Pre-Application Consultation Report

Lower Berse Farm, Ruthin Road, Wrexham

August 2023

Prepared on behalf of **Redrow Homes**



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1.0 Overview

This Pre-Application Consultation (PAC) report has been prepared by Lexington on behalf of Redrow Homes, hereby known as the 'Applicant', in support of submitting an outline planning application for a residential scheme on the land referred to as 'Lower Berse Farm'. The proposal site is located north of Bersham Road and south of Ruthin Road, Wrexham.

The Applicant's proposal is part of a wider site that has been allocated for the development of in the region of 1,500 new homes, known as Key Strategic Site 1 (KSS1), in Wrexham Council's emerging Local Development Plan. The proposals plan to bring forward a new residential housing estate of up to 1,520 homes, alongside the provision of a new two-form entry primary school, a modern community centre,green open spaces and Waste Water Treatment Works (WWTW) if necessary.

Ahead of submitting a planning application to Wrexham County Borough Council, the Applicant has undertaken a public consultation on the plans, which this Pre-Application Report outlines.

1.1 Pre-Application Consultation

The Applicant is committed to community consultation and engagement with stakeholders and residents in its developments and has instructed Lexington, a specialist communications consultancy, to undertake a robust pre-application consultation and engagement programme.

On behalf of the Applicant, Lexington carried out a comprehensive pre-application consultation programme in accordance with national and local guidelines (outlined in Section 2.0). This pre-application consultation ran between Thursday 8 June and Thursday 6th July 2023 and included an in-person 'drop-in' event held on Thursday 22nd June 2023 to allow local residents to provide their feedback and ask members of the project team questions.

To ensure that as broad an audience as possible was engaged with, and to increase accessibility for any local residents unable to attend the consultation event, a virtual exhibition was available throughout the consultation period on the dedicated consultation website. The virtual exhibition delivered an inclusive and digital-led consultation within the statutory requirements.

1.2 Conclusions

This report outlines the methods used to engage with politicians, the public and the press. It also summarises the feedback received from respondents and provides the applicant's responses to pertinent issues raised during the consultation.

Overall, this Pre-Application Consultation Report demonstrates how:

- The Applicant has met the requirements for the statutory 28-day pre-application public consultation
- The Applicant has gone beyond these requirements by including non-statutory elements such as an in-person exhibition event, virtual exhibition and a community leaflet
- The feedback received covers a broad range of topics, including the surrounding environment and greenspace, traffic, access and local infrastructure.

A full breakdown of the feedback gathered during the consultation is outlined in Section 5.0 of this document and Section 6.0 provides a response to the comments raised. The Applicant is

confident that the feedback received has been addressed in this report that will be submitted alongside the outline planning application to Wrexham Council.

2.0 Planning and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, the Applicant has sought to consult with interested parties following policy and guidance concerning community involvement in the planning system.

2.1 The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities and Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

"*Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community*."

Elaborating on this, the Localism Act outlines that applicants must notify the local community about their proposals to "*bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land*." It goes onto state that the publicity must explain how the applicant can be contacted by those "*wishing to comment on, or collaborate…on the design of, the proposed development*" and that applicants must consider the feedback received by having "*regard to any responses to the consultation*."

2.2 Welsh Government Planning Policy and Guidance

In 2016, the Welsh Government began to implement key elements of the Planning (Wales) Act 2015 with a requirement for developers to show how they had adhered to the new consultation requirements as part of their planning application submission.

As set out in Article 4 of Part 1A of The Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, planning applicants must, for a period of no less than 28 days, before an application is submitted:

- Display a site notice in at least one place on or near the land to which the proposed application relates
- Write to any owner or occupier of land adjoining the land to which the proposed application relates
- Make the draft planning application information and environmental statement (where it is EIA development) available publicly and,
- Consult with community and specialist consultees before applying for planning permission.

Against this background, the applicants have sought to ensure that the engagement with the local community on the plans has adhered to the guidance outlined in the Localism Act 2011 and Welsh Government Planning Policy Guidance on consultation, as well as industry best practice.

2.3 Our approach

The Applicant has sought to ensure that the engagement with the local community on the plans has adhered to the guidance outlined in the Localism Act 2011, the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, as well as industry best practice.

This document confirms to Wrexham County Borough Council that the above requirements have been undertaken for the proposed development on land at Lower Berse Farm, off Ruthin Road, Wrexham, LL13 9RY.

3.0 Statutory Consultation

The consultation period commenced on Thursday 8 June and lasted until Thursday 6 July 2023, running for the statutory 28 days. During this time, a series of steps were undertaken to advise local residents and stakeholders about the consultation and ways to provide feedback. This section of the report summarises the statutory elements of the consultation process that the Applicant has undertaken, in line with the Localism Act 2011 and the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.

3.1 Site Notice

Schedule 1B Articles 2C and 2D were installed at publicly accessible locations around the proposal site on 8 June 2023. The notices were in both Welsh and English and could be viewed without entering the site.

The notice was affixed at the following locations:

- 1) Croesnewydd Road junction with A525 (coordinates: 53°02'38.3"N 3°01'09.6"W)
- 2) Homestead Lane (coordinates : 53°02'35.8"N 3°00'50.8"W)
- 3) Bersham Road (Coordinates: 53°02'22.8"N 3°00'44.6"W)
- 4) Bersham Road (coordinates: 53°02'09.9"N 3°01'32.0"W)



Site notice 4, Bersham Road

The notices contained the information set out in Schedule 1B of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. This provided passing pedestrians with specific information about the consultation, as well as highlighting the project's consultation website and the nearest public place (Wrexham Library, Rhosddu Rd, Wrexham, LL11 1AU) where the application documents could be viewed online.

Reasonable steps were taken throughout the 28-day statutory consultation period to protect the site notices and ensure that they were visible for the entire 28-day period.

A copy of the site notice and a map of the four locations where the notices were displayed can be found in **Appendix A**.

3.2 Public Display of Planning Documents

Prior to triggering the 28-day statutory consultation period, a dedicated consultation website – www.lowerbersefarmconsultation.co.uk/ – was set up to host the draft application documents, background information, and to provide a further method of giving feedback.

The consultation website was made public on the first day of the 28-day consultation period, Thursday 8 June 2023, providing an accessible format for the virtual exhibition as well as supporting documentation for the proposals. The website address was printed on site notices, consultee notice letters, resident newsletters and other relevant correspondence.

The website included a 'Document Library', where links to electronic versions of the draft planning documents were made available to view. More information about the project website is available in **Section 4.3.**

These draft planning documents made available are listed below, and were all accessible via the project website:

- Agricultural Land Classification
- Air Quality Assessment
- Arboricultural Impact Assessment
- Badger Survey
- Bat Surveys
- Breeding Bird Survey
- Design and Access Statement
- Drainage Strategy
- Ecology Desk Study
- Environmental Statement
- Great Crested Newt Survey
- Hedgerow Survey
- Historic Environment Baseline Report
- Location Plan
- Masterplan Framework Annotated
- Masterplan Framework
- Mineral Safeguarding Assessment
- Noise Impact Assessment
- Nutrient Neutrality Assessment
- Odour Risk Assessment
- Parameter Plan – Land Use, Building Heights and Densities
- Parameter Plan – Landscape and Open Space
- Phase 1 Habitat Survey
- Phase 1 Geoenvironmental Site Assessment
- ST Connect Letter of Support & Design Statement
- Transport Assessment with Appendices
- Application Form
- Planning Statement 1500
- Education Infrastructure Assessment

A screenshot of the Documents Library page can be viewed in **Appendix B**.

