarmon DC</b></li> <li>• <b>Tallarn Green</b> from Tier 4 to Tier 5 Hamlets</li> </ul>
Policy SP4 KKS1: Land at Lower Berse Farm Ruthin Road Wrexham	
Page 37- 38	<ul style="list-style-type: none"> <li>• Insert the following words at the end of the first sentence of the policy “<b>following completion of works to junction 4</b>”.</li> <li>• Last paragraph of policy justification, change the word “upgrades” to <b>works</b>.</li> </ul>
Policy SP5: KKS 2 Land east of Cefn Road, Wrexham	
Page 40	<p>Under the heading Necessary Infrastructure, insert the following word.</p> <ul style="list-style-type: none"> <li>• <b>Highway improvements to address known infrastructure capacity constraints at the Greyhound roundabout</b></li> <li>• <b>Ensuring connectivity between the land north and south of Bryn Estyn Road</b></li> <li>• Education: on site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the <b>retention of existing</b> (65,393</li> </ul>

	<p>m<sup>2</sup>) of playing fields for Ysgol Morgan Llwyd,</p> <p>Insert after the first sentence of the Reason/Justification the following wording:</p> <p><b><i>The necessary infrastructure (i.e. infrastructure that is necessary to make the site acceptable in planning terms, such as open space and education provision for example) is set out in the policy.</i></b></p> <p>Last sentence insert the word <b><i>“retained”</i></b>.</p> <p>Due to recent expansions at the school, there is limited space within the curtilage to relocate the school playing fields which will need to be <b><i>retained</i></b> and integrated into the future masterplanning of the site.</p>
<b>Policy SP6 Planning Obligations</b>	
Page 43	<p>Insert as a new paragraph at the end of the Policy wording ;</p> <p><b><i>Any attempts to sub divide sites to avoid thresholds for planning obligations will not be supported.</i></b></p>
<b>Policy SP7 Green Wedge.</b>	
Page 45	<ul style="list-style-type: none"> <li>• Correct spelling Bwylchwyn to read <b><i>Bwlchwyn</i></b></li> </ul>
<b>Policy BE2: Trevor Basin Masterplan Area</b>	
Page 98	<p>Following the Habitats Regulations Assessment a final sentence was inserted to the policy wording;</p> <p><b><i>The Masterplan area includes land which is designated as a part of the River Dee and Bala Lake Special Area of Conservation. All proposals under this policy will therefore need to demonstrate compliance with policy NE1</i></b></p> <p>With reasoned justification amended to expand on the change.</p> <p>Last sentence of the reason/explanation add in</p> <p><b><i>and proposals should comply with policy NE1, particularly in regard to recreational pressures along the River Dee.</i></b></p>
<b>Policy H1: Housing Allocations</b>	
Page 100	<ol style="list-style-type: none"> <li>1. Alyn Drive Harwoods Lane Rossett (137 units) should read <b><i>Land north and south of Rossett Road, Rossett</i></b> (137 units)</li> </ol>

**Planning Policy Panel – 11 January 2018**

**Policy SP10 Wrexham Industrial Estate**

Page 52

Add this text at the end of policy - ***Land is also protected on the estate for a strategic ecological network for a number of local, national and internationally protected species and habitat.***

Second line of Reason/Explanation ***In addition the policy also seeks to protect a strategic ecological network across the estate which is detailed further in supplementary planning guidance.***

Add new paragraph to the end of R/E ***As well as being the County Borough’s key business sector area, the WIE is known to support habitats and species of international, national and local importance; the protection and enhancement of which is one of the key objectives of the Plan. A strategic ecological network, made up of existing wildlife sites and areas of compensation / mitigation as well as important links between them are protected on the estate in order to maintain the ecological resilience of habitats and species and in line with wellbeing objectives. This is detailed further in supplementary planning guidance.***

**Policy SP12 Transport and Accessibility**

Page 57

Bullet point viii and ix are a duplication delete ix.

**Policy SP13 Design Principles and Master planning Framework**

Page 59

Delete the word “new” in the first sentence of the policy.  
Second bullet sentence reason/explanation delete “ and in some places”, replace with “including the Welsh language”.  
It was highlighted that the need to be consistent either say Wrexham County or the County Borough.

