

Mapping existing SPG notes to LDP policies for use as a material consideration

Existing SPG	UDP Policies Covered	Applicable LDP Policies	Status of Existing SPG – pending review
No.01 Extensions and Alterations to Dwellings	HSG12 House Extensions and Alterations HSG13 Annex Accommodation D1 Design Quality, Location and Layout D2 Design	HN5 House extensions and alterations HN6 Annex accommodation PC3 Design STR4 Principles of Sustainable Development Design and Placemaking	Although to be reviewed following adoption of LDP, the broad principles and advice in the existing SPG are still considered to be relevant. The existing SPG is considered capable of being attached reasonable weight.
No.02 Space Around Dwellings	HSG8 Density of Development	HN2 Density and mix of development STR4 Principles of Sustainable Development Design and Placemaking STR11 Provision of Sustainable Housing Sites	Although to be reviewed to follow adoption of LDP, the broad principles and advice in the existing SPG are still considered to be relevant. The existing SPG is considered capable of being attached reasonable weight.
No 3. Landscaping	Policy D3 Landscaping	Not being taken forward	n/a
No.04 Trees and Development	TWH1 Development Affecting Trees and Woodlands TWH2 Protection of Hedgerows TWH3 Woodland Planting and Management	EN7 Development affecting Trees, Woodland and Hedgerows STR4 Principles of Sustainable Development Design and Placemaking STR13 Natural and Built Environment, Green	Although to be reviewed to follow adoption of LDP, the broad principles and advice in the existing SPG are still considered to be relevant. The existing SPG is considered capable of being attached reasonable weight.

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		Networks and Infrastructure	
No. 5 Conversion of Rural Buildings	HSG7 Change of Use to Residential Outside Settlement Boundaries	HN4- B Residential conversion of rural buildings STR11 Provision of Sustainable Housing Site STR13 Natural and Built Environment, Green Networks and Infrastructure	Although to be reviewed to follow adoption of LDP, the broad principles and advice in the existing SPG are still considered to be relevant. The existing SPG is considered capable of being attached reasonable weight.
No 6. Listed Buildings	HE2 Development Affecting Listed Buildings and their Settings	Not to be taken forward	n/a
No 7. Conservation Areas	HE1 Development Affecting Conservation Areas HE3 Demolition of Listed Buildings or Buildings in Conservation Areas	Not to be taken forward	n/a
SPGN No 8. Nature Conservation and Development - SPG 8a - Great Crested Newt Mitigation Requirements	WB1 Species Protection WB2 Sites of International Importance WB3 Statutory Sites of National Importance WB4 Local Sites of Wildlife and Geological Importance WB5 Undesignated Wildlife Habitats	STR4 Principles of Sustainable Development Design and Placemaking STR13 Natural and Built Environment, Green Networks and Infrastructure EN6 Sites of biodiversity importance	Although to be reviewed to follow adoption of LDP, the broad principles and advice in the existing SPG are considered to be still relevant. The existing SPG is considered capable of being attached reasonable weight.

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<p>SPGN No 9. Affordable Housing</p>	<p>HSG10 Affordable Housing within Settlement Boundaries</p> <p>HSG11 Affordable Housing in Rural Areas</p>	<p>STR1 Strategic Growth</p> <p>STR2 The Location of Development</p> <p>STR6 Services, Facilities and Infrastructure</p> <p>STR11 Provision of Sustainable Housing Site</p> <p>HN3 Affordable housing</p> <p>HN4-D Affordable housing exception schemes</p>	<p>The approach to affordable housing has changed in the LDP in terms of i) threshold for affordable housing applies to all sites of 10 or more units ii) differing affordable housing requirements applying to different housing sub market areas iii) different mix of affordable housing iv) exceptions schemes now applying to Tier 1 – 4 settlements and v) new housing in Tier 4 and Settlements being local needs focussed. In this context it is not considered that weight should be applied to the existing SPG.</p>
<p>SPGN No 10. New Housing in the Open Countryside</p>	<p>GEN3 Development in the Open Countryside</p> <p>HSG4 New Dwellings Outside Settlement Boundaries</p> <p>HSG5 Limited Infill Development Outside Settlement Boundaries</p> <p>HSG6 Replacement Dwellings Outside Settlement Boundaries</p> <p>HSG11 Affordable Housing in Rural Areas</p>	<p>STR2 The Location of development</p> <p>STR11 Provision of Sustainable Housing Sites</p> <p>STR13 Natural and Built Environment, Green Networks and Infrastructure</p> <p>PC1 The Relationship of development to settlement boundaries</p> <p>HN4 Housing in the countryside</p> <p>HN4-A Replacement dwellings</p> <p>HN4-C Infill development in groups of houses</p>	<p>Although to be reviewed to follow adoption of LDP, the broad principles and advice in the existing SPG are considered to be still relevant. The existing SPG is considered capable of being attached reasonable weight.</p>

