

Adroddiad Atodol

Gwrandawriad wedi ail-agor ar 12/02/2019

**gan Kay Sheffield BA(Hons) DipTP
MRTPI**

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 12.03.2019

Addendum Report

Hearing re-opened on 12/02/2019

by Kay Sheffield BA(Hons) DipTP MRTPI

an Inspector appointed by the Welsh Ministers
Date: 12.03.2019

TOWN AND COUNTRY PLANNING ACT 1990

Section 78

Appeal by Welsh Town Planning & Housing Trust Ltd, Mrs I Dutton, Mr J Dutton,
Mr P Davies and Mr D Griffiths in conjunction with Liberty Properties

Residential development of up to 189 dwellings

Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham

File Ref: APP/H6955/A/17/3182282

Site address: Land east of Tan y Bont, Main Road, Rhosrobin, Wrexham

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Welsh Town Planning & Housing Trust Ltd, Mrs I Dutton, Mr J Dutton, Mr P Davies and Mr D Griffiths in conjunction with Liberty Properties against the decision of Wrexham County Borough Council.
- The application Ref P/2016/0189, dated 19/02/2016, was refused by notice dated 06/03/2017.
- The development proposed is residential development of up to 189 dwellings.

Summary of Recommendation: The appeal be allowed

Preliminary and Procedural Matters

1. Subsequent to the submission of my original report the Welsh Government (WG) announced a wide-ranging review into the delivery of housing through the planning system¹. In addition to issuing a call for evidence to address the issue, the dis-application of paragraph 6.2 of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies was announced. For the purposes of Rule 13(4)(b) of the Town and Country Planning (Hearings Procedure) (Wales) Rules 2013 this is considered to be a new matter of fact.
2. Since housing land supply was material to my consideration of the appeal the dis-application of paragraph 6.2 of TAN 1 constitutes new evidence that should be considered prior to a decision being made. Therefore, in accordance with Rule 13(6)(a), further evidence was invited in respect of the disapplication of paragraph 6.2 of TAN 1. At the re-opened Hearing the discussion was limited to the implications of the dis-application of paragraph 6.2 of TAN 1 on the parties' cases. No other matters were discussed and therefore this addendum report should be read in conjunction with my previous report.
3. Planning Policy Wales (PPW) edition 10 was published on 5 December 2018 and it replaced edition 9 with immediate effect. Regard has therefore been given to edition 10 in this addendum report.

Planning Policy

National Planning Policy

4. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise to ensure that social, economic, cultural and environmental issues are balanced and integrated.²
5. According to PPW 10³ the supply of land to meet the housing requirement proposed in a development plan must be deliverable. To achieve this, development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period. The ability to deliver requirements must be demonstrated through a housing trajectory which illustrates the expected rate of housing delivery and the maintenance of a five-year supply of housing land over the plan period.⁴

¹ Letter from Cabinet Secretary for Energy, Planning and Rural Affairs dated 18 July 2018

² PPW 10 paragraph 1.17

³ PPW 10 paragraph 4.2.10

⁴ PPW 10 paragraph 4.2.15

6. Local Planning Authorities (LPA) are required to ensure that sufficient land is genuinely available or will become available to provide and maintain a five-year supply of land for housing judged against the general objectives, scale and location of development required in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable, in order to support the creation of sustainable communities.⁵
7. The WG's announcement of a review into the delivery of housing through the planning system was in response to the current housing land supply position and to the under delivery of Local Development Plan housing requirements. In calling for evidence to address the issue, the letter⁶ emphasised the overarching principles that should apply and be addressed through the evidence submitted, namely: planning decisions must be based on an up-to-date development plan; housing requirements should be based on evidence and all sites identified to meet the requirement must demonstrate they are deliverable; and monitoring arrangements must reinforce the plan-led approach to development management.
8. The letter notes that speculative applications for housing on sites not allocated in Local Development Plans are generating uncertainty for communities to the detriment of the plan-led system. Therefore in support of the review and to alleviate some of the immediate pressures on LPA it was decided to dis-apply paragraph 6.2 of TAN 1 thus removing the paragraph which refers to attaching "considerable" weight to the lack of a five-year housing land supply as a material consideration in determining planning applications for housing. As a result of the dis-application of paragraph 6.2 of TAN 1 it is for the decision maker to determine the weight which should be attributed to the need to increase housing land supply where an LPA has a shortfall in housing land.

