

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

**COUNCIL'S COMMENTS IN RESPECT OF
PLANNING POLICY WALES EDITION 10**

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

1.0 PURPOSE

- 1.1 This statement sets out the Local Planning Authority's position in respect of the appeal proposals in respect of Planning Policy Wales 10.

2.0 COUNCIL'S COMMENTS

- 2.1 The development would constitute inappropriate development within a Green Wedge/Barrier as defined by paragraph 3.71 of PPW10.
- 2.2 Paragraph 3.51 of PPW10 supports the re-use of previously developed land, however it also recognises that not all such land is suitable for development, for example due to its unsustainable location.
- 2.3 PPW10 paragraph 3.39 advises that when identifying sites planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at the next stage. PPW10 does not recommend the re-use of previously developed land in the open countryside for housing.
- 2.4 Paragraph 3.56 advises that development in the countryside should be located within and adjoining settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscaping conservation.
- 2.6 Paragraph 4.1.12 of PPW10 requires the sustainable transport hierarchy to be applied to reduce the need to travel, prevent car dependant developments in unsustainable locations and to priorities access and movement by active and sustainable transport. The sustainable transport hierarchy promotes walking and cycling, then public transport ahead of private motor vehicles
- 2.7 It is recognised that PPW10 (paragraph 4.2.15) requires that Planning Authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing and that Wrexham's housing land supply is effectively zero. However the site is located in open countryside away from any settlement meaning future occupiers would be reliant on the private car for most, if not all journeys. The site is not considered to be sustainable and the appeal proposals are therefore in conflict with the advice given in paragraphs 3.39, 3.51, 3.56 and 4.1.12 of PPW10. The lack of a 5 year housing land supply does not outweigh these objections to the development.

3.0 CONCLUSION

- 3.1 In light of the above the Council's position is that in seeking that the appeal be dismissed its case is consistent with PPW10.