3.3 Adjoining Land Owners and Occupiers Notice

As part of the pre-application consultation programme, a notification letter was posted to owners and occupiers of land which adjoins the site. The letters were sent by first class post on Tuesday 6 June 2023 and arrived on Thursday 8 June 2023, the first day of the consultation.

The notification pack included the following information:

- A notification letter, giving an overview of the proposal, the Applicant's responsibility and commitment to consult with the community, the dates of the statutory consultation period, the project website URL, and ways to contact the project team.
- Site notice (Schedule 1B), in both Welsh and English.
- A community leaflet.

The letter was delivered to 17 properties closest to the site. A letter informing residents of the upcoming consultation, copy of the site notice, and consultation leaflet was issued to owners/occupiers. A copy of the letter can be viewed in **Appendix C**.

3.4 Community Consultees Notice

As part of the pre-application consultation programme, the two community councils which cover the proposal site were sent a letter via email informing them of the Consultation. This was sent on Friday 16 June. There was a delay in issuing this notice, so the Applicant extended the period in which the community councils were able to provide their feedback until Friday 14 July in order to allow a full 28-day period for feedback on the proposals.

The notification pack included the following information:

- A notification letter, giving an overview of the proposal, the Applicants' responsibility and commitment to consult with the community, the dates of the statutory consultation period, the project website URL, and ways to contact the project team;
- Site notice (Schedule 1B);

The letter was delivered to the following community consultees:

- Offa Community Council
- Esclusham Community Council

A copy of the letter can be viewed in **Appendix D**.

3.5 Specialist Consultees Notice

As part of the pre-application consultation programme, a notification letter was emailed to specialist consultees as set out in Schedule 4 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. The majority of the letters were issued on Thursday 8 June 2023, with the Welsh Government Agricultural Directorate notified on Friday 9 June on the advice of Welsh Ministers.

The notification pack included the following information:

- A notification letter, giving an overview of the proposal.
- Information on how to access the consultation website.

The letter was delivered to the following specialist consultees:

- Welsh Water
- Natural Resources Wales
- Welsh Government Highways
- Welsh Government Agricultural Directorate
- Welsh Ministers
- North Wales Fire and Rescue Authority
- Wrexham Highways

A copy of the notification pack can be viewed in **Appendix E.**

4.0 Non-Statutory Consultation

In order to publicise the consultation further, and maximise participation, the Applicant undertook further activities, which are outlined below.

4.1 Consultation Leaflet

A consultation leaflet was issued to the community around the proposal site to raise awareness of the public consultation, encourage participation and maximise the level of feedback.

The leaflet was hand delivered to 1,977 residential and business addresses surrounding the site on the first day of the consultation, Thursday 8 June, to inform residents of the plans and how to take part in the public consultation.

The four-page A5 leaflet, containing headings written in both Welsh and English, provided local residents the following information and encouraged them to find out more by visiting the project website:

- An explanation of the site's allocation for development in the Council's emerging Local Plan.
- A draft illustrative masterplan of the Lower Berse Farm development.
- A detailed list of the Applicant's proposals for the site, including the number of homes to be constructed, provision for a new primary school and community centre, the inclusion of green open spaces, and plans to retain existing trees and hedgerows.
- Information about how to take part in the consultation, including the community information number, email address, website and information about the exhibition event.

A copy of the consultation leaflet and distribution area can be viewed in **Appendix F.**

4.2 Consultation Website

Prior to triggering the 28-day statutory consultation period, a dedicated consultation website - lowerbersefarmconsultation.co.uk - was set up to host the planning documents outlined in section 3.2, as well as provide background information and provide a further method of giving feedback. The website included the following information:

- Overview of the proposals;
- Information about the statutory consultation period;
- Information about the date and time of the exhibition event
- Background information about the proposals and proposal site;
- Information about Redrow Homes;
- The planning documents (listed in section 3.2) to view or download in PDF format;
- Information about how to contact the project team, and ways to provide feedback;
- An online form to provide comments, ask questions and leave feedback on the proposals;
- A register of interest which people could use to indicate their interest in a new home on the site;
- A virtual exhibition.

More information about the virtual exhibition can be found in section 4.4. Each page of the site can be viewed in **Appendix G**. The website was visited 1,480 times during the consultation.

Individuals unable to access the internet or to view the website were able to request physical copies of all consultation materials by dialling the community information line or by contacting

the consultation email address. Physical copies of the exhibition materials were also available at the exhibition event.

4.3 Exhibition Event

A in-person 'drop-in' exhibition was held on Thursday 22nd June at Tŷ Pawb in Wrexham Town Centre, providing an opportunity for interested local residents to meet members of the project team about the proposals. Large physical versions of the exhibition boards were available to view at the event, with members of the project team on hand to provide further details about the proposals and answer questions from members of the public. In total, 50 members of the public attended the event.



Exhibition Event at Tŷ Pawb

4.4 Virtual Exhibition

A virtual exhibition was hosted on the project website, presenting the proposals in an engaging and interactive way. The virtual exhibition hosted the materials available at the in-person exhibition, navigated by the user clicking and scrolling around a virtual room.

These boards provided detailed information, including:

- The need for housing in Wrexham;
- The site map;
- The specifics of the Applicants proposals;
- Site considerations and the Applicant's approach to specific issues raised;
- Information about landscaping;
- Information about the scheme's benefits;
- Instructions on how to submit feedback as part of the consultation.

A screenshot of the virtual exhibition room, and copies of the display boards are also available in **Appendix H.**

4.5 Consultation Email Address

A dedicated email address, lowerbersefarm@havingyoursay.co.uk was established to receive and respond to enquiries from the general public regarding the plans. A log of these emails can be found in Section 5.0

4.6 Community Information Line

A community information line (0844 556 3002) was provided throughout the course of the consultation to enable people to speak with members of the development team. It was established from the start of the consultation and was staffed from 9:00 am to 5:30 pm, Monday to Friday. An answerphone facility was available outside of office hours. The information line number was included in the letter issued to residents and local politicians. A log of the calls is provided in Section 5.0.

4.7 Stakeholder Engagement

Prior to the launch of the consultation, the Applicant sent a letter to key stakeholders to brief them of the proposals and to request a meeting. This letter was sent via email on Friday 2 June and posted first-class to arrive on Tuesday 6 June and was provided in both Welsh and English. The recipients are listed below:

- The Leader and Deputy Leaders of Wrexham Council;
- Relevant Lead Members;
- Local ward councillors;
- Site adjacent members.

Following the receipt of the above letters, telephone and email exchanges were made to ascertain the recipients' interest in meeting with the developers. Details of those stakeholder meetings which took place can be found below in Section 4.7, while a copy of the letters can be found in **Appendix I.**

4.8 Stakeholder Meetings

The efforts to promote the public consultation led to one meeting request from local stakeholders. Details of this meetings – which took place online – can be found below.

Councillor Phil Wynn

On Friday 16th June, members of the development team met virtually with Councillor Phil Wynn and the following items were discussed:

- Provision of Open Space and Play Areas on site
- Provision of WWTW and timing of delivery
- Clarification regarding the number of homes proposed for the site and likely programme for delivery
- Provision of on-site school
- On site drainage proposals and flood risk
- Potential highways impact of the scheme and proposed traffic improvements.