Local Planning Policy

9. The relevant development plan remains the Wrexham Unitary Development Plan 1996-2011 (UDP). Although the Council has submitted the Deposit Wrexham Local Development Plan 2013 – 2028 (LDP) for examination, at the time of the Hearing, consultation on focussed changes to it was ongoing and there was no firm programme for its examination. Whilst the Council anticipated that at the very earliest the LDP would be adopted by the end of 2019, it conceded that adoption would more likely be in early 2020. Nevertheless, the evidence to support the policies in an emerging LDP can be used as a material consideration when making decisions.
10. In making development management decisions, the weight which can be attached to an emerging LDP does not simply increase as the plan progresses towards adoption. Certainty regarding its content will only be achieved when the Examining Inspector delivers the binding report following the Examination in Public. However, the Development Management Manual states that in considering what weight to give to the specific policies in an emerging LDP that apply to a particular proposal, there is a need to consider carefully the underlying evidence and background to the policies.⁷
11. The appeal site is not allocated for development in the LDP. It lies within open countryside and forms part of the Green Wedge. Policy SP2 of the LDP directs new development to the defined settlement limits and employment areas identified on the Proposals Map. The explanation of the policy confirms that all development located

⁵ PPW 10 paragraph 4.2.15

⁶ Letter from Cabinet Secretary for Energy, Planning and Rural Affairs dated 18 July 2018

⁷ Development Management Manual Section 9.4.8

outside of any defined settlement limit or employment area as shown on the Proposals Map is classed as development in the open countryside and will be strictly controlled and limited in accordance with national planning policy. The appeal site lies within the Green Wedge between Bradley, Rhosrobin, Gwersyllt, Broughton and Wrexham as identified in Policy SP7 of the LDP. Within areas designated as Green Wedge the policy only permits development that accords with national planning policy.

The Case for the Council

(Supplemental Statement and verbal contributions made to the Hearing)

The material points are:

12. Despite the dis-application of paragraph 6.2 of TAN 1, in Wrexham the need to increase housing land supply should continue to be afforded considerable weight in the determination of relevant applications and appeals on the grounds that: the UDP plan period expired in 2011; and in the LDP there is a need to allocate 3376 units in order to meet the identified housing requirement of 8525 units. Nevertheless, the Council remains of the opinion that the appeal should be dismissed.
13. As part of the LDP process a review of the Green Barriers allocated in the UDP has been undertaken. The purpose of the Wrexham Strategic Green Wedge Review, October 2017 (the Review)⁸ was to ensure that the Green Wedge allocations in the LDP are based on a sound formal assessment and a sufficient range of land would be available for development. Whilst the housing allocations proposed in the LDP include sites that are currently designated Green Barrier in the UDP, the Review concluded that the appeal site should continue to be afforded protection by way of a Green Wedge designation.
14. Whilst the LDP has not reached a stage where the plan as a whole can be afforded significant weight, the Review is robust and justifies the retention of the appeal site as a Green Wedge. Furthermore, the Council is content that it can deliver the projected housing requirements via the sites proposed for allocation in the LDP. These comprise two key strategic sites on land at Lower Berse Farm (KSS1) and east of Cefn Road (KSS2) together with 17 non-strategic sites, one of which is land at Llay New Road, Rhosrobin (site 17), a short distance to the north of the appeal site.
15. In order to meet the LDP housing requirement, an average completion rate of 517 is required per annum over the whole of the plan period. The Council reported that the delivery of new houses has been consistently and significantly below this figure, completions on average having been 241 per annum. Whilst the Council anticipated that the deficit would be made up over the plan period, it recognised that if the LDP housing requirements are to be achieved there will need to be a significant increase in the number of completions over the remaining plan period. However, other than the site at Home Farm, Llay (site 10) where delivery is due to start in 2019/20, there is no immediate prospect of completions from proposed allocations in the LDP. It was envisaged that a recent outline application for 600 units on the strategic site KSS2 would not be implemented until the end of 2022 whereas in the housing trajectory⁹ completions on this site were anticipated as early as 2020/21. Contributions from KSS1 are not forecasted to begin until 2026/27 with most of the completions taking place after the end of the plan.