**Policy SP14 Health and Wellbeing**

Page 61

Add the following wording into Policy SP14 ***All development should seek to reduce health inequalities and provide opportunities for healthy lifestyles and improving health and well-being. This will be achieved by supporting proposals which provide access to services including primary and secondary***

	<p><b>healthcare, sports facilities and opportunities for recreation, as well as active travel opportunities, high quality sustainable design, open space, green infrastructure, food growing and allotments.</b></p> <p>Add in full the “Wellbeing of Future Generations Act”</p>
<b>Policy SP15 Natural Environment</b>	
Page 63	<p>Add in the word including in bullet point four. <i>The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty <b>including</b> recognising the importance it has in contributing to the Outstanding Universal Value and setting of the Pontcysyllte.</i></p> <p>Last bullet point- change Primary Importance to Wales to “<b>principal importance to Wales.</b>”</p>
<b>Policy SP16 Historic and Cultural Environment</b>	
Page 66	Add a comma in the third line after the word appropriate in the first paragraph.
Page 69	Add in the word <b>inscription</b> . <i>The Council seek to protect and enhance the attributes which justified the <b>inscription</b> of the Pontcysyllte Aqueduct and Canal as a World Heritage Site through Policy BE1 and BE2.</i>
<b>Policy SP17 Minerals Supply and Safeguarding</b>	
Page 71	Add a comma in the point a of the policy- importance or, where.
<b>Policy SP18 Sustainable Waste Management</b>	
Page 73	<p>Change the third bullet point of policy to read  <i>“ Recognition that <b>the treatment of</b> some waste types may need to be located outside development boundaries and allocated sites”</i></p> <p>Third paragraph of the policy justification, add in the following words to “A network of sites has been developed, including a Mechanical Biological Treatment (MBT) facility on the Wrexham Industrial Estate <b>is now managing</b> residual waste,.</p>
<b>Policy SP20 Green Infrastructure</b>	
Page 77	Add the follows words into the first sentence of the

	reason/explanation. <i>This policy aims to ensure that the County Borough's new green <b>and blue</b>.</i>
<b>Policy NE 4 Area of Outstanding Natural Beauty</b>	
Page 90	Include The CROW Act in full. <i>The <b>Countryside and Rights of Way (CROW) Act</b></i>
<b>Policy NE6 Waste Water Treatment and River Water Quality</b>	
Page 94	Change first line of policy to read. <i>Development will only be supported where there is no adverse impact on the integrity of the River Dee <b>and Bala Lake SAC</b> and its conservation objectives, in particular through the treatment of wastewater</i>  Add in after the first paragraph of the Reason/Explanation- <i><b>It applies to the River Dee and Bala Lake SAC including its tributaries.</b></i>
<b>Policy BE1 Pontcysyllte Aqueduct and Canal World Heritage Site</b>	
Page 97	Replace the word 'description' with the word ' <b>inscription</b> '
<b>Policy BE2 Trevor Basin Masterplan Area</b>	
Page 98	Make reference to <b>emerging</b> masterplan throughout the policy
<b>Policy H1 Housing Allocations</b>	
Page 100	Change the word 'Civic Quarter' to ' <b>Crown Buildings</b> '.
<b>Policy H7 Housing in the Countryside</b>	
Policy 110	one planet should be capital letters. <b>One Planet</b>
<b>Policy EM4 Employment Development Outside of Settlement Limits</b>	
Page 121	Add in the word under a) iii " <b>infrastructure</b> ".
<b>Policy T6 Strategic Transport Infrastructure Improvements</b>	
Page 133	Add the following words to vii <i>Line-speed Improvements <b>including electrification on the Wrexham-Bidston Line through the development of options to facilitate faster and more reliable rail journeys,</b></i> <i>i. B5102/B5373 Crown <b>crossroads</b>, Llay</i>
<b>Policy R4: District, Local, Village and Neighbourhood Centres</b>	
Page 140	Add the following words to i) <i>"How they complement the <b>character, appearance and function of the centre</b>",</i>