The discussions were constructive, and gave Redrow the opportunity to clarify some of the detail regarding the key items mentioned above. The Applicant will continue to update Councillor Wynn as the plans progress.

5.0 Feedback Received

Feedback was invited by telephone, post, email and online form. The details of how to submit feedback were provided on the project website, letters and leaflets distributed to the local community and stakeholders.

A total of 122 pieces of feedback were received during the public consultation, the majority of which comprised entries in the online feedback form. All of the feedback during the consultation feedback period has been considered. A summary of the format and feedback channels is in Section 5.1 'Feedback Channels'.

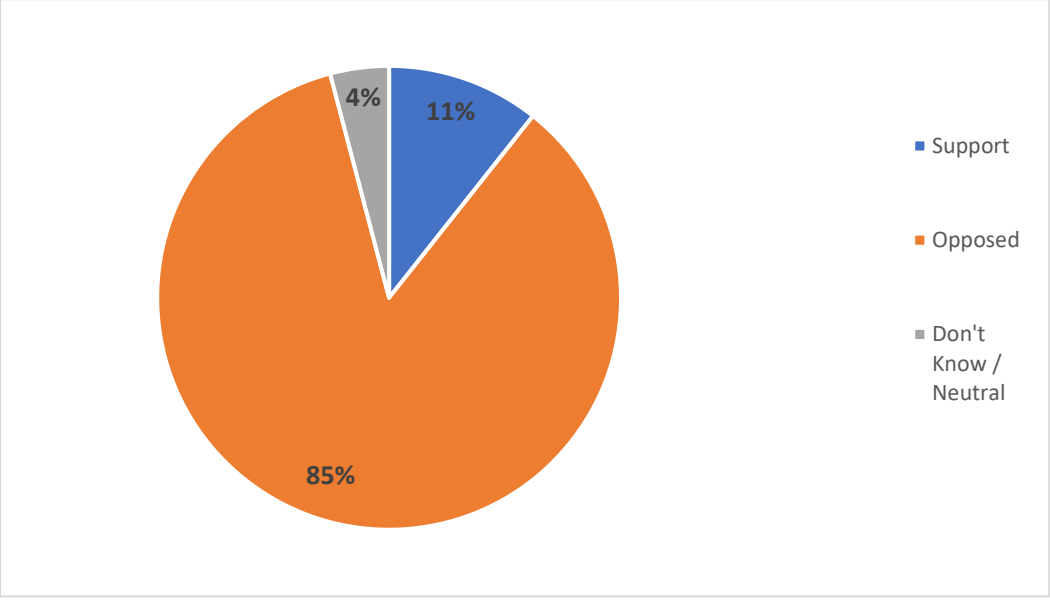
The Applicant is grateful to those who provided feedback on the proposals during the public consultation and a breakdown of the comments received is outlined in this section.

5.1 Feedback Channels

Format	Total
Email	18
Community Information Line	1
Registration of interest	6
Residents' Petition	14
Physical Feedback form	10
Online feedback form	73
Total	**122**

In total, the number of responses to the consultation was 6.1% of those who were notified of the consultation via the community leaflet, which would appear to suggest an acceptance of the principle of development locally. However, it should be noted that despite receiving 14 copies of the residents' petition, one petition included the signatures of approximately 60 signatures.

Of the feedback received, the overall attitudes can be summarised in the below pie chart:



Email and telephone feedback has been considered and responded to within Section 6.0 'Response to Feedback'.

5.2 Community Information Line

The community information line, 0333 358 0502 was established at the beginning of the consultation and provided an opportunity for residents and stakeholders to speak to a member of the development team directly. The number was publicised in correspondence with residents and stakeholders and was provided on the project website.

One call was made to the line during the consultation period, which was a query about local wildlife.

5.3 Email Correspondence

Local residents and stakeholders were also invited to contact the development team via email, with a project email address Lowerbersefarm@havingyoursay.co.uk established at the start of the consultation.

In total, 18 emails were received. All senders received confirmation of receipt of their emails and were informed that their feedback would be included in the documentation submitted to the Council as part of the planning application. The emails received related to the following themes:

- Impact on public services (14)
- Loss of greenspace (10)
- Traffic: General (9)
- Drainage / Flooding (8)
- Loss of agricultural land (8)
- Traffic – A483 (6)
- More affordable homes needed (6)
- Development too Large (5)
- Concerns over Waste Water Treatment Facility (5)
- Noise concerns (2)
- Impact on wildlife (2)

Also received by email were 14 copies of a pre-written opposition response form drafted by a member of the local community, which was signed and sent in individually by several others. The pre-written response listed the following reasons for objection:

- The proposed development would lead to an increase in the number of vehicles using the local highways networks, thus increasing congestion, with specific concern centred around Ruthin Road, Bersham Road, Berse Lane and the A483 junction
- Potential for flooding on the site following and during construction, and any subsequent damage to nearby properties that could occur should flooding happen
- Loss of agricultural land, with suggestions brownfield land in the town centre should be utilised to bring forward the development
- Concerns that local services, specifically health infrastructure, would be pressurised by the residents of the new development
- Concerns regarding the proposed wastewater management facility, with implications made that the site would discharge sewage into the river Clywedog
- Potential devaluation of local property caused by the development.

5.4 Exhibition Event

Several recurring topics came up during the Applicant's consultation event, these topics were broadly related to highways, size of the development and environmental concerns.

5.5 Online Feedback Form

An online feedback form was made available on the project website (www.lowerbersefarmconsultation.co.uk) for interested parties to give their views. The form asked the respondents to state their opinion on the following 4 statements, with five responses ranging from strongly agree to strongly disagree available.

1) There is a need for a diverse mix of housing in this area of Wrexham
2) The proposal site represents a good location for a sustainable new community
3) Redrow's proposals consider the surrounding environment and community effectively, with measures taken to enhance both wherever possible
4) Overall, I like the design of the new neighbourhood included within the proposal

Following this, two further option response questions were asked on the feedback form. The questions were as follows:

1) Do you have any further comments about the design / Do you have any suggestions on how the design could be improved?
2) Do you have any further general comments about the proposals?

In total, 73 individual submissions through the online form were received during the public consultation. All feedback forms and comments received via the online feedback form have been compiled and an analysis of these responses is outlined below.

Statement One: There is a need for a diverse mix of housing in this area of Wrexham

Response	Quantity
Strongly Agree	6
Agree	12
Not Sure	10
Disagree	13
Strongly Disagree	32

Statement Two: The proposal site represents a good location for a sustainable new community

Response	Quantity
Strongly Agree	3
Agree	6
Not Sure	6
Disagree	7
Strongly Disagree	51

Statement Three: Redrow's proposals consider the surrounding environment and community effectively, with measures taken to enhance both wherever possible

Response	Quantity
Strongly Agree	1
Agree	3
Not Sure	9
Disagree	14
Strongly Disagree	46

Statement Four: Overall, I like the design of the new neighbourhood included within the proposals.

Response	Quantity
Strongly Agree	1
Agree	6
Not Sure	9
Disagree	9
Strongly Disagree	48

Question One: Do you have any further comments about the design / Do you have any suggestions on how the design could be improved?

10 respondents made specific comments regarding the design of the proposals, mostly in reference to the visual appearance of the proposed houses but also in reference to the overall layout.