⁸ The contents of the Wrexham Strategic Green Wedge Review, October 2017 remain the same as the February 2016 version in respect of the appeal site.

⁹ Document 2

16. The housing projections rely on housing being delivered on allocated sites over the plan period and the Council accepted that unless more land is brought forward for development prior to the adoption of the LDP, there is a risk that the housing requirements will not be met. This means that suitable sites, potentially including those proposed for allocation in the LDP, will need to be brought forward quickly for development prior to the adoption of the LDP if the housing trajectory for the period up to 2021 is to be achieved¹⁰.
17. The Council accepted that there are several sites which, for various reasons, were not proposed for allocation in the LDP. However, as in the case of the appeal site, constraints which had originally played a part in their exclusion from the plan had been overcome. The Council would need to enter the LDP Examination with a contingency list and it was considered that the appeal site was a strong candidate if further land had to be brought forward in order to satisfy the need for housing as part of the LDP.
18. Notwithstanding this, the appeal site lies outside of a settlement limit and within a Green Barrier. The development would result in the coalescence of Wrexham and Old Rhosrobin and would cause 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 UDP. Furthermore, the site is proposed to be afforded the same level of protection in the LDP. The Council therefore respectfully reiterates its request that the appeal be dismissed.

The Case for the Appellants

(Supplemental Statement and verbal contributions to the Hearing)

The material points are:

19. Notwithstanding the dis-application of paragraph 6.2 of TAN 1 the need to increase housing land supply is still afforded considerable weight by the decision makers where there is a significant need for new housing in a Council's administrative area. This very real need must be met now. The need for housing and the maintenance of a five-year housing land supply is emphasised in PPW. Accordingly, the Council's current identified housing requirement is a material consideration in its own right, which must be met through sites that are available and deliverable now and so forms part of the very exceptional circumstances that exist.
20. The rationale for the dis-application of paragraph 6.2 appears to be related to the receipt of speculative housing proposals that generate uncertainty, to the detriment of the plan led planning system. In the case of the appeal this rationale does not gain any traction for the following reasons:
 - a) The appeal proposal addressed the compliance with the development plan and the application of other material considerations;
 - b) The UDP is considerably out of date. It was adopted in 2005 and addressed development needs ending in 2011;
 - c) The appeal proposal is being brought forward because development plans are failing to maintain a five-year supply. It therefore supports development plans in delivering much needed development in sustainable locations for Councils such as Wrexham which are clearly in difficulty. To suggest that the response to the housing shortage is to prevent further planning applications being made is counterintuitive.

¹⁰ Document 1, pages 56 & 57

21. Section 5 of the Well-Being of Future Generations (Wales) Act, 2015 (WBFG Act) establishes the sustainable development principle and places on public bodies an obligation to take into account "*the importance of balancing short term needs with the need to safeguard the ability to meet long term needs, especially where things done to meet short term needs may have detrimental long-term effect*". The WG's response to the housing shortage with a message which is being construed as a vehicle for preventing residential development appears to be inconsistent with straightforward sustainable development principles.
22. The WBFG Act requires public bodies to consider the long-term impact of their decisions, to work better with people, communities and each other, and seek to prevent persistent problems such as poverty, health inequalities and climate change. Its aim is to make sure public bodies in Wales are working towards the same purpose: achieving all seven well-being goals, not just one or two.
23. The National Housing Strategy, 2010 established a series of actions to bring about investment in housing. The actions aimed to: meet peoples' need for a home; bring about positive economic impacts through jobs and training opportunities; improve peoples' health and well-being; and benefit the environment. Housing delivery tackles poverty and inequality, opening new opportunities for people.
24. The importance of housing delivery is consolidated in the second priority area in the document National Strategy Prosperity for All, September 2017. It places a good quality, affordable home as the bedrock of living well. Moreover, it notes that delivering housing that secures this opportunity brings a wide range of benefits to health, learning and prosperity. On this basis the delivery of a choice of quality housing to meet identified need is inextricably linked to the collective ability of public bodies in Wales to work effectively in delivering the seven well-being goals of the WBFG Act.
25. Key points in respect of the appeal are:
 - a) It remains one where section 38(6) of the Planning and Compulsory Purchase Act 2004 applies;
 - b) A material consideration is a question of law not policy;
 - c) The decision to dis-apply paragraph 6.2 of TAN 1 does not and cannot render the need for housing an immaterial consideration. The weight to be given to housing need is for the decision maker;
 - d) It remains that each case has to be considered on its merits with contribution to housing need being undoubtedly material.
26. In the light of the following great weight should be applied in this case to the need to increase housing land supply:
 - a) The Council has a zero supply of housing land;
 - b) There is a significant need for additional land to be brought forward for housing;
 - c) Whereas the delivery of housing facilitates very real social consequences and household formation, a shortage of supply increases house prices thereby worsening affordability, resulting in concealed households and reducing the ability of people to access housing. It is important to acknowledge the immediate economic benefits associated with construction and the direct association with employment policy, with housing required to facilitate the creation of jobs;
 - d) The failure of housing supply to keep up with rising demand has wide social and economic implications. There is an ever increasing number of households on local authority housing registers and significant levels of overcrowding in private and social housing stock. Poor housing impacts directly on residents' health and educational attainments, while difficulties in accessing affordable housing can limit

