

Relevant Correspondence with the LPA – Wrexham County Borough Council

From: joanne@laplan.co.uk [mailto:joanne@laplan.co.uk]

Sent: 09 August 2016 09:11

To: Philip Forster

Subject: Rossett application P/2016/0712

Hi Phil

I've seen the comments from the flood officer for the land at Rossett. I note he says they have updated maps which now show flooding around the site. The national maps I checked did not show signs of flooding (see flood map attached). The officer is requesting a Flood Consequence Assessment. He also wants an indicative drainage proposal to ensure there is a feasible means by which to dispose of surface water.

Please can you confirm if both of these reports are required for the outline application? If so, we will of course organise for the relevant surveys to be carried out and submit the reports to you as soon as possible.

Many thanks

Jo

Land Planning
The Wyvern
Church Street
Malpas
Tel. 01928 740913

RE: Rossett application P/2016/0712

9/8/2016 10:26

[Philip Forster](#)

To joanne@laplan.co.uk

Hi Jo,

I must admit you are way ahead of me on this.

However, Neil Taunt is referring to surface water flooding records rather than the fluvial flood maps as defined by TAN15. There are known issues locally in this area (as shown) and these will, no doubt, be raised as objections.

In terms of carrying out further work, I will not be making any formal requests until I have taken the opportunity to consider full your application fully and the nature of the comments/statutory responses received. I can't give you date for this at this stage due to workload. I will, of course, give you an update when I have done this. The outline stage is

the primary planning application, therefore if there are any fundamental issues which affect the principle of the developing the site, then these submissions will be required.

I will be in touch.

Regards

Phil

Philip Forster

Swyddog Cynllunio/Planning Officer

Rheoli Datblygu /Development Control

RE: Rossett application P/2016/0712

9/8/2016 14:00

joanne@laplan.co.uk

To [Philip Forster](#)

Hi Phil

Thank you for the update. I'll wait to hear back from you then before we commission any further works.

Jo

-----Original Message-----

From: joanne@laplan.co.uk [joanne@laplan.co.uk]

Sent: 11 August 2016 12:03

To: Philip Forster

Subject: RE: Rossett application P/2016/0712

Hi Phil

We were planning on having an open meeting / drop in session in Rossett for the local community to view the plans and discuss the scheme. We were aiming to do that mid / end August, however, a few locals have said that too many people will be on holiday and would prefer we hold it end of Aug / beginning of sept.

We want to give the local community time to make formal comments and of course don't want to delay the application, but if we were to hold an open day the first week of Sept would that fit with the planning process timescales?

I appreciate we may have to extend the decision date in order to provide further information with regard to surface water drainage, so that may allow further time for comments, but just wanted to check that would be feasible.

Kind regards
Jo

RE: Rossett application P/2016/0712

15/8/2016 09:53

[Philip Forster](#)

To joanne@laplan.co.uk

Dear Jo,

Thanks for your email. Looking at the application by the book, I would not necessarily be required to hold determination back on this application until you carry out a period of consultation. Of course, if we felt it prudent to ask for further reports in the interests of a favourable recommendation I would do so with your agreement in terms of timescales.

At this stage, it is difficult gauge, however, given that it is now the middle of August, it is unlikely that the application will be determined before the beginning of September - therefore this should give you the opportunity to hold your event.

Regards

Phil

RE: Rossett application P/2016/0712

15/8/2016 11:21

joanne@laplan.co.uk

To [Philip Forster](#)

Dear Phil

Thank you for the clarification.

Jo

Fwd: Gamford Lane, Rossett P/2016/0712

23/8/2016 13:10

joanne@laplan.co.uk

To [Philip Forster](#) Copy patrick@laplan.co.uk, jon@laplan.co.uk

Hi Phil

Following the comments from Highways, I contacted our highways consultant, Bob Hindhaugh. He has now spoken to Phil Palmer to discuss the issues raised. With regard to the site layout, the key issues were the access drives to plots 33-36 and 41-42 having sufficient visibility. We have drawn the visibility splays onto

the proposed site plan (see attached) and can show we do have sufficient visibility for plots 33-36, but not for plots 41-42.

Phil Palmer suggested he would accept access to plots 41-42 via the spur road to access 43-46 and we are happy to amend the plan to indicate that arrangement. Would you accept the amended plan to be submitted to supersede the original proposed plan without us having to withdraw the application as it is a minor alteration?

