



Guidance for New or Alternative Sites

In proposing any new or alternative site, you will need to show that the site accords with the Plan's strategy and that the Plan would be sound if the site is included. It is your responsibility to test the sustainability effects of the site.

A Sustainability Appraisal is a process that considers the likely social, economic and environmental impact of a proposal, which may include a new or alternative development site, against local sustainability objectives. The Sustainability Appraisal should include evidence regarding:

- the site's compatibility with the Plan's strategy
- any severe physical, environmental and geological constraints to development of the site and the potential for mitigation measures to overcome or reduce these
- the sustainability of the site in relation to availability and accessibility of community facilities and services, public transport services and the use of brownfield land

The alternative site may have already been assessed as part of the earlier Sustainability Appraisal of Key Issues and Strategic Options (December 2006) or the Preferred Strategy (October 2007). You may object to the outcome of the Council's assessment and seek to have that site included; it will be dealt with at Examination in Public as an objection. It is essential for you to demonstrate why the Council's assessment is flawed.

Environmental consultation bodies will have the opportunity to comment on your site sustainability appraisal.

It is important that you use a consistent methodology in assessing the site. In appraising sites the Council has used a Candidate Site Assessment Methodology that



includes an assessment of the constraints to development and an assessment of the sustainability of the site with reference to the sustainability objectives developed in the Sustainability Appraisal/Strategic Environmental Appraisal Scoping Report. It is recommended that you use this methodology which is contained in Appendix 3 of the Preferred Strategy (October 2007). Please also refer to the Sustainability Appraisal Environment Report (May 2010) and the Scoping Report (December 2006) which detail the sustainability baseline, issues and



objectives you may find useful to assist with the appraisal.

If a new or alternative site has not been subject to any sustainability appraisal it is unlikely that the Inspector will be in any position to recommend its inclusion in the Plan. In the absence of essential evidence the Inspector would be unable to conclude that the Plan would be sound with that change.

There will be a need to consider whether the new or alternative site will have a likely significant effect on any European site of nature conservation importance and whether a Habitat Regulations Assessment is required. Further guidance on this can be obtained from:

- Countryside Council for Wales,
Llys y Bont,
Parc Menai,
Bangor,
Gwynedd LL57 4BN

Contact Details

If you require any further information regarding this development plan or other planning policy matters please contact the Planning Policy Section at the address below or visit our web site.

The Wrexham County Borough Local Development Plan 2006 - 2021 is available to view on-line via Wrexham County Borough Council's web site.

**Planning Policy Section,
Wrexham County Borough Council,
Lambpit Street, Wrexham LL11 1AR.**

Telephone: 01978 292013.
Fax: 01978 292502
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Office Hours

Monday to Thursday 8.45am - 5.15pm
Friday 8.45am - 4.45pm
Saturday and Sunday - Closed