- the ability of people to move to find work. The need to increase the supply of housing and tackle affordability issues is a key housing policy issue;
- e) A moratorium would be in place preventing delivery of market and affordable housing;
 - f) There is a very real need to address the Council's requirement for affordable housing. The delivery of market housing is the only effective vehicle for the delivery of this for the foreseeable future;
 - g) The absence of a continuing supply of housing land has significant consequences in relation to people finding homes and is in direct opposition to the thrust of national guidance, which is that everyone should have the opportunity of a wider choice of housing. Housing land supply is not just related to a mathematical equation, it is about ensuring land comes forward early enough to meet real needs;
 - h) The lack of housebuilding within the Council's area over many years has resulted in a crisis that needs addressing and the bringing forward of applications through the development management process is an appropriate and flexible response.
27. The Council acknowledges the need to increase housing land supply remains an important material consideration despite the dis-application of paragraph 6.2 of TAN 1. This is due to the Council's zero housing land supply and an identified housing need as set out in the LDP. As evidenced in recent reports to Committee, Officers believe that considerable weight should be given to the need to increase housing land supply.
28. Policy SP2 of the LDP directs new development to the defined settlement limits identified on the Proposals Map with most of the development being directed to Wrexham Town. The appeal site bears similarities with two sites proposed for allocation, namely Mold Road/A483 (site 1) and Llay New Road (site 17) both of which are currently designated Green Barrier.¹¹ The latter is separated from the appeal site by the built development on its northern boundary. The appeal site is more aligned to Wrexham Town than the Llay New Road site. The inclusion of the appeal site within an extended settlement boundary for Wrexham Town would not prejudice but strengthen the established principles of the delineation of the settlement boundary. It would also strengthen the separation of Rhosrobin and Pandy.
29. Previous submissions highlighted flaws in the Review in this locality and supported consideration of the appeal site for allocation in preference to the Llay New Road site or, when considered against the standpoint that the proposed housing provision figures are too low and need to be increased, as an allocation in its own right.
30. Areas designated as Green Wedges in Policy SP7 of the LDP have been identified through the Review. In terms of its landscape character, the current Green Barrier between Bradley, Rhosrobin and east of Gwersyllt is disparate and disjointed, interspersed with regular housing and transport corridors. The appeal site has a lesser landscape and visual quality compared to the remainder of the Green Barrier given the adverse landscape and visual effects of the adjacent A483 dual carriageway. It should be considered as a priority for development over and above the other allocations proposed in the locality.
31. As recently reported by the Council¹², it is evident from the sites selected for allocation in the Deposit LDP the housing requirements up to 2028 can only be met by the substantial release of greenfield sites. Of the 19 sites proposed for allocation, 14 comprise land located outside of existing UDP settlement limits and 10 are within the

¹¹ Document 2

¹² Document 1 page 59

Green Barrier. Taken together, around 90% of the housing delivered via allocated sites will be on land outside the existing UDP settlement limits and 80% would be on land within the existing Green Barrier. It is therefore clear that both the UDP settlement limits and the Green Barriers present a significant constraint to delivering the required supply of land for housing.