<b>Policy R5 Retail Development (Edge and Out of Centre)</b>	
<b>Page 141</b>	Delete the word “of” from the first line of the policy.
<b>Policy CF2: Provision of New Open Space</b>	
Page 146	Add the following words to the Policy <b><i>“Any attempts to sub divide sites to avoid thresholds for provision of open space will not be supported”.</i></b>
<b>Planning Policy Panel – 11 January 2018</b>	
<b>Policy H4 Gypsy and Traveller Sites</b>	
<b>Page 105</b>	<p>Reword Policy to read -</p> <p>Land is allocated in the following locations as shown on the proposals map to meet the identified needs of Gypsy and Travellers as detailed in the Wrexham Gypsy and Traveller Accommodation Assessment over the plan period:</p> <ul style="list-style-type: none"> <li>i. Land off Coedyfelin Road, Brymbo (12 pitches)</li> <li><b>ii. Land off Llay New Road, Llay (12 pitches)</b></li> <li><b>iii. Land off Vinegar Hill, Rhos (12 pitches)</b></li> <li>iv. Land off A525, Hanmer (12 pitches)</li> <li>v.</li> </ul> <p>Add to the end of the sixth paragraph in the reason/explanation <b><i>Further information in relation to the site allocations and the site assessment process can be found in the Gypsy and Traveller Background Paper.</i></b></p>
<b>Policy H6 Conversion of Dwelling to flats or Houses in Multiple Occupation (HMOs) change to <i>Conversion of buildings to self – contained flats or houses in Multiple Occupation</i></b>	
Page 108	<p>Reword Policy to read –</p> <p><i>Proposals for the conversion of existing buildings to self-contained flats or Houses in Multiple Occupation will only be supported where:</i></p> <ul style="list-style-type: none"> <li><i>i. Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality, and</i></li> <li><i>ii. The cumulative impact of development would not lead to the over concentration of HMO’s in the locality to the detriment of community cohesion or residential amenity, and</i></li> <li><i>iii. The proposal does not have an adverse effect on local parking provision; and</i></li> <li><i>iv. Where the proposal involves the change of use of a domestic</i></li> </ul>

	<p><i>building; the existing curtilage should be capable of being used as a drying area, bin storage and cycle parking, and provides for the amenity of future occupants, or</i></p> <p>v. <i>Where the proposal involves the change of use of a commercial building; the building is suitable for conversion and adequate drying areas, bin storage and cycle parking can be provided for the amenity of future occupants without adversely impacting on the servicing and security of other businesses in the locality.</i></p> <p><i>The purpose of this policy is to set out the circumstances where the Council would allow the conversion of existing buildings to high quality self-contained flats or Houses in Multiple Occupation (HMO, which will also require a separate licence from the Council). The policy applies to changes of use from existing residential and commercial uses across the County Borough and is also applicable to any new build development proposals for HMOs.</i></p> <p><i>The conversion of buildings to sub-divided residential units (either self-contained flats or HMOs) can provide sustainable housing choices for many and help meet the need identified in the Joint Wrexham and Flintshire Local Housing Market Assessment for smaller 1 – 3 bed units of accommodation<sup>1</sup>.</i></p> <p><i>Additionally, the appropriate provision of residential accommodation above commercial properties within the designated retail centres can also make more efficient use of building(s) and improve the vitality and viability of those centres, in particular within Wrexham Town Centre (policy R1 and R3).</i></p> <p><i>Proposals for the conversion of buildings in Wrexham Town Centre including on the ground floor will be appropriate where they accord with policy R4. This is in line with the aims and objectives of national policy in relation to the vitality and viability of town centres and will also support the aims and objectives of the adopted Wrexham Town Centre Masterplan<sup>2</sup>, provided the proposals would not lead to an over concentration of uses that would have a detrimental impact on the vitality and viability of the locality. Over concentration in this respect would be assessed in line with details set out in supplementary planning guidance.</i></p> <p><i>Whilst this policy seeks to promote appropriate conversion opportunities, the Council's preference is for the development of high quality self-contained flats within the County Borough in order to reduce the adverse impacts that may arise as a result of the proliferation of HMOs in some areas. Currently there are five wards where there are concentrations of</i></p>
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<sup>1</sup> Para 7.27 Wrexham Local Housing Market Assessment (March 2015)  
<http://wrexhamldp.wrexham.gov.uk>

<sup>2</sup> Para 3.1.9 of the Adopted Wrexham Town Centre Masterplan (April 2016)  
[http://www.wrexham.gov.uk/assets/pdfs/planning/masterplan/wrexham\\_town\\_masterplan.pdf](http://www.wrexham.gov.uk/assets/pdfs/planning/masterplan/wrexham_town_masterplan.pdf)