Amongst these comments, a number of respondents commented that they felt the proposed houses are not in-keeping with the surrounding area and should be redesigned to be more reflective of local history and heritage. One respondent suggested that, should the proposals be brought forward, road names within the site should reflect the sites heritage and provided detailed insight into the history of the site. The Applicant is grateful to this respondent for taking the time to provide their feedback and is happy to consider their suggestions should the plans progress.

Furthermore, 5 respondents requested that 'Swift Bricks' are incorporated into the design wherever possible.

Verbatim Comment	Address
"There is nothing in the design that is specific to the location/place. it is an identikit housing estate that could be anywhere. There is no reference to the nearby industrial heritage of Bersham and Clywedog valley".	[redacted]
"Design of the houses do not fit in with the country feel of the location"	[redacted]
"The dwellings and the overall proposal are socially, architecturally and environmentally unprogressive and unimaginative. Naming it a "village" does not disguise its being an average box estate on the edge of Wrexham city".	[redacted]

Question Two: Do you have any further general comments about the proposals?

Impact on Local Services

The most frequently cited issue raised during the consultation process related to the development's potential impact on the provision and capacity of local public services, such as medical facilities, doctors surgeries and local schools. Of the comments received, 35 respondents raised concerns about all of these points.

From this wider theme, the most common issue regarded GP surgeries and Wrexham Maelor being at capacity, with long waiting times for appointments. Several respondents expressed concern regarding an increase in families moving into the area who will need access to a GP and other NHS services.

Verbatim Comment	Address
"Although there is a new primary school proposed I feel the city's general infrastructure would not be able to cope with the numbers that would be moving into the are. The hospital struggles as is it. GP surgeries are stretched and high schools are under pressure".	[redacted]
"You haven't address the extra burden that this housing development will have on local health facilities such as the Wrexham Maelor Hospital,	[redacted]

local doctors surgeries, dentists etc. 1500 houses can potentially mean an additional 6000 people needing access to health services"	
"Unless you guarantee you will build a new school and surgery for this development, because saying there will be 'site provision' for one, is not good enough and means it won't be built, I cannot and will not support this application.".	[redacted]

Loss of Green Space

32 respondents objected to the proposals citing the loss of valuable green spaces that are currently enjoyed by the local community for recreation. 13 of these respondents specifically mentioned that the sites use as agricultural land should be retained, rather than using greenfield or Green Belt sites. It was noted by several individuals that there are currently unused brownfield sites across Wrexham, which many of the individuals suggested would be better suited for the development of housing.

Verbatim Comment	Address
"There will be no green belt surrounding the villages of Rhostyllen / Bersham if the Plas Power Solar Project also goes ahead. Maybe the residents of Rhostyllen / Bersham dont want another large housing estate right on their doorstep, which will spread from Bersham right up to Ruthin Road. There will be no defining boundaries between villages/hamlets".	[redacted]
"The land earmarked for development is valuable greenbelt and should not be prioritised for development ahead of the many areas of brownbelt in the surrounding areas (all of which have similar access benefits). The village has a rural feel even though it is a 3 minute drive to Wrexham. This would be lost with the planned development and the loss is not outweighed by the proposed green and social spaces".	[redacted]
"The proposed building site is on prime farmland. It is greenbelt land and as such should not be used for housing".	[redacted]

Traffic, Access and Road Infrastructure

29 respondents raised concerns regarding the local road infrastructure's ability to cope with an increase in volume of traffic, with 15 people particularly making reference to the A483 and Ruthin Road during peak times. These respondents suggested that additional traffic from the development will cause more congestion on roads which already have to accommodate traffic from nearby residential areas. 7 respondents also expressed concerns about increased air pollution due to traffic congestion.

Verbatim Comment	Address
"*The outline planning was given on the basis that the road infrastructure on Ruthin road is improved with another junction. There is absolutely NO reference to new roads in this proposal. The document references that there is good access to Ruthin road for the new development. This is absolutely not true. The road is already absolutely overstretched at peak times and can absolutely not take another 3000 cars".*	[redacted]

"Access to the A483 is not supported by any strengthening of the main artery road onto the dual carriageway. I travel to work from the other side of this link road in the mornings and it's already heavily congested".	[redacted]
"This is not needed and will just add to the already busy road and access to/from Wrexham City center. There is already a speed limit imposed on the A483 due to car emissions. The development will make this worse by removing grass land that consumes much of the harmful emissions from this area".	[redacted]

Size of the Development

13 respondents commented that they felt the size of the proposed development is too large, either in regard to too many houses proposed or the amount of land proposed for use.

Verbatim Comment	Address
"It's good you are thinking of retaining some green areas but it won't replace what is lost. The number of houses seriously needs looking at".	[redacted]
"While I'm not totally against the development I believe it may be a little too large for the area".	[redacted]
"You are creating a huge development, larger than the size of the existing Rhostyllen village ! I appreciate that housing is needed, but the 1500 properties should spread around the whole of the borough, not just on Berse Farm land".	[redacted]

Drainage / Flooding

13 respondents responded with concerns over flooding at the site, with the bulk of comments suggesting the site does not have the capability to deal with heavy levels of rainfall.

Verbatim Comment	Address
"There is already excessive flooding in the area during storms, the additional housing will lead to increased floods to surrounding areas including heritage sites".	[redacted]
"This is very concerning for the village of Bersham, there are wells along the banks above the village and these overflow in winter, one of the fields in the Meadows is continuously flooded and as we have not had much rainfall in the last few months, it is still flooded, it is very much a worry that the rainfall will not soakaway on the new development and will run and flood the village".	[redacted]
"The land is prone to flooding. What consideration have you given to possible structural damage to existing houses?".	[redacted]

Housing Need and Required Type of Housing

Nine respondents questioned the need for the amount of executive homes included within the proposals, suggesting that there should be a greater proportion of affordable homes included to meet the need of local people in Wrexham.

Verbatim Comment	Address
"Given the crisis in housing, particularly "affordable" housing that you reference in the consultation document, it is disappointing that the proposal contains just 15% affordable housing. I presume this is the statutory minimum and not reflective of any local needs analysis".	[redacted]
"The Wrexham area needs affordable homes to get on the property ladder ".	[redacted]
"In Wrexham there is a need for more smaller (1 or 2 bedroom accommodation) for single or couples at an affordable cost, particularly first time buyers. Feel the proposals would be for 3 or more bedroom houses at a high sale cost, not necessarily aimed at or for local people".	[redacted]

Other

Of the remaining respondents to this question, five registered their objections due to concerns over noise. Eight registered their opposition to the scheme without specifying their reasons.

5.6 Review of Comments Overall

Below is a top-line thematic breakdown of all the comments received from emails, phone calls and responses via the website and register of interest and the frequency with which they appeared. The feedback has been stratified based on the primary reason for the respondent's comment.