From the discussion with Bob, I believe that Phil is not objecting to the proposal, but informing us of issues that need to be shown on any plans or details at the reserved matters application stage to overcome any potential highway objection should the prescribed standards not be achievable.

They discussed various other issues, including the surface water flooding on the road, the existing access to the bungalow and upgrading the footpath to the school, but I believe he's happy for all of these to be dealt with at reserved matters stage.

Kind regards
Jo

RE: Rossett application P/2016/0712

2/9/2016 12:46

joanne@laplan.co.uk

To [Philip Forster](#) Copy patrick@laplan.co.uk, jon@laplan.co.uk

Hi Phil

As we're getting closer to the decision date, I just wanted to check if further information is required for the application or whether you feel that comments from the flood team regarding drainage and the comments from highways regarding access to some of the plots could be conditioned, should the outline application be approved?

Following the comments from highways, we have created an amended proposed site plan indicating access to plots 41 and 42 now being from the spur road utilised to access plots 43-46, rather than having direct access from Gamford Lane. We have also prepared a drawing to indicate sufficient visibility for plots 33-36 to enable them to be accessed directly from Gamford Lane. I can submit these as part of the application if required at this stage.

With regard to the drainage, we are of course willing to engage specialists to carry out a survey and prepare a suitable drainage scheme prior to the determination of the application if required.

Kind regards
Jo

From: joanne@laplan.co.uk [joanne@laplan.co.uk]

Sent: 02 September 2016 16:49

To: Philip Forster

Cc: jon@laplan.co.uk; patrick@laplan.co.uk

Subject: Gamford Lane, Rossett P/2016/0712

Hi Phil

We wanted to update you with regard to the public consultation open day that we held on Wednesday this week. The event was well attended throughout the day by members of the local community. I believe the majority of the residents that had submitted formal objections attended, which was beneficial as that allowed us the opportunity to discuss their concerns and explain how they could potentially be overcome. A feedback form was made available to leave any comments or suggestions relating to the scheme, which has given us a useful insight into possible future details.

The key issues raised were the existing surface water drainage problems around Darland Lane and Gamford Lane; the potential traffic generation from the development on Gamford Lane and the impact on the infrastructure of the village, specifically the local schools and doctor's surgery.

We explained to residents that the scheme was purely in outline form at this stage and as such, the full details of the application were not yet available. Nonetheless, we believe that the existing surface water drainage issues can be rectified and of course a detailed drainage scheme would be developed for the proposed site, subject to outline approval and therefore the development of the site would certainly not exacerbate any existing issues. Linking drainage with biodiversity, residents suggested creating a large pond within the site to attract more wildlife and assist with natural drainage. This is a feature that we think could work really well and could fit within one of the proposed public open space areas.

With regard to the traffic and access concerns, many comments related to the view that Gamford Lane is often used as a cut through road and any measures to reduce traffic using it as a short cut or reduce the speed of the traffic would be beneficial. Other suggestions included some form of safe crossing between the proposed path within the development site across Gamford Lane to the public footpath leading to the school. Understandably all issues relating to the road would need to be discussed with Wrexham Council's Highways team, but we are willing to consider all options to create safer access, specifically for pedestrians, as part of the development.

In relation to impact on local infrastructure, we did explain to residents that an educational contribution would no doubt be required as part of any permission and therefore funding would go directly towards enhancing existing facilities to make way for future residents.

There were mixed comments about the affordable housing provision, but on the whole, many people were keen to see more affordable housing within the village, specifically as house prices in the area are quite expensive and therefore most young people within the village are unable to purchase property locally.

Suggestions for affordable housing included potentially including maisonettes as well as traditional semi-detached or terraced units.

The open day was very beneficial, allowing us the opportunity to alleviate some of the concerns of residents, as well as gain valuable feedback with positive comments relating to potential future benefits of the site and key aspects of the layout and style that could help to shape the full details of the scheme in the future. Several people showed an interest in purchasing one of the proposed houses, demonstrating a demand for this type of housing in this area.

Kind regards
Jo

RE: Gamford Lane, Rossett P/2016/0712

12/9/2016 08:49

[Philip Forster](#)

To joanne@laplan.co.uk

Hello Joanne,

Apologies for the delay in acknowledging this additional information. I will ensure that the details as submitted are given due consideration.

