

Town and Country Planning Act 1990
Section 78 Appeal at: LAND EAST OF, TAN Y BONT, MAIN ROAD, RHOSROBIN,
WREXHAM

Planning Reference:

P 2016 0189

Welsh

Government Ref/Planning Inspectorate ref:

H6955/A/17/3182282

Planning comments to re-opened planning application P 2016 0189

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Dear Sir / Madam,

The changes to the National Planning Guidance (dis-application of Paragraph 6.2 of Technical Advice Note 1: Joint Land Availability Studies), in our opinion should in no way affect the decisions already made by the Wrexham Planning Committee, to reject all previous planning applications for this site, as they have always been of speculative nature due to the council not having a 5 year LDP in place. This is backed up in the Welsh Governments own consultation - summary of response to Temporary dis-application of paragraph 6.2 Technical Advice Note 1,

1.5 As a pre-cursor to the wider review of housing delivery, the Welsh Government consulted on the dis-application of paragraph 6.2 of TAN 1 to remove the emphasis placed on attaching "considerable" weight to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing. The aim was to alleviate some of the immediate pressures on planning authorities when dealing with 'speculative' planning applications for housing.

The speculative nature of the applications were based on, in the first instance 400 houses which when rejected was re-submitted for 369 houses, which was subsequently reduced to 189 houses. The applications are of an outline only, with no programme or delivery plan for implementing any planning permission granted. This is made obvious as there are no details of house builders etc. How can this meet the housing needs if there is no robust intention to deliver and the developer land banks the land sitting on it until house prices and viability improves to what it was say ten years ago!

With this on top of all the other reasons for rejection which were listed in the refusal of previous applications, then this appeal should also be refused.