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<p>SPGN No 11. Parking Standards</p>	<p>AC18 Parking Provision and New Development</p>	<p>STR4 Principles of Sustainable Development Design and Placemaking STR5 Transport and Accessibility STR6 Services, Facilities and Infrastructure PC5: Transport and Accessibility</p>	<p>Although to be reviewed to follow adoption of LDP, the broad principles and advice in the existing SPG are considered to be still relevant. The existing SPG is considered capable of being attached reasonable weight.</p>
<p>SPGN No 12. Access For All</p>	<p>HSG12 House Extensions and Alterations HSG13 Annex Accommodation D1 Design Quality, Location and Layout D2 Design</p>	<p>Not to be taken forward</p>	<p>n/a</p>
<p>SPGN No 18. Telecommunications</p>	<p>AC12 Airport Safeguarding Zone AC22 Location of Installations AC23 New Development and Interference with Telecommunication Signals AC24 Cable Installation</p>	<p>Not to be taken forward</p>	<p>n/a</p>
<p>SPGN No 20. Energy Conservation and Renewable Energy for Householders and Small Businesses</p>	<p>EWP3 Renewable Energy in New Development and various policies</p>	<p>Not to be taken forward</p>	<p>n/a</p>

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SPGN No 21.Environmental Impact Assessments	GEN5 Environmental Assessment	Not to be taken forward	n/a
SPGN No 23. Developer Contributions to Education		To be incorporated into new SPG 'Services, Facilities and Infrastructure' STR6 Services, Infrastructure and Facilities	Although to be reviewed (including possible updating of contributions) to follow adoption of LDP, the broad principles and advice in the existing SPG are considered to be still relevant. The existing SPG is considered capable of being attached reasonable weight.
SPGN No 24. Retention of Local Facilities	S11 Retention of Local Facilities	PC12 Community facilities	Although to be reviewed (including possible updating of contributions) to follow adoption of LDP, the broad principles and advice in the existing SPG are considered to be still relevant. The existing SPG is considered capable of being attached reasonable weight.
AN No 27. One Planet Development	Informal Advice Note, rather than a SPG as there is no relevant policy in the UDP	Not being taken forward	n/a
SPGN No 28. Archaeology	STR8 Built Environment HE6 Scheduled Ancient Monuments and other Nationally Important Archaeological Sites HE7 Other Sites of Lesser Archaeological Significance HE8 Recording of Historic Features	Not to be taken forward	n/a

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<p>SPGN No 29. Management of Surface Water for New Development</p>	<p>EWP16 Water Resources EWP17 Flood Risk</p>	<p>EN14 Flood risk EN15 Water Resources STR14 Climate Change and Environmental Protection</p>	<p>SuDS is now a national requirement and the existing SPG is out of date. A new SPG will be prepared. In this context it is not considered that weight should be applied to the existing SPG.</p>
<p>SPGN No 30. Public Art</p>	<p>D6 Public Art</p>	<p>Not to be taken forward</p>	<p>n/a</p>
<p>Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)</p>	<p>L2 - Area of Outstanding Natural Beauty</p>	<p>EN5 Area of outstanding natural beauty STR13 Natural and Built Environment, Green Networks and Infrastructure</p>	<p>Existing SPG prepared and adopted jointly by Wrexham CBC, Flintshire CC and Denbighshire CC and is separate to the LDP.</p>
<p>Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) Dark Night Skies</p>	<p>Policy L2: Area of Outstanding Natural Beauty D2: Design D4: Outdoor Lighting EWP13: Nuisance</p>	<p>STR 10 Tourism, Culture, and Leisure STR 13 Natural and Built Environment, Green Networks and Infrastructure STR 14 Climate Change and Environmental Protection PC2 General Requirements for Development PC3 Design EN5 Area of Outstanding Natural Beauty</p>	<p>Existing SPG prepared and adopted jointly by Wrexahm CBC, Flintshire CC and Denbighshire CC and is separate to the LDP.</p>

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		EN18 Pollution and Nuisance	
Developer Advice Note Flats and Houses in Multiple Occupation	STR1 New Development STR4 Housing GEN1 General Requirements for Development GEN2 Development inside Settlement Boundaries D1 Design Quality, Location and Layout D2 Design AC18 Parking Provision and New Development HSG3 Housing on Unallocated Sites within Settlement Boundaries S10 Conversion of Upper Floors	PC1 The Relationship of Development to Settlement Boundaries PC2 General Requirements for Development PC3 Design PC4 Sustainability and Resilience of New Development HN7 Houses in Multiple Occupation	The existing advice note will be reviewed and updated as part of a formal SPG. However, given that it represents best practice in terms of HMO's it can continue to be given reasonable weight as a material consideration.
Open Space Requirements	SR5 Outdoor Playing Space and New Residential Development	EN1 Sports Recreation and Cultural Facilities STR4 Principles of Sustainable Development, Design and Placemaking STR6 Services, Facilities and Infrastructure STR13 Natural and Built Environment, Green Networks and Infrastructure	The LDP seeks the same provision of open space as the SPG at 2.4ha per 1000 population. Although elements such as the cost of commuted sums per dwelling may change as a result of the review, the broad principles and advice in the existing SPG are considered to be still relevant. The existing SPG is considered capable of being attached reasonable weight.
Advertisements	D7 Outdoor Advertisements	Not being taken forward	n/a

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Area of Search for New Waste Management Facilities	EWP6 Areas of Search for New Waste Management Facilities	Not being taken forward	n/a
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