I will be looking to bring everything together on this over the coming week and I will be in touch with our stance on the merits of the scheme.

Many thanks,

Phil

Gamford Lane, Rossett - P/2016/0712

27/9/2016 14:22

joanne@laplan.co.uk

To [Philip Forster](#)

Hi Phil

I just wanted to update you our continued involvement with the application on Gamford Lane. We attended the Community Council meeting on the 21st September, having been invited to discuss the proposal.

The meeting was chaired by the Vice Chair, Chris Guest, who started the discussion by telling us that the Community Council has objected to the application primarily on the grounds of flooding and infrastructure. Patrick ran through the proposal and summarised the key issues and our proposals to rectify the surface drainage issue on Darland Lane / Pippin Lane. We have discussed the surface water flooding around Darland Lane with Neil Taunt and he is going to

look at the situation with his engineers. We are awaiting feedback from Neil regarding a possible scheme to resolve the issue. We are of course aiming to work with the authority to assist in any way possible.

In relation to infrastructure, one of the concerns was that the schools in the village are full to capacity. However, we informed members of the council that from data we have received from the Access and School Places Manager, there are available spaces at both the primary and senior school. Nonetheless we acknowledged that a financial contribution for education would be payable, subject to available capacity.

There was one member of the public at the meeting who was keen to discuss the affordable housing provision, having an interest in possibly aiming to reserve an affordable unit. We have confirmed that we will keep him informed of progress.

Due to the large agenda for the meeting, we were unable to answer all questions fully, but we have been invited back to discuss the scheme again, with the Vice Chair suggesting we organise a special meeting in order to allow for more time. Hopefully this will be able to be scheduled within the next month.

Kind regards
Jo

-----Original Message-----

From: joanne@laplan.co.uk [joanne@laplan.co.uk]

Sent: 04 October 2016 16:04

To: Philip Forster

Cc: patrick@laplan.co.uk; jon@laplan.co.uk

Subject: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

We are still looking to assist with the existing surface water flooding around Darland Lane / Pippin Lane. We believe this is a 'blockage that can be unblocked'. Feedback from Neil Taunt is that their team is currently in the process of trying to secure a remedial scheme to reinstate flow within the system.

We have also engaged TerraConsult to carry out a Flood Consequence Assessment and Conceptual Surface Water Management Plan for the site at Gamford Lane. Please see the attached. This report indicates that suitable measures can be designed to accommodate surface water within this site and the conclusion states the following:

"It is concluded that surface water generated from the assessable site area can be successfully directed to, and contained in, the proposed attenuation structure to appropriate Greenfield runoff discharge rates. This will further mitigate potential for on- site and off-site surface water flooding affecting vulnerable receptors such as households."

A full, detailed scheme will of course be provided as part of a reserved matters application, subject to outline approval, but I trust the attached information will nonetheless be of benefit to allay some of the fears from the local community regarding the surface water flooding in the village.

As the application was validated by the 1st of August, please could you confirm if there is a decision date scheduled yet? We would just like to update all interested parties.

Many thanks
Jo

RE: Gamford Lane, Rossett P/2016/0712

19/10/2016 10:11

[Philip Forster](#)

To joanne@laplan.co.uk

Dear Joanne,

By way of an update and as a matter courtesy I wanted to apologise regarding the delay in coming back to you on this application. I acknowledge that you have submitted additional information to overcome some of the objections on the file.

I have timetable a day next week to go through the entire file and I hope to arrange a meeting with you to subsequently discuss the findings.

In short, I haven't forgotten about your application, however, a combination of Committee deadline, an appeal statement and other general workload is pushing this back in a queue of applications.

I will come back to you next week.

Regards

Phil

RE: Gamford Lane, Rossett P/2016/0712

19/10/2016 10:32

joanne@laplan.co.uk

To [Philip Forster](#)

Hi Phil

Thank you for updating me and I'll wait to hear from you with regard the application.

Many thanks
Jo

RE: Gamford Lane, Rossett P/2016/0712

8/11/2016 13:25

joanne@laplan.co.uk

To [Philip Forster](#)

Hi Phil

Have you had chance to look at the application yet?