Comment	Frequency
Impact on public services	35
Loss of greenspace	32
Traffic: General (Specially the A483)	29 (15)
Development too Large	13
Drainage / Flooding	13
Dislikes the design	10
More affordable homes needed	9
Noise concerns	5
Impact on wildlife	3

Below are samples of some of the supportive comments and suggestions received:

Comment	Feedback Type
"It would be a fantastic place to live [redacted] it would improve pedestrian and cycle connections to Bersham and Rhostyllen. I also favour the community centre, something I would use".	Website
"The wastewater treatment facility sounds like an opportunity to create some attractive habitats and attract more wildlife to the area".	Website

"With a housing development on a bus route and within walking distance of supermarkets, the hospital, and the city centre, there is potential for this housing development to be the most environmentally friendly new housing developments to be built in the city of Wrexham"	Website

Below are samples of some of the objections, suggestions and additional comments received:

Comment	Feedback Type
"I'm against the building on green belt especially sustainable agricultural land. Many brown field sites are available and should be utilised".	Website
"I feel this development cannot be supported as it is not meeting the needs of any current or future resident in this area of Wrexham, in the format you are currently proposing".	Email
"In Wrexham there is a need for more smaller (1 or 2 bedroom accommodation) for single or couples at an affordable cost, particularly first time buyers. Feel the proposals would be for 3 or more bedroom houses at a high sale cost, not necessarily aimed at or for local people".	Website
"I agree we need more homes, the right type of homes people want to live in, but this is not the answer. Create us some desirable city centre living that breathes life into our city centre not destroy more green barrier".	Website

6.0 Response to Feedback

The applicants are grateful to all those who have taken the time to engage with the plans for land at Lower Berse Farm. This section of the report outlines the response of the applicants to the feedback received.

Impact on Local Services

The most frequently raised concern during the public consultation related to issues regarding the ability of local services, particularly medical infrastructure. During the consultation there was numerous mentions of Wrexham Maelor Hospital specifically, with questions asked on how the facility would deal with an increase in the number of people residing in the area and suggestions made that the proposals would place additional pressures on local amenities.

The applicant recognises that this development may provide additional expectations on local services, including medical services, and are committed to working with the Council to develop a better understanding on how they can best support the Council with improving services through the design of the proposals. The applicant remains committed to providing land on the site for a new Primary School as well as a financial contribution towards its development. The scheme will also deliver significant green and blue infrastructure, as well as a local centre to serve the needs of the local population.

New homes in Wrexham will also deliver economic benefits for the local area, with a significant financial contribution per year to Wrexham County Borough Council via increased Council Tax revenue, as well as additional spending from new residents every year. Furthermore, the development will create jobs, including opportunities and apprenticeships in the construction industry as well as via the local supply chain.

Traffic, Access & Road Infrastructure

Several concerns were raised during the public consultation regarding the increase in traffic as a result of additional residents in the area and the ability of the existing highway network, specifically the A483, to accommodate more vehicles. The Welsh Government's decision to shelve the A483 improvements was also mentioned, with questions raised on why the development is still being brought forward if the road improvement work will no longer commence. Other issues included:

- Queuing at the A525, which several residents believed was due to the limited right turn capacity at Junction 4
- The Bersham Road/Victoria Road Junction, which local residents believe has become busier in recent years
- Questions raised regarding the need for two access points on Bersham Road
- The increase of traffic at school drop-off times, due to the difficulty caused by the existing scene.

The current plans for Lower Berse Farm have been thoroughly assessed through a Transport Assessment. The study found that there is capacity in the surrounding highway network to accommodate the expected increase in traffic generated by the development without the Welsh Government A483 improvement scheme. However, it did highlight the need for some improvements along the A525 at the site access points and the A483 intersection.

The Applicant has taken into account the comments made by those who responded to the consultation and have proposed mitigation and adaptions to the design as appropriate. The Applicant, alongside their highways consultants, are committed to working closely with the Highway Officers to ensure that any impact on the highway network is acceptable, now and in the future. The plans will be assessed and reviewed by Wrexham County Borough Council following the submission of the application.

Size of the Development and housing tenure

Comments regarding the size of the development, and the type of housing included within the proposals, was a reoccurring topic during the consultation. The Applicant has brought forward their proposals in line with the guidance provided by the emerging LDP, which was a basis for every consideration given to the scheme during the drafting process.

The Application aligns with a UK-wide need for new homes, and Wrexham County Borough Council's emerging Local Development Plan also setting out the need to deliver more homes in the plan period. There is also a well-recognised demand for larger properties as the requirement for home-working and private amenity space has increased since the Covid-19 pandemic.

With a growing population, longer life expectancies and increasing numbers of people living alone, it is predicted that the number of households in Wrexham will increase from 59,993 in 2018 to 65,793 by 2034. The Borough needs to provide new quality housing to meet the needs of local people.

The Applicant's outline planning application responds to both the emerging Local Development Plan and this national housing need.

Loss of Green Spaces

In its emerging Local Development Plan, Wrexham County Borough Council highlighted a need for 7,750 new homes to be built across the Borough by 2028. The emerging LDP was the basis for Redrow's proposals, and informed the considerations made when drafting the plans as they were presented during the pre-application consultation.

Though a number of respondents highlighted the loss of greenfield land as a major reason for opposing the development, the Council will need to release some greenfield sites to meet the Borough's housing needs. The land at Lower Berse Farm emerged as an appropriate location to release this greenfield land, with few other sites in the area able to match the benefits possible from the site. Though the Council is prioritising the development of brownfield locations, there are simply not enough available to suit the Borough's housing needs. This site has been identified as a sustainable location for the growth of Wrexham's population, close to local amenities and infrastructure.

Specific areas, such as the Bersham Conservation Area, have been identified within the plans as an area which has its own special considerations. Redrow recognises the importance of the Bersham Conservation Area and has therefore planned for lower density development in the south and west areas of the proposal site to respect the Conservation Area, Lower Berse Farmhouse, and the general rural setting.

The Applicant also recognises the sensitivity of developing on previously greenfield land, and as such has developed a proposal that includes substantial green infrastructure and corridors delivering c. 25ha of open space - over a third of the overall site. Alongside mature landscaping, several new walking and cycle routes would be created and existing walkways

would be improved to allow for cycling, thus encouraging active travel methods. A prime example of this can be seen by the improvements proposed to the existing Public Right of Ways which runs through the centre of the site. This route would be enhanced, establishing a thriving green corridor offering a means to travel through the entirety of the site easily without the use of a car. This will also be available to existing residents who live close by to the proposed site, ensuring that existing residents can still utilise and enjoy the area once this new community has been delivered. The current agricultural use of the site means that much of the site is inaccessible to the public. Therefore, the creation of a large public park and play areas will increase the availability of accessible green space locally.

Environment

To enhance the local environment through the development process, it is important that applicants give detailed consideration to the site and the local area. As such, a number of technical assessments have been undertaken to assess the impact the development will have on areas such as ecology, trees, noise and drainage issues.

Should the plans progress, species protection and enhancement measures will be incorporated into the detailed design to minimise the effects on wildlife. The retention of trees and hedgerows along the central green corridor and around the boundary of the site will help to maintain habitats and connectivity for local wildlife, and this will be further enhanced through measures including bat friendly lighting, the installation of bird nesting boxes (including swift boxes) and the creation and management of new publicly accessible areas of greenspace. In addition, habitats will be created, including native woodland, marshy grassland and new water bodies, all of which will be linked into a network of green corridors throughout the site. These habitats will be carefully managed to be of benefit for local ecology and to enhance the landscape and the methods of management will be set out in a Landscape and Ecological Management Plan (LEMP), which will be secured by a planning condition.

