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Town and Country Planning Act 1990

PROPOSED RESIDENTIAL DEVELOPMENT FOLLOWING DEMOLITION OF EXISTING COMMERCIAL PREMISES HAPPY DAYS COACHES LITTLE GREEN, BRONINGTON, WREXHAM.

I refer to your enquiry for the above proposal.

Validation Requirements

A formal planning application would need to be accompanied by the following to be validated:

- Full planning application forms;
- 1:1250/1:2500 Site location plan with the land subject to the application edged red and any other land in your ownership edged in blue;
- 1:200/1:500 Block plan with the proposed extension edged in black;
- 1:100 Existing and proposed floor plans and elevations;
- 1:100 Street scene elevations
- Arboricultural Report
- Ecological Assessment
- Planning application fee

Relevant Planning Policy & Guidance

The following planning policies and supplementary planning guidance is applicable to your proposals:

- Wrexham UDP Policy PS1

*Rydym yn croesawu goheblaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw oheblaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedl.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*

- Wrexham UDP Policy PS2
- Wrexham UDP Policy GDP1
- Wrexham UDP Policy H5
- Local Planning Guidance 13 – Housing in the Countryside
- Local Planning Guidance 16 – Parking Standards
- Local Planning Guidance 21 – Space around Dwellings

Proposal

Principle

Local Plan

The site is located within designated open countryside as identified on Proposals Map 1 of the Wrexham UDP 1996-2011.

UDP Policy H5 states amongst other criteria that outside defined settlement limits, new dwellings will only be permitted if they comprise infilling, are for agricultural or forestry workers or comprise exception site dwellings.

The site comprises a bus depot. To the south lies a dwelling whilst to the north lies an agricultural field bounded by hedgerows along part of its northern and southern boundaries. Mill Road runs along the eastern boundary and agricultural fields lie to the west.

Based on the submitted information and the site location, the proposal would not fall under the above criteria and there is therefore a presumption against the development.

Material Considerations

S.38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the development plan, unless material considerations indicate otherwise.

Housing Land Supply

Planning Policy Wales (paragraph 9.2.3) requires Local Planning Authorities to ensure that sufficient land is genuinely available or will become available to provide a 5 year housing land supply.

Wrexham Borough Council is unable to demonstrate that it has a 5 year housing land supply. The Council recognises that where this is the case, the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise accord with both national and local planning policy.

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

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Planning Policy Wales recommends strict control over housing on sites in the open countryside away from established settlements. Despite the age of the UDP, Policy H5 is considered remains broadly consistent with PPW and therefore can be afforded significant weight.

The proposal would conflict with both national and local policy in respect of the location of new housing development.

Sustainable Development

The site would appear to be classed as previously developed land, to which PPW states that wherever possible, should be used in preference to greenfield sites. However PPW goes on to state that not all previously developed land is suitable for development, for instance, having regard to its location.

In this case, the nearest settlement of Bronnington is located approximately 1.3km south. There are no bus stops along Mill Road and there appears to be no footpath leading to Bronnington.

The site is not considered to be sustainably located and in this regard would not fulfill the environmental or social dimensions of sustainable development, as set out in PPW, paragraph 4.2.2.

Conclusion

It is considered that there are no material considerations which would outweigh the proposals conflict with national and local plan policies or the need to increase the Councils five year supply of deliverable housing sites.

In my opinion, a proposal for residential development on the above mentioned site would not be supported.

The above comments are the informal views of an Officer of the Council and do not commit the Council in the determination of any formal planning application that may be submitted.

Yours faithfully,



Pennaeth yr Amgylchedd a Chynllunio/Head of Environment and Planning