Regards

Jo

-----Original Message-----

From: joanne@laplan.co.uk [mailto:joanne@laplan.co.uk]

Sent: 14 December 2016 17:08

To: Philip Forster

Cc: patrick@laplan.co.uk; jon@laplan.co.uk

Subject: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

We've just heard from our client today that the application at Gamford Lane is due to be decided by committee on the 3rd January. I've checked on the website and the agenda for the 3rd isn't published yet, so please could you confirm if that is the case?

Patrick will try to call you tomorrow to get the low-down.

Thanks

Jo

RE: Gamford Lane, Rossett P/2016/0712

15/12/2016 11:01

[Philip Forster](#)

To joanne@laplan.co.uk

Hello Joanne,

This isn't the case. I'm still waiting for some additional comments from Welsh Water on the additional surface water info you submitted.

Whatever the recommendation, this will need to go to Committee but my intention is Feb. I intend to invite you and Patrick in for a chat to go over my conclusions. Unfortunately this has been the most horrendous run up to Christmas I've had workload wise.

Would you and Patrick be amenable to a meeting perhaps any time from 11th Jan. I will run through with you my conclusions which should be finalised by that point.

Phil

Philip Forster

----- Original Message -----

From: joanne@laplan.co.uk

To: Philip Forster <Philip.Forster@wrexham.gov.uk>

Cc: patrick@laplan.co.uk, jon@laplan.co.uk

Date: 15 December 2016 at 12:34

Subject: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

Thank you for the clarification. It would appear the jungle drums have been beating out of tune again!

I hope you manage to get your work load reduced soon and get to enjoy a break over Christmas. Patrick and I are happy to come over for a meeting in the New Year. We are both available on the 11th January so please just confirm what time would suit you best.

Kind regards

Jo

-----Original Message-----

From: joanne@laplan.co.uk [mailto:joanne@laplan.co.uk]

Sent: 09 January 2017 10:39

To: Philip Forster

Subject: Fwd: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

Happy New Year. Unfortunately my diary is now full on Wednesday 11th. Is there another day and time that suits you?

Many thanks

Jo

RE: Gamford Lane, Rossett P/2016/0712

31/1/2017 10:18

[Philip Forster](#)

To joanne@laplan.co.uk, patrick@laplan.co.uk

Dear Joanne/Patrick,

I write with regards your current application for the above. I have had the opportunity to review the application in full now and I have come under increasing pressure to determine the application both politically and 'in house'.

As such the application will be presented to the February Planning Committee with a recommendation for refusal. I did suggest to you that I wanted to sit down with you to discuss the outcome of my assessment, however as mentioned I had to prioritise the preparation of my recommendation but regret not being able to speak to you face on the matter.

I hereby attach a copy of my Committee report which describes in detail the reasons for my recommendation and this will give you an indication as to why I do not consider that any further work can be done by yourselves in terms of further submissions. Notwithstanding the issue of the principle of development on Green Barrier land, there are significant technical issues relating to the drainage of the site which would further compound the surface water drainage problems already experienced around the site. Even the outcome of your FCA does not provide for a suitable solution which leads me a dead end on this matter.

I regret that I was not able to meet with you face to face prior to making this recommendation. I hope that the attached report provides sufficient clarification on all matters regarding the proposal. The meeting is due to be held on 6th February 2017 at 4pm in the Guildhall. Do you wish to speak? If so please let me know by Friday at 4pm.

Please do not hesitate to contact me to discuss further.

Regards

Phil

Philip Forster

---Original Message----

From: joanne@laplan.co.uk [<mailto:joanne@laplan.co.uk>]

Sent: 01 February 2017 11:57

To: Philip Forster; patrick@laplan.co.uk

Cc: jon@laplan.co.uk

Subject: RE: RE: Gamford Lane, Rossett P/2016/0712

Importance: High

Hi Phil

Thank you for your email dated 31.01.17. We're sorry to hear that you've been under so much political and internal pressure, but we are nonetheless disappointed that this is now being rushed through as we had hoped to be given chance to discuss any queries before the committee meeting. This is why we've not pushed you for a response, but we're now in the position that we'd like to respond to the comments and provide further information that we believe will be significant.

Due to the importance of this information it would be far preferable if we could delay the application being heard by committee for at least 1 month, or at the very least if you could accept further information prior to the committee meeting date, submitted as late information. However we feel this would give you inadequate time to analyse it.

We feel a one month delay would be fair considering the application has been with you for 6 months and we have only been given less than 1 weeks' notice to consider your thoughts.