The technical assessments have also informed the proposed approach to drainage, which includes the potential creation of an on-site wastewater treatment works that would remove phosphates from the wastewater. Phosphates are a key local issue given the existing impact of phosphates from agriculture and sewage on the protected River Dee. The proposed strategy for treating wastewater would result in the development achieving ‘nutrient neutrality’ because of the reduction in agricultural runoff into watercourses and the phosphate removal processes proposed as part of the development. This means that the development would meet the technical requirements of Natural Resources Wales (NRW) in relation to phosphates. The wastewater treatment system has also been subject to an odour assessment, and a minimum 50m standoff to neighbouring properties has been included to avoid any such impacts as a result.

The drainage of surface water will be improved to ensure compliance with NRW requirements on the avoidance of flood risk to existing and proposed properties. The proposals include a network of storage basins, which will hold rainwater and discharge in at a controlled rate to watercourses. This will improve the existing situation with regard to flooding, which has been raised as a local issue, as rainwater currently runs uncontrolled off of the farmland and contributes to localised areas of flooding around the site.

Construction stage impacts upon protected species and neighbouring properties will be avoided through the use of best practice site working, with the methods being agreed through a Construction Environmental Management Plan (CEMP). These measures will include scheduling hours of working, noise and dust suppression measures, and the protection of trees and habitats with protective fencing.

6.1 Summary of Statutory Consultee Responses

Responses were also received from several statutory consultees, of which summaries have been included in the table below. Full copies of the statutory responses to the consultation have been included in the Appendices.

Councillor Phil Wynn

Councillor Phil Wynn issued a response via email on Thursday 6th July 2023 . The response details Councillor Wynn's objection to the proposed application for the following reasons:

Councillor Wynn also asked for clarity on the following points:

- The height of the WWTW relative to nearby homes
- Whether any third party land would be required to facilitate delivery of the WWTW
- School traffic, contribution to school places and school capacity
- How construction traffic will enter/approach the site
- Whether third-party owned lane be required to connect pipes from the WWTW to the River Clywedog
- Expected volume of water discharge from the proposed properties
- Whether the Applicant has engaged with Natural Resources Wales.

Response

The Applicant responded to Councillor Wynn's comments on Wednesday 26th July, acknowledging the comments made, thanking him for his response and responding to the concerns he raised.

Offa Community Council

Summary

Offa Community Council's Clerk issued a response via email on Tuesday 11th July 2023 . The response details the Community Council's objection to the proposed application for the following reasons:

- Local housing need not met, greater provision of affordable housing requested
- Design not in-keeping with the surrounding area
- Traffic congestion, general
- Traffic congestion, plans should not be brought forward without A483/A525 Junction 4 improvements
- Access, Offa Community Council have requested that there is no exit to Bersham Road.
- Environmental, objects as the proposal 'contains no measures to optimise energy use or reduce the additional domestic, vehicular, waste and other pollution it would cause'.
- Flood risk and the incapacity of current field to deal with surface water. This included concerns over the chance of the WWTF flooding, and the discharge of sewage this may result in.
- Public services, too much of an increase in demand for local services
- Heritage, not enough done to preserve the heritage of Lower Berse Farm.

Response

The Applicant responded to the Community Council's comments on Monday 17th July, acknowledging the comments made and thanking them for issuing their response. Most of the issues raised did not require a response, however, clarification was provided on the WWTW issue to reassure Offa Community Council an increase in rainfall would not result in the release of treated effluent into the local ecosystem. The Applicant has committed to revising the existing language shared with stakeholders and the community to ensure this is made clear in future materials.

Eschulsham Community Council

Summary

Eschulsham Community Council's Clerk issued a response via email on Friday 14th July 2023. The response details the Community Council's objection to the proposed application for the following reasons:

- Highways Capacity/Traffic
- Local Housing need not met
- Environment/Waste Management
- Flooding Concerns
- Bersham Heritage Status
- Local Infrastructure

Response

The applicant responded to Eschulsham Community Council on Wednesday 9th August 2023, thanking them for their comments and acknowledging the concerns they raised.

Welsh Water

Summary

Welsh Water issued a response via email on Thursday 22 June 2023. In the response, the water company details its objection to the proposed application for the following reasons:

- A concern that there was insufficient capacity to accommodate the proposed development within the sewers that would connect the site to Five Fords Wastewater Treatment Works, although it was noted that a Hydraulic Modelling Assessment (HMA) was underway to identify solutions.
- Although no problems were identified in relation to the capacity of the Five Fords Wastewater Treatment Works, attention was drawn to the advice from Natural Resources Wales relating to phosphate discharge into Special Areas of Conservation.

Response

The application includes a proposal for an on-site Wastewater Treatment Works which would be capable of appropriately treating the wastewater from the development, including the removal of phosphates, before discharge into the River Clywedog. If the application was approved, then this would address both of the problems raised by Welsh Water because the wastewater from the development would not need to be connected to the Five Fords Wastewater Treatment Works via the public sewerage network, nor would the development be dependent on the current phosphate issues with Five Fords being resolved. Nevertheless, the Applicants have made clear their preference to connect the development to the public

sewage treatment facilities, it is for this reason that the HMA is currently underway to resolve the existing concerns with the capacity of the sewerage network and it is also hoped that an acceptable solution to the phosphate issue at Five Fords will be identified in the near future, on this basis the concerns raised by Welsh Water would both be resolved (and the on-site treatment works would not need to be provided).

Natural Resources Wales (NRW)

Summary

Natural Resources Wales issued a response via email on Thursday 13th July 2023. In the response, the environmental body details its objection to the proposed application for the following reasons:

- Inclusion of the WWTW on the basis that the site is within a sewered area and concerns over phosphate.
- Concerns the current assessment in relation to bats is outdated. NRW requested the existing assessment is revised.

Response

The Applicants note NRW's position in relation to the development site being located in a sewered area, but, in the present circumstances, consider that this does not justify an in-principle objection to the provision of a wastewater treatment plant on the site. Since the phosphate problem was first raised as an issue, no detailed solution has been identified, nor is it clear when such a solution may come forward, what it might cost, and when it might be capable of being delivered so that development can proceed once again. In the meantime there is a significant need for additional housebuilding and, given that there is an on-site solution proposed that will not have a significant effect on the SAC, it is considered that the objective of providing much needed housing outweighs NRW's concern. Notwithstanding the above, it is hoped that the issues with the public wastewater treatment infrastructure can be resolved in the near future, as described in response to the Welsh Water comments above, and in these circumstances NRW's concern would be addressed.

Welsh Government Highways

Summary

Welsh Government Highways have not yet submitted an official response.

Response

N/A.

North Wales Fire and Rescue Authority

Summary

NWFRA submitted its official response via email on Monday 26th June 2023. In the response, NWFRA determined that the Applicant's Lower Berse Farm development has no impact upon the Authority's access for appliances or water supplies.

Response

No response required.

Welsh Government Agricultural Directorate

Summary

Welsh Government Agricultural Directorate issued its official response via email on Monday 19 June 2023. In the response, the environmental body details its objection to the proposed application for the following reasons:

- The potential loss of BMV agricultural land.

Response

It is recognised that there is Best and Most Versatile (BMV) agricultural land on the application site. However, this was known to the Council when they first proposed the allocation of the site for development in the context of the Local Development Plan (LDP). The LDP Inspectors subsequently considered this matter and in their report concluded that the approach of the LDP was consistent with National policy in that BMV land was only proposed for development when there was an overriding need for development and previously developed, or land in lower grades, was unavailable. On this basis the concern expressed by the WG Agricultural Directorate is noted, but considered to be outweighed by other relevant planning considerations.

