

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT
LOWER HONKLEY FARM STRINGERS LANE ROSSETT**

COUNCIL'S STATEMENT OF CASE

**PLANNING REF: P/2018/0342
PINS REF: 3213166**

1.0 INTRODUCTION

- 1.1 The relevant site history, development plan policies and the consideration of the proposals are set out in the attached appendix 1: Case Officer Delegated Report.
- 1.2 For the benefit of the Planning Inspector, the following documents are also included:
- i. the structural report, building survey and cost assessment submitted in 2004 and used to justify the development subject to the extant planning permission for 3 dwellings reference P/2002/1333, see appendix 2;
 - ii. the approved plans for the development subject to the extant planning permission for 3 dwellings – see appendix 3.

2.0 TECHNICAL ADVICE NOTE 1 PARAGRAPH 6.2

- 2.1 The Council's decision was made prior to the decision of the Welsh Government to dis-apply paragraph 6.2 of Technical Advice Note 1. Despite this change to TAN1, in Wrexham it is arguably the case that the need to increase housing land supply should continue to be afforded considerable weight when relevant applications and appeals are determined for the following reasons:
- i. the UDP plan period expired in 2011;
 - ii. the housing requirements set out in the Deposit Wrexham Local Development Plan 2013-2028, see extract below:

LDP Housing Components	
LDP Housing Requirement (Policy SP1)	7750
10% Flexibility allowance	775
LDP Housing Provision (Policy SP1)	8525
Completions (2013 – 2017)	977
Committed Housing Supply (April 2017)	1994
Sites Pending Section 106 (April 2017)	33
Windfall Estimate (small and large sites, 195 p/a)	2145
Allocations required (Policy H1)	3376

Table 5.1

- 2.2 Notwithstanding the above, the Council remains of the view that the proposals are not acceptable for the reasons set out in the report included as Appendix 1.

3.0 PLANNING OBLIGATION

- 3.1 The Education Department have confirmed that contributions towards both primary and secondary education are required (see appendix 4). This would need to be secured via a planning obligation. The appellant will therefore need to submit a Unilateral Undertaking.

4.0 CONCLUSION

- 4.1 The development does not accord with UDP planning policies regarding development in the countryside and represents inappropriate development that will harm the openness of the Green Barrier. The lack of a 5 year housing land supply and the enabling development are not considered to constitute the very exceptional circumstances needed to justify granting planning permission. The scale and appearance of the development will also detract from the setting of Lower Honkley Farm and the rural character of the site. The proposals therefore do not accord with policies PS1, GDP1, EC1, EC9 and H5 of the UDP.
- 4.2 In light of the above the Inspector is respectfully requested to dismiss the appeal.

APPENDICIES

- **Appendix 1: Case Officer Delegated Report**
- **Appendix 2: Structural Report, Building Survey & Cost Assessment, Geraint Lewis Associates dated 12 February 2004**
- **Appendix 3: Approved plans, extant planning permission reference P/2002/1333**
- **Appendix 4: Consultation Response from Education Department**
- **Appendix 5: Schedule of Conditions**