We are more than happy to agree to an extension which will remove the pressure from you and give us time to prepare properly. We would like the time to especially offer more evidence regarding the flooding and drainage concerns and the impact on the character of the landscape. We believe such additional information could potentially alter the recommendation for this application.

Please could you give this urgent consideration.

Kind regards
Jo

RE: Gamford Lane, Rossett P/2016/0712

1/2/2017 14:30

[Philip Forster](#)

To joanne@laplan.co.uk, patrick@laplan.co.uk

Hello Joanne,

I have spoken with my superiors on this and were I convinced that any further information could be presented to overcome our concerns we would entertain a deferral. However, given the significant issues I have regarding the principle of the development and the impact of the development upon the local drainage network I feel that there is little point deferring the scheme.

I appreciate the time we have had to consider the proposal, but this did include time to consider further information submitted in the form of an FCA, which did confirm problems in the locality.

I am happy to accept additional information in response to the Committee report, even if this was an indication as to how you feel those matters could be overcome. A request to defer the application could be considered by the Committee and it would be down to them if they felt

there were merits in the proposal. Perhaps you could give a brief summary of this at this stage and how you feel it could change the recommendation?

Phil

-----Original Message-----

From: joanne@laplan.co.uk [<mailto:joanne@laplan.co.uk>]

Sent: 01 February 2017 17:34

To: Philip Forster; patrick@laplan.co.uk

Cc: jon@laplan.co.uk

Subject: RE: RE: Gamford Lane, Rossett P/2016/0712

Importance: High

Hi Phil

We really would prefer an extension / deferral at this stage if at all possible.

We have engaged a consultant to carry out a LVIA. As noted by one of the consultees, such a report had not been submitted and as such, there was insufficient evidence to conclude that any impact on the character of the landscape or green barrier would be minor and that the impacts of the development could not be mitigated.

In addition, on further talks with drainage specialists today, we have been led to believe the ground conditions would be suitable for soakaways and that the addition of ponds and other measures would be able to achieve sufficient drainage without having to drain via the mains system, which I know Welsh water and the flood officer were against.

Therefore we are optimistic that the reports we can deliver will indeed be able to allieviate the chief concerns as noted within the committee report. As such, please could you confirm if a deferral would now be possible?

Kind regards

Jo

RE: Gamford Lane, Rossett P/2016/0712

2/2/2017 11:23

[Philip Forster](#)

To joanne@laplan.co.uk

Joanne,

I really cannot see the point of preparing such a report. I do not see that the provision of an LVIA will overcome our objection in relation to the green barrier. The development is, by definition in PPW inappropriate and will impact upon the openness of the green barrier. Previous appeal decisions support our assessment on this point. Even if the application were not on the agenda, I would never have recommended the submission of a LVIA to overcome this concern.

I would question why your drainage consultants originally made such claims in their original report that ground conditions are unsuitable - and now ground conditions are now deemed suitable? We have explored this as part of the application and I am now making a determination based on submissions.

I remain of the same opinion that a deferral would not advance the situation. There remain fundamental issues with the principle of development in this location.

Will you wish to speak at Committee? I have asked that you be registered provisionally.

Regards

Phil

---Original Message-----

From: joanne@laplan.co.uk [<mailto:joanne@laplan.co.uk>]

Sent: 02 February 2017 12:08

To: Philip Forster

Cc: patrick@laplan.co.uk; jon@laplan.co.uk

Subject: RE: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

We are sorry about the drainage report. We have now engaged a new specialist, Alan Kane (Kane Design) to carry out further tests, as we have now been informed that our previous consultants were not accurate in their desk top study findings.

Patrick is with the consultants on site today and is hoping to phone you later today with further details.

We really do believe that the drainage details and LVIA will be of significance in determining this application.

If a deferral is not at all possible, then yes, I can confirm that Patrick would like to speak at the committee meeting.

Kind regards

Jo

RE: Gamford Lane, Rossett P/2016/0712

2/2/2017 15:27

[Philip Forster](#)

To joanne@laplan.co.uk Copy patrick@laplan.co.uk, jon@laplan.co.uk

Hello Joanne,

I really think deferral is not possible in this instance. I've put Patrick down to speak and he should get an email from Ann Jones later on with the details.