Wrexham Highways

Summary

Wrexham Highways have not yet submitted an official response.

Response

N/A

7.0 Post-Consultation engagement

Given the interest shown by residents and stakeholders, The Applicant will ensure information continually flows through existing channels to interested parties.

The Applicant will offer briefings to local political representatives at community, county, and Senedd levels about the results of the pre-application consultation and to talk through the finalised application.

The consultation website, lowerbersefarmconsultation.co.uk, will be updated at the following junctures during the planning process:

- Upon submission
- During the planning process
- After determination

To ensure the wider community is aware of the submission of the planning application, a press release will be issued to local media outlets.

8.0 Conclusion

The Applicant has undertaken a statutory pre-application public consultation to seek the views of the local community regarding its plans for land at Lower Berse Farm, off Ruthin Road in Wrexham. The consultation has been undertaken in line with Welsh Government planning policy and the principles of localism. As such, the Applicant has provided ample opportunity for local residents, politicians and stakeholders to find out more about the proposals and to submit their feedback.

The consultation resulted in 122 responses, despite almost 2,000 leaflets being distributed locally. The low response to the consultation suggests that only a small proportion of local residents have determined a position on the proposals at this stage and that most do not have a particular view either for or against the proposals

The feedback received from local people has been fully reviewed by the development team and used to help inform the final plans. The Applicant acknowledges the issues raised and the sensitivity of the proposals among the local community, but these concerns raised have been addressed in this document and will be used to guide the proposals submitted to the Council. The applicants will continue to maintain dialogue with consultees following the submission of the application given the sensitivities and complexities regarding the plans.

Appendices

Appendix A: Site Notices & Locations

REDROW

PUBLIC CONSULTATION: LOWER BERSE FARM, RUTHIN ROAD, WREXHAM

Schedule 1B Publicity And Consultation Before Applying For Planning Permission Notice Under Articles 2C And 2D – Town And County Planning (Development Management Procedure) (Wales) Order 2012

Notice is given that Redrow Homes is bringing forward plans for a new community-led residential development on the land at Lower Berse Farm, south of Ruthin Road, Wrexham.

The notice provides an opportunity to comment directly to developers on the proposals prior to the submission of a planning application to Wrexham County Borough Council. Any subsequent planning application will be publicised by the Council. Comments provided in response to this notice will not prejudice your ability to make representations to Wrexham County Borough Council on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is on land at Lower Berse Farm, Ruthin Road. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, or other supporting documents online at:
www.lowerbersefarmconsultation.co.uk

If you cannot access the internet at home, you can view the plans using the computer facilities available at Wrexham Library, Rhosddu Rd, Wrexham, LL11 1AU.

The library's opening hours are:

- Monday-Friday: 9am - 6pm
- Saturday: 9am - 4pm
- Sunday: closed

You can have your say on the plans by:

- Completing the feedback form on the website: www.lowerbersefarmconsultation.co.uk
- Emailing us at: lowerbersefarm@havingyoursay.co.uk
- Calling our Community Information Line on: 0333 358 0502
- Writing to us at: Lower Berse Farm c/o Lexington, Queens House, Queens Road, Manchester, M2 5HT
- Attending our public exhibition at: Tŷ Pawb, Market Street, Wrexham LL13 8BY on Thursday 22 June 2023, from 3pm – 8pm.

All comments should be received no later than Thursday 6th July 2023 to ensure that they can be taken into consideration before the final plans are submitted to the Council.

REDROW

YMGYNGHORIAD CYHOEDDUS: LOWER BERSE FARM, RUTHIN ROAD, WRECSAM

Atodlen 1B Cyhoeddusrwydd Ac Ymgynghori Cyn Gwneud Cais Am Hysbysiad Caniatâd Cynllunio Yn Unol â Gofynion Erthyglau 2C A 2D – Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Hysbysir fod Redrow Homes yn cyflwyno cynlluniau ar gyfer ddatblygiad preswyl newydd, dan arweiniad y gymuned ar dir Lower Berse Farm i'r de o Ruthin Road, Wrecsam.

Dyma gyfle i wneud sylwadau parthed y cynigion yn uniongyrchol i'r datblygwyr, cyn eu bod yn cael eu cyflwyno i Gyngor Bwrdeistref Sirol Wrecsam fel rhan o'r broses o ofyn am ganiatâd cynllunio. Bydd unrhyw gais pellach am ganiatâd cynllunio yn cael eu cyhoeddi gan y Cyngor. Ni fydd eich ymateb i'r hysbyseb hwn yn effeithio ar eich hawl i gynnig sylwadau i Gyngor Bwrdeistref Sirol Wrecsam ynglŷn ag unrhyw gais cynllunio arall perthnasol. Nodwch y gall unrhyw sylw a gyflwynir cael ei nodi ar ffeil gyhoeddus.

Mae'r datblygiad arfaethedig wedi'i leoli ar dir Lower Berse Farm, Ruthin Road. Dangosir lleoliad y safle ar y map isod.



Gallwch weld copïau o'r ceisiadau, cynlluniau neu ddogfennau cefnogol atodol ar ein gwefan:

www.lowerbersefarmconsultation.co.uk

Os nad oes gennych ddefnydd o'r we o gartref, gallwch ddefnyddio'r cyfleusterau yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU.

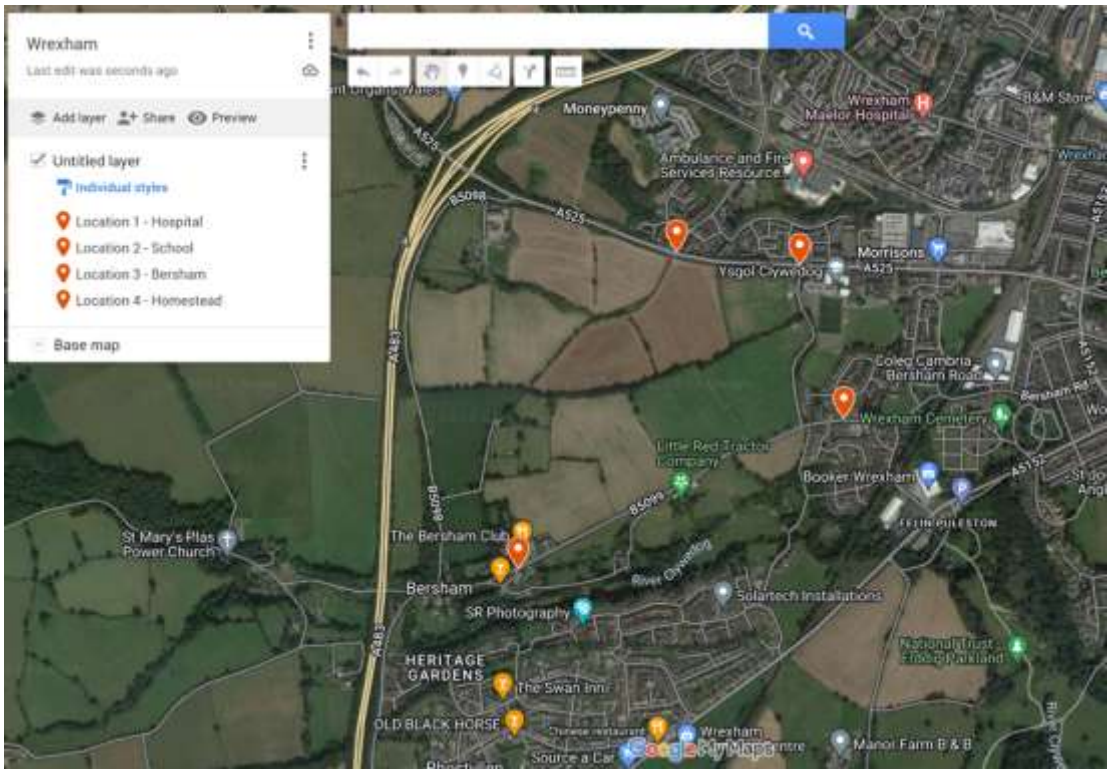
Mae'r llyfrgell ar agor:

