

Mr. Matthew Phillips,
Wrexham County Borough Council,
16 Lord Street,
WREXHAM,
LL11 1LG

23 December 2014

Dear Matthew,

Proposed Housing Development, Home Farm, Llay: JHLAS DRAFT Statement of Common Ground August 2014

Further to our conversation this morning, we are submitting the following information in support of this proposal.

Paragraph 9.2.3 of 'Planning Policy Wales' states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically feasible for development, so as to create and support sustainable communities where people want to live. There must be sufficient sites suitable for the full range of housing types.

Wrexham County Borough Council Joint Housing Land Availability Study 2013 found that Wrexham has a housing land supply of 3.4 years.

This equates to a deficit of 673 dwellings.

Dwellings proposed on sites allocated for housing in the UDP, and those already having planning permission, have already been taken into account in this calculation.

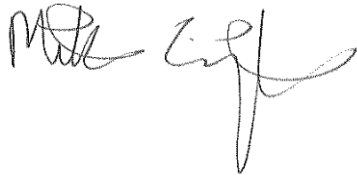
The **DRAFT Joint Housing Land Availability Study "Statement of Common Ground"** issued in August 2014, states that there is now a land supply of 2.79 years.

This equates to a deficit of 928 dwellings.

Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies advises that the results of the JHLAS should be treated as a material consideration in determining planning applications for housing. Where the JHLAS shows a land supply below the 5 year requirement TAN 1 (paragraph 5.1) advises that the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. Planning Policy Wales includes a presumption in favour of sustainable development.

I would be happy to discuss the above further at your convenience.

Best wishes,



Mike Cunningham