Regards

Phil

From: joanne@laplan.co.uk [mailto:joanne@laplan.co.uk]

Sent: 03 February 2017 12:35

To: Philip Forster

Cc: patrick@laplan.co.uk; jon@laplan.co.uk; Lawrence Isted; Mark Pritchard; Hugh Jones; Trevor Coxon

Subject: RE: RE: Gamford Lane, Rossett P/2016/0712

Importance: High

Dear Phillip

At the present time we're more than disappointed that you are taking the view that you are unable to give us extra time to submit what we consider to be crucial reports to support our planning application at Gamford Lane, Rossett.

This application has been on your desk and in your department for 7 months now – you have finally looked at it and decided that we have 5 days to respond to your comments because you are under “political and internal pressure” to make a recommendation of refusal. You are not allowing us to submit this information and we see this as totally unreasonable.

Within your report the majority of consultees have not objected, subject to conditions:

- **Highways** – No Objection subject to recommendations, including removal of 130m of hedge to widen Gamford Lane & 2m footway.
- **Public Protection** – No objection subject to conditions
- **Education Officer** – No Objection. A financial contribution would be required towards infrastructure improvements at Darland High School. No contribution would be required towards improvements at primary level.
- **NRW** - The ecological assessment to has been completed to a satisfactory standard, and agree with the conclusions. The proposal will not affect any European or fully protected British protected species;
- **CPAT** – No archaeological implications

Sustainability

Under the Draft Wrexham Local Development Plan 2013-2028, Rossett is considered as a Tier 3 Local service centre (Settlements which have relatively good accessibility by non-car modes).

The settlements in the third tier are noted as having a more limited range of services, employment opportunities, and access to sustainable modes of transport, but nonetheless act as key local service centres to the other (tier 4 and 5) settlements.

It is noted that whilst the urban villages in tier 3 are generally in closer proximity to those settlements in tiers 1 and 2, and able to access the wider services offered, the settlements in the rural areas tend to be the largest in their immediate locality and hence it is suggested that it may be appropriate that development be directed towards these settlements in order that they serve as local service centres to those more sparsely populated rural areas. This is beneficial in sustainability terms, as it may reduce the need to travel further afield to access services. Hence Rossett is acknowledged as being a suitable location for further development.

Critical Objections

The critical objections relate to the character of the landscape and green barrier designation and surface water drainage issues. We intend to provide information to overcome these objections, as follows:

- We are getting further information from TerraConsult, along with a new drainage report from Alan Kane (Kane Design) as a result of tests and analysis of the ground conditions and soakaway suitability.
- A Landscape Visual Impact Assessment report is being prepared by our consultant Rob Rodger (Rob Rodger Associates Ltd). This will address the impact of development on the landscape and mitigation measures with regard to the removal of hedgerow in order to provide for highways improvement works.

We believe that we are within our rights to submit these reports as part of our application and for you to grant us an extension of time to consider these. We feel it will be unjust if you don't.

We will be submitting this further information before the meeting on the 5th of February, which we do see as having significant impact on the outcome of the decision process.

We will be asking for an extra month and if this is not granted we will be seeking legal advice from our planning barrister and then taking the issue up with the ombudsman.

We have been more than fair, patient and reasonable with Wrexham Planning department and we wish to be treated with the same respect. As we are explicitly requesting an extension and thereby removing the "political and internal pressure" from you, we are not aware of any justification for this extension not to be granted.

Please note, I have copied this email to the Head of Planning, the leader of the Council, the legal department and the Community Council leader.

Kind regards

Patrick Lomax

RE: Gamford Lane, Rossett P/2016/0712

3/2/2017 14:28

[Philip Forster](#)

To joanne@laplan.co.uk Copy patrick@laplan.co.uk and 7 others

Hello Patrick and Joanne,

I acknowledge and appreciate the points you have made in relation to the ongoing determination of this application.

The fundamental issue here relates to the principle of development. The site is located in green barrier and is deemed to be inappropriate development to which the resolution of any technical matters will not overcome.

You make reference to the favourable responses from consultees and whilst this may be the case, again, these relate to site specific technical matters which do not overcome the objection to the principle of residential development of this site.

The Wrexham Local Development Plan (2013-2028) is at an advanced stage and holds no weight in the determination of this application. The land is defined as green barrier and PPW makes it clear that reviewing green barrier designations should only be reviewed through the development plan process. As such, considerable weight must be given to the current land designation at this time based on the adopted plan. This has been supported by recent appeal decisions and has formed a significant part of my recommendation in this instance.