	<p><i>HMO's in Wrexham Town, including Offa, Smithfield, Erddig, Brynyffynnon and Grosvenor<sup>3</sup>. Too many HMOs in one area can alter the character of established residential areas, resulting in an impact on community cohesion and residential amenity</i></p> <p><i>In line with the Council's parking standards, lower levels of off-street car parking may be permitted for such conversions in Wrexham Town Centre, where such parking is difficult to provide and the use of the private car is to be discouraged, particularly where there is good public transport accessibility. This is in line with national planning policy. Provision will also need to be made for appropriate refuse storage, drying areas and cycle parking; the curtilage of existing domestic buildings should be capable of providing for these requirements, along with an adequate level of private amenity space for the proposed occupiers. Similarly for the conversion of commercial buildings, similar requirements in relation to bin storage, drying areas and cycle parking should be capable of being provided in line with details which are set out in Supplementary Planning Guidance.</i></p>
<p><b>New Policy R4 Development outside Primary Shopping Streets</b></p>	
<p>Page 139</p>	<p><b>New Policy</b></p> <p><b><i>Outside the primary shopping streets of Wrexham Town Centre support will be given to ground floor retail, professional services, food and drink, leisure, commercial and other proposals that would enhance vitality and viability. Support would also be given to the conversion of upper floors to residential uses within the town centre.</i></b></p> <p><b><i>Outside the primary shopping streets of Wrexham Town Centre, ground floor residential uses would be supported where they do not harm the vitality and viability of the street, but would not be supported in Chester Street (south from Holt Street, Charles Street, Church Street, Town Hill and Yorke Street).</i></b></p> <p><b>Reason/Explanation</b></p> <p><b><i>Wrexham town centre is the most sustainable location to live, work, shop, socialise and conduct business. A concentration of such uses in the town centre can help sustain and enhance retail and commercial centres' vibrancy, viability and attractiveness supporting the core retail function.</i></b></p> <p><b><i>In recent years the town centre has seen an increase in vacancies and a reduction in retail occupiers, the LDP retail policies and other Council actions will regenerate the town centre, especially in the primary streets, historic core and more vibrant areas of town but new town centre users are still needed.</i></b></p> <p><b><i>This policy balances the positives a mix of uses can bring to the town centre while also protecting against some of the harmful impacts that</i></b></p>

<sup>3</sup> Houses in Multiple Occupations HMO's Review- Report of Findings April 2015  
<http://gov.wales/docs/desh/research/150505houses-in-multiple-occupation-hmo-final-report-en.pdf>

	<p><i>can arise. The conversion of a ground floor unit to residential is often permanent and rarely converts back to retail/commercial uses. Not only would this lose potential footfall to a street but would also create a dead frontage unattractive to visitors. This is particularly harmful in streets which currently have reasonable vitality but would be sensitive to reductions in footfall.</i></p> <p><i>Consequently the loss of ground floor retail to residential would not be supported in the named locations, but could be an important part of the mix of uses within other areas of the town centre.</i></p>
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**Planning Policy Panel –15 February 2018**

<p>Page 105</p>	<p>Reword Policy to read -</p> <p>Land is allocated in the following locations as shown on the proposals map to meet the identified needs of Gypsy and Travellers as detailed in the Wrexham Gypsy and Traveller Accommodation Assessment over the plan period:</p> <ul style="list-style-type: none"> <li>i. Land off Coedyfelin Road, Brymbo (8 pitches )</li> <li>ii. <b>Land off Llay New Road, Llay (8 pitches)</b></li> <li>iii. Land off A525, Hanmer (8 pitches)</li> </ul> <p>Amend Fifth paragraph to read -</p> <p><del>The ideal number of pitches on each site is 12; therefore</del> On the basis of the need identified in the GTAA, the Council <del>will need</del> <b>have agreed</b> to allocate <b>3 sites of 8 pitches as identified in policy H4 and as shown on the proposals maps.</b> <del>Clearly the allocations above will provide for more pitches than have been identified in the GTAA; however the Council wishes to ensure that the statutory duty in relation to meeting the needs of the community are delivered. In this respect, the over allocation of sites at this stage allows an opportunity for full and considered consultation with both the Gypsy and Traveller community and the settled community, in order to narrow down the most appropriate sites as part of the LDP process. In addition, there are also ongoing discussions about the further delivery of private sites which, if permitted would contribute to the identified need and may reduce the need for further allocations. Further information in relation to the site allocations and the site assessment process can be found in Background Paper 6: Gypsy and Traveller Site Selection.</del></p> <p>Add to the end of the sixth paragraph in the reason/explanation <b><i>Further information in relation to the site allocations and the site assessment process can be found in the Gypsy and Traveller Background Paper.</i></b></p>