

[Gresford and Marford Hillock Lane Action Group \(gandmhilllocklaneactiongroup.co.uk\)](http://gandmhilllocklaneactiongroup.co.uk)

News Letter Updates: Always on our Guard.

Before everyone gets too euphoric, please head advice, as we would expect Norris Homes to appeal the decision.

Please keep all your papers together if you submitted an objection as Norris Homes have 6 months in which to submit an appeal. Having invested heavily in getting this refusal an appeal will cost them very little in comparison to what they have already expended. We need to be both aware and prepared for such an appeal. We have a slightly better hand now that the new edition of PPW11 has been published along with the new Future Wales Document.

To obtain a copy of PPW11 click [here](#).

To obtain a copy of Future Wales click [here](#).

There is a lot of reading in both of these documents but you will see more emphasis is being placed on developing Town Centres (Urban Areas) and protecting the Farmland and Countryside (Rural Areas).

We have to see in reality whether WCBC recognise the change of emphasis and start protecting Wrexham rather than systematically destroying it. The interesting thing in Future Wales is the total yearly number of Affordable Houses needed in Wales and the percentages needed in North Wales and Wrexham's contribution.

We estimate that about 190 affordable houses are required annually so that places a great query against the LDP total of 8525 Houses.

#### **Protecting the Environment.**

This latest issue on Phosphates will be generally known as riverine Special Areas of Conservation (SACs).

Another aspect has arisen in the last few weeks is the problems arising from **Phosphates and the damage that causes and arises from building new houses that are in the River Dee catchment area.**

As far as we can ascertain much of Wrexham is in the River Dee catchment area and WCBC must carry out an Overall Habitat Risk Assessment for the whole Borough. We will keep you posted on this aspect as it may be that Wrexham cannot add any more homes to the borough as the **River Dee is at 38% phosphate level** and needs to reduce this considerably.

We hope this planning update is helpful as planning matters never stand still.

Kind Regards

J&J

John is one of our volunteer advisors and reseachers.