Whilst the information that you wish to present as part of this application may (and I stress may) provide clarification on some of those technical matters, they will not overcome significant principle issues with the proposal.

Again, I acknowledge the concerns you have regarding the determination process, our pre-application discussions alluded to the problems with proposing develop

With all due respect the Council is entitled to make a determination based on the information it has before it. There is no formal legal requirement for the LPA to go back to the applicant to seek additional supporting information. It is expected that this be presented 'upfront' at validation stage. The recommendation I have reached to refuse planning permission has not been reached lightly and has been done in conjunction with all consultees, my superiors and the planning policy team. In retrospect, given that I was were presented with Flood Consequences Assessment in December which concluded that there was no suitable method of surface water drainage from the site which would accord with planning policy, and also that I do not consider that an LVIA will overcome my concerns regarding the landscape impact upon the SLA, I would still not have sought additional information from you on these points in any case. In terms of the link between landscape impact and inappropriate development on green barrier land I refer to you to the second paragraph on page 57 in my report.

For the reasons above I still stand by my decision not to defer the application. If Members resolve to refuse planning permission, you may wish to exercise your right of appeal which will ultimately allow the principle issue of the development to be considered again. Your concerns relating to the timescales to determine the application are noted, however, applicants are able to exercise their right of appeal upon non-determination of applications. I do not consider that there has been any maladministration of the planning application in this instance.

I have responded directly to all those copied into your original email for clarity.

Regards

Philip

Philip Forster

RE: Gamford Lane, Rossett P/2016/0712

3/2/2017 15:32

joanne@laplan.co.uk

To [Philip Forster](#) Copy [Lawrence Isted](#) [and 7 others](#)

Hi Phillip

Thank you for your response. Nonetheless, we still maintain that this additional information is crucial. As per your email dated 15.12.16 and copied below, you said you would meet us to discuss any concerns prior to determination; hence we would have been able to provide more in depth reports in response to concerns.

Email dated 15.12.06

"Whatever the recommendation, this will need to go to Committee but my intention is Feb. I intend to invite you and Patrick in for a chat to go over my conclusions. "

Patrick will bring a hard copy of the reports to the council offices on Monday and I will email a copy to you and we will of course attend the committee meeting on Monday afternoon.

Kind regards

Joanne

-----Original Message-----

From: joanne@laplan.co.uk [<mailto:joanne@laplan.co.uk>]

Sent: 06 February 2017 10:13

To: Philip Forster

Cc: jon@laplan.co.uk; patrick@laplan.co.uk

Subject: RE: RE: Gamford Lane, Rossett P/2016/0712

Hi Phillip

Please see the drainage appraisal attached that we would like to submit as late information. I'm waiting for the LVIA to be sent to me and as soon as I get that I will forward that to you. Patrick is going to bring hard copies of both documents to the council offices.

Kind regards

Jo

RE: Gamford Lane, Rossett P/2016/0712

6/2/2017 11:39

[Philip Forster](#)

To joanne@laplan.co.uk Copy patrick@laplan.co.uk, jon@laplan.co.uk

Hello Joanne,

Thanks for the additional document and I acknowledge its receipt. I will report its conclusions on the late information report. I will not have the opportunity to report any further additional submissions now. These will have to be reported verbally now.

Regards

Phil

--Original Message-----

From: joanne@laplan.co.uk [<mailto:joanne@laplan.co.uk>]

Sent: 06 February 2017 13:35

To: Philip Forster

Cc: patrick@laplan.co.uk; jon@laplan.co.uk

Subject: RE: RE: Gamford Lane, Rossett P/2016/0712

Hi Phil

I know you said you can't report any more additions, but I thought I'd forward the LVIA to you anyway for your records. Patrick has taken a hard copy to the offices.

Thanks

Jo

RE: Gamford Lane, Rossett P/2016/0712

6/2/2017 13:49

[Philip Forster](#)

To joanne@laplan.co.uk Copy [David Williams](#)

Hi Joanne,

I'll make my manager David Williams aware of this submission and brief him on the conclusions. He'll have this in front of him at the meeting. It's just that I cannot make written reference to it at this stage in the late info report.

Thanks

Phil