32. The Council has also recently reported that there is a need to ensure a consistent supply of housing is brought forward prior to the adoption of the LDP; otherwise there is a risk that the housing requirements will not be met. The housing trajectory indicates that the completions on allocated sites will not satisfy the annual housing requirement of 517 units until 2021/22. Even if planning permission is granted on allocated sites prior to the adoption of the LDP, there is a long lead-in time to secure the necessary permissions, complete legal obligations, discharge conditions and start preliminary works on site.
33. An outline application for planning permission for a residential development of 137 units on land proposed as an allocation in the LDP¹³ was recently refused by the Council on the grounds that it would be inappropriate to accept that, prior to its examination, the housing requirement identified in the LDP outweighed the UDP. The housing trajectory indicates completions on this site from 2020/21. Although an outline application for 600 units on KSS2 is currently before the Council, it is considered unlikely that any properties would be completed until 2022 at the earliest. The housing trajectory anticipates delivery of 140 units on this site by the end of 2021/22.¹⁴
34. Housing completions over the period 2013 to 2018 have averaged 241 units per annum. This figure is consistently and significantly below the 517 units per annum required to satisfy the housing need identified in the LDP. The accumulated shortfall to date is approximately 1380 units. The Appellants consider that the LDP requirement is incapable of being met in the remaining 9 years of the plan period unless there is a significant increase in the number of completions.
35. In contrast it is evidenced in correspondence with major housebuilders¹⁵ that a reserved matters application could be submitted within approximately 3 months of an outline permission being granted and a start on site could be made within 3 months of these matters being approved. It is also anticipated that the first units would be ready for occupation within 18 months of the grant of outline permission and the site would be built out within 4 years. This time period could be reduced by up to 1.5 years if a second housebuilder was involved. Furthermore, given that the previously identified constraints on the land have been overcome by the appeal proposals, the site could be supported for inclusion in the LDP.
36. In conclusion, regardless of the dis-application of paragraph 6.2 of TAN 1, the Appellants are of the opinion that the decision maker can apply considerable weight to the very real and current need to increase housing land supply and apply the planning balance to the policies and circumstances as they currently exist.

Representations by Interested Parties

37. The Planning Inspectorate received correspondence from various parties in response to the call for new evidence. However, some have been disregarded as the

¹³ Application Ref: P/2018/0560

¹⁴ Document 2, page 48

¹⁵ Document 5

representations did not solely relate to the dis-application of paragraph 6.2 of TAN 1. Of the remainder, Gwersyllt Community Council commented that as housing land supply will be met through the LDP and the appeal site is not allocated the appeal should be dismissed. Local residents considered that the development was a speculative proposal and given that the aim of the dis-application of paragraph 6.2 was to alleviate some of the pressures on planning authorities when dealing with such applications, the appeal should be dismissed.

Conditions and Obligations

38. The parties were agreed that the suggested conditions previously submitted and considered in my original report remain relevant. The same opinions were voiced regarding the Unilateral Undertaking. I have reached the same conclusions.

Conclusions

The numbers in square brackets indicate the relevant paragraphs of the report.

39. In my original report I accepted that the proposal would constitute inappropriate development in the Green Barrier and that planning permission should not be granted for such development except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the Green Barrier. However, in making my recommendation to allow the appeal, I took account of paragraph 6.2 of TAN 1 and afforded considerable weight to the need to increase housing land supply as part of the very exceptional circumstances in favour of the appeal. [1-2, 19]
40. Following the dis-application of paragraph 6.2 of TAN 1 it is now a matter for the decision maker to determine the weight which should be attributed to the need to increase housing land supply where a Council has a shortfall in housing land. Notwithstanding this, WG considers the need to increase housing land supply should not be given considerable weight. It disagrees with the weight afforded in my report to the need to increase housing land supply and with the reasoning that very exceptional circumstances exist to justify the proposed development within the Green Barrier.¹⁶ [1-2, 8, 19, 25]
41. The main issue considered in this addendum report is therefore whether the lack of a five-year housing land supply is a consideration sufficient to outweigh any conflict with local and national planning policies. [2, 7]
42. The Council has neither an up-to-date UDP nor an adopted LDP. It is therefore considered to have zero housing land supply. The requirement in PPW 10 that the Council must ensure that sufficient land is genuinely available or will become available to provide and maintain a five-year supply of land for housing is not met. [5-7, 26]
43. The provision of a five-year housing land supply is a matter which will be addressed by the LDP. The Council considers that sufficient land is proposed for allocation in the plan to meet the identified need for housing and maintain a five-year supply over the plan period. Whether or not the LDP is sound is a matter for the Examining Inspector and not this appeal. However, as the LDP has not yet been examined and is unlikely to be adopted until early 2020, limited weight can be applied to it. Furthermore, there are certain matters in respect of housing land supply which are material to the appeal. [5, 9-10, 26, 37]

