

**TOWN AND COUNTRY PLANNING ACT 1990 SECTION 78 APPEAL AT  
LAND EAST OF TAN Y BONT MAIN ROAD RHOSROBIN WREXHAM**

**COUNCIL'S SUPPLEMENTAL STATEMENT**

**PLANNING REF: P/2016/0189  
PINS REF: 3182282**

## 1.0 Weight Afforded to Housing Land Supply

- 1.1 Despite the disapplication of paragraph 6.2 of Technical Advice Note 1 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:
- the UDP plan period having expired in 2011;
  - 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        |
| <b>Allocations required (Policy H1)</b>            | <b>3376</b> |

Table 5.1

## 2.0 Council's position in respect of the appeal site

- 2.1 Despite accepting that the need to increase housing land supply should be afforded considerable weight in this instance the Council's position remains that the appeal should be dismissed.
- 2.2 The UDP Green Barriers have been subject to the Wrexham Strategic Green Wedge Review (October 2017) (see appendix 1) as part of the LDP preparation process in accordance with the requirements of PPW paragraph 4.8.12. The purpose of the review is to ensure that LDP Green Wedge designations are based on a sound formal assessment whilst at the same time taking account of advice in PPW paragraph 4.8.13 to ensure that a sufficient range of development land is available for development. The proposed housing allocations in the LDP include sites that are currently designated Green Barrier in the UDP however the review concludes that the appeal site should continue to be afforded protection by way of a Green Wedge designation.
- 2.3 Whilst the LDP has not reached a stage where the plan as a whole can be afforded significant weight, the Council contends that the Wrexham Strategic Green Wedge Review is robust and justifies the retention of the appeal site as Green Wedge. Furthermore the Council is content that it can deliver its projected housing requirements via the sites proposed for allocation in LDP policies SP4, SP5 and H1 – see below:

**Policy SP4: KSS1: Land at Lower Berse Farm, Ruthin Road Wrexham**

Land is allocated at Lower Berse Farm, Ruthin Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1500 new homes, 200 of which will be delivered during the plan period following completion of works to junction 4. Development will include an element of affordable housing and associated community uses, along with enabling and necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

**Enabling Infrastructure:**

- Highway improvements to address known infrastructure capacity constraints at junction 4 of the A483(T) Road with the A525

**Necessary Infrastructure:**

- Education: on site provision of a 420 place primary school and contributions towards secondary provision in the vicinity of the site
- Public open space
- Community Facilities
- Active Travel, and
- Public transport

**Policy SP5: KSS2: Land east of Cefn Road, Wrexham**

Land is allocated east of Cefn Road, Wrexham as shown on the proposals map to deliver a residential led mixed use scheme with a minimum of 1680 new homes, 1580 of which will be delivered within the plan period. Development will include an element of affordable housing and associated community uses, along with necessary infrastructure which will be delivered in a phased manner with specific details tied into planning consents:

**Necessary Infrastructure:**

- Highway improvements to address known infrastructure capacity constraints at the Greyhound roundabout
- Ensuring connectivity between the land north and south of Bryn Estyn Road
- Education: on site provision of a 420 place primary school, contributions towards secondary provision in the vicinity of the site and the retention of existing (65,393 m<sup>2</sup>) of playing fields for Ysgol Morgan Llwyd,
- Public open space,
- Community and leisure facilities, including the retention of the Erlas Victorian Walled Garden,
- Active Travel, and
- Public transport

## Housing

### Policy H1: Housing Allocations

Land is allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period:

#### Key Strategic Sites

##### Tier 1: Primary Key Settlement

- **KSS1:** Land at Lower Berse Farm, Ruthin Road, Wrexham (policy SP4)
- **KSS2:** Land East of Cefn Road, Wrexham (policy SP5)

#### Non-strategic housing allocations:

##### Tier 1: Primary Key Settlement

1. Land adjoining Mold Road/A483, Wrexham (375 units)
2. Jacques Scrapyard, Wrexham (36 units)
3. Crown Buildings, Chester Road, Wrexham (71 units)

##### Tier 2: Key Settlement

4. Former Rhosymedre Infant Site, Off Hampden Way, Cefn Mawr/Acrefair (22 units)
5. Land Opposite Former Ruabon Works, Queen Street, Cefn (51 units)
6. Land Off B5070, Chirk (180 units)
7. Stansty Fields, Stansty, Gwersyllt (96 units)
8. Mold Road Industrial Estate, Hardwick Drive, Gwersyllt (15 units)
9. British Legion, Llay (60 units)
10. Land at Home Farm, Llay (365 units)

##### Tier 3: Local Service Centres

11. Land South of Berse Road, Caego, New Broughton (25 units)
12. Land at Gatewen Road, New Broughton (127 units)
13. Land Adjacent to Sycamore House, Wrexham Road, Holt (35 units)
14. Land off St Mary's Avenue, Overton (40 units)
15. Land at The Grange, Penley (25 units)
16. Land north and south of Rossett Road, Rossett (137 units)

##### Tier 4: Minor Village

17. Land at Llay New Road, Rhosrobin (79 units)

- 2.4 The deposit LDP has been subject to consultation and is scheduled to be reported to the Council's Executive Board followed by full Council in November 2018 followed by submission to Welsh Government in preparation for Examination in Public.

## 3.0 Conclusion

- 3.1 The site lies outside of a settlement limit and within a Green Barrier. The development will result in the coalescence of Wrexham and Old Rhosrobin and significant harm to the openness of the Green Barrier separating Old Rhosrobin and Pandy. The development is therefore contrary to policies PS1 and EC1 of the Wrexham Unitary Development Plan. Furthermore the site is proposed to be afforded the same level of protection in the emerging LDP. The Council therefore respectfully reiterates its request that the appeal be dismissed

## Appendices

Appendix 1: Wrexham Strategic Green Wedge Review (October 2017).