¹⁶ Letter from First Minister for Wales dated 31 July 2018

44. The Council's housing completion figures confirm a consistent and significant under-supply which over the period 2013 to 2018 accounts for approximately 1380 units against an average LDP requirement of 517 per annum. The evidence suggests that the shortfall will increase over the next year at least. Although the Council is confident that it can deliver the projected housing requirements, if they are to be achieved there will need to be a significant increase in the number of completions over the remaining 9 years of the plan period. The Council is aware that unless more land is brought forward for development prior to the adoption of the LDP, there is a risk that the housing requirements will not be met. It is evident that there is no immediate prospect of completions from proposed allocations in the LDP. Suitable sites therefore need to be brought forward for development prior to the adoption of the LDP if the housing trajectory is to be achieved. [6-7, 14-16, 20, 26-27, 31-33]
45. Although in the LDP the appeal site is in open countryside and part of a Green Wedge, it is surrounded on three sides by existing built development within the settlement limit of Wrexham Town and represents a logical extension to the settlement. In the event that the examination of the LDP identified a need for additional housing land the Council agreed that the appeal site was a strong candidate to satisfy that need. [6, 11, 13-14, 17-18, 26-33, 37]
46. The appeal scheme would contribute up to 189 dwellings, 25% of which would be affordable. It is in a sustainable location being well related to local services and facilities and accessible by sustainable means of transport. The proposal provides a realistic opportunity to accommodate residential growth in a sustainable location. In addition the evidence confirms that it is not a speculative development, but one which would be brought forward quickly and completed within four years. The proposals would therefore make an important contribution to housing supply. [4, 6-7, 11, 20-24, 26, 28-30, 35, 37]
47. The appeal site may not be allocated for development in the Deposit LDP. However, there is no certainty over the final outcome of the plan and the evidence supports an urgent need to increase housing land supply. Given the underlying evidence, the appeal site would provide residential development on land which would satisfy the requirements of the Council's Preferred Strategy. [25-26, 32-33]
48. Given the current position in respect of the Council's housing land supply, the identified need to bring sites forward for development prior to the adoption of the LDP if the housing trajectory is to be achieved, and there being no immediate prospect of completions from proposed allocations in the LDP, I am in agreement with the parties that considerable weight should continue to be attributed to the need to increase housing land supply in the determination of the appeal. Furthermore, the site could be developed with the minimum of delay and would thus make a significant contribution to housing numbers at a time when a significant increase in completions is required. I remain of the opinion that the housing land supply situation constitutes very exceptional circumstances which outweigh the harm the development would cause to the Green Barrier. [12, 27, 32-36]

Recommendation

49. In the light of the evidence before me I confirm that the overall conclusions I reached in my original report remain unchanged and I continue to recommend that the appeal be allowed, subject to the conditions as set out in the Schedule to the original report.
50. In reaching my recommendation I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider

that this decision is in accordance with the Act's sustainable development principle, through its contribution towards the Welsh Ministers' well-being objective of supporting safe, cohesive and resilient communities.

Kay Sheffield

INSPECTOR

APPEARANCES

FOR THE APPELLANTS:

John Barrett	Counsel for the Appellants
Guy Evans BSc(Hons) MSc MRTPI	Director of Cassidy + Ashton Group
Phillip Morris BSc FRICS	Of Liberty Properties

FOR THE LOCAL PLANNING AUTHORITY:

Matthew Phillips BSc(Hons) MSc MRTPI	Lead Officer Planning Control
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INTERESTED PERSONS:

Ann Grey	Local Resident
Susan Cross	Local Resident
Liam Rondell	Press

DOCUMENTS

- 1 Officer's Report in respect of Application Ref P/2018/0560, 7 January 2019
- 2 Wrexham Local Development Plan Housing Supply and Delivery, January 2018
- 3 Policies SPSP2 and SP7 of the Deposit Wrexham Local Development Plan
- 4 Extract from Proposals Map of Deposit Wrexham Local Development Plan
- 5 Letters from major housebuilders