- Dydd Llun-Dydd Gwener: 9am - 6pm
- Dydd Sadwrn: 9am - 4pm
- Dydd Sul: Ar Gau

Gallwch fynegi eich barn ar y cynlluniau drwy:

- Gwblhau ffurflen adborth ar ein gwefan: www.lowerbersefarmconsultation.co.uk
- Ein e-bostio drwy: lowerbersefarm@havingyoursay.co.uk
- Galw ein llinell Gwybodaeth Gymunedol: 0333 358 0502
- Ysgrifennu atom: Lower Berse Farm c/o Lexington, Queens House, Queens Road, Manchester, M2 5HT
- Mynychu ein harddangosfa gyhoeddus yn: Tŷ Pawb, Stryt y Farchnad, Wrecsam LL13 8BY ar Ddydd Iau 22 Mehefin 2023, rhwng 3pm – 8pm.

Dylwch gyflwyno unrhyw sylwadau erbyn Dydd Iau 6 Gorffennaf 2023 fan hwyraf er mwyn sicrhau eu bod yn cael eu hystyried cyn bo'r cynlluniau terfynol yn cael eu cyflwyno i'r Cyngor.



Location points

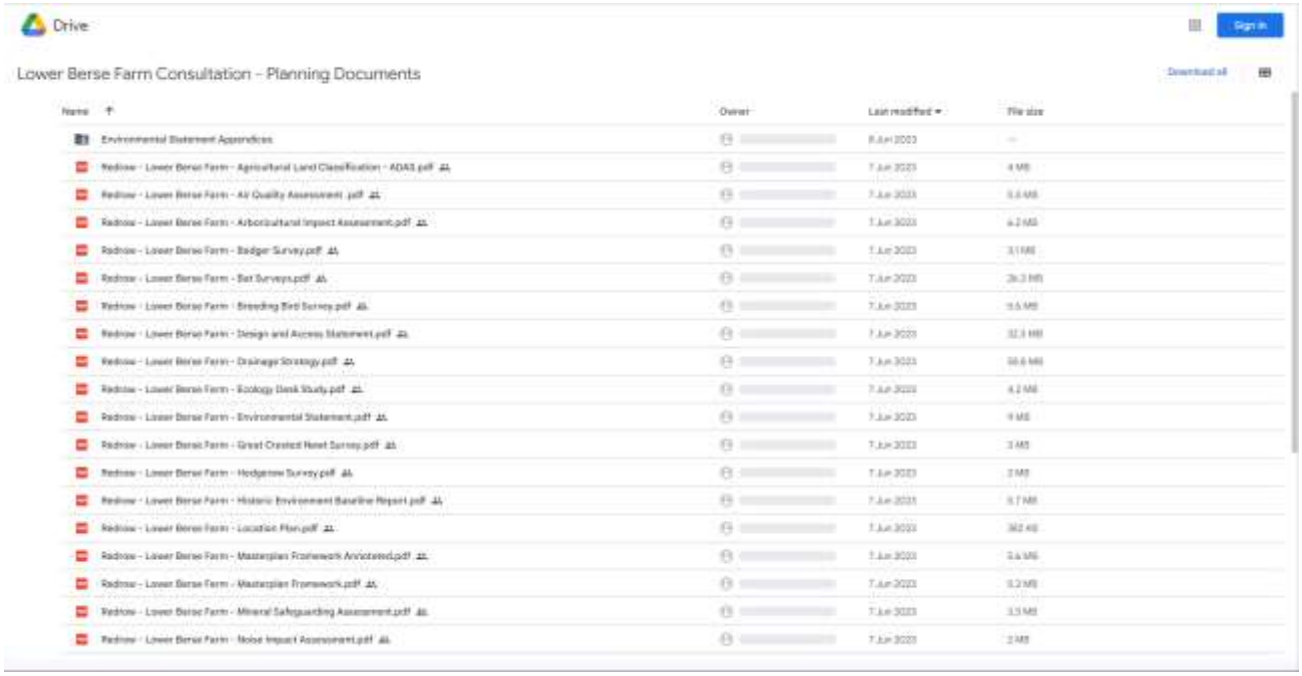
Site 1 – Croesnewydd Road junction with A525 (coordinates: 53°02'38.3"N 3°01'09.6"W)

Site 2 - Homestead Lane (coordinates : 53°02'35.8"N 3°00'50.8"W)

Site 3 – Bersham Road (Coordinates: 53°02'22.8"N 3°00'44.6"W)

Site 4 – Bersham Road (coordinates: 53°02'09.9"N 3°01'32.0"W)

Appendix B: Planning Documentation Webpage



Appendix C: Residents Letter

REDROW

THE OWNER AND/OR OCCUPIER
xxxxxx

xxxxxx

xxxxxx

8 June 2023

Dear Resident,

Proposals for high-quality new homes and community assets on land south of Ruthin Road, Wrexham

Redrow, a leading developer in the UK, is excited to bring forward plans for a new community on land south of Ruthin Road, Wrexham, to the west of Ysgol Clywedog. The proposals for the site have been brought forward in line with the Wrexham County Borough Council's housing need strategy, which identifies the site as a suitable area for residential development.

The plans will provide a diverse mix of new, high-quality homes, including affordable provision, to help deliver much-needed housing in Wrexham. Through these proposals, it is Redrow's ambition to create a vibrant and accessible new community that has been thoughtfully designed with the needs of its residents in mind. As part of the proposals, Redrow have included provisions for a new primary school site, as well as a local community centre, and invite you to open up further discussion with us on how we can improve these proposed aspects.

We are committed to ensuring local people have the opportunity to help shape the scheme. As a site adjacent neighbour we value your local insight into the community and encourage you to leave feedback on our proposals so far. Please find enclosed a site notice, as well as a leaflet that provides further details about the proposals. Our consultation will run from Thursday 8 June until Thursday 6 July.

Ahead of submitting an outline planning application to Wrexham County Borough Council, we are carrying out a public consultation on the plans and we want to hear your views. The feedback we receive will be carefully considered by the project team and be used to improve the proposals wherever possible.

Further details, alongside the draft technical reports, are available on our dedicated website lowerbersefarmconsultation.co.uk. A feedback form, where you can have your say on the scheme, is also available on the website. Additionally, we will be holding a drop-in exhibition event at Tŷ Pawb, Market Street, Wrexham, LL13 8BY on Thursday 22 June 2023, running from 3pm – 8pm, which will offer the opportunity for residents to meet the project team who will be on hand to answer any questions you have.

If you have any questions about the proposals, or if you would like to speak to a member of the development team, please contact us by calling our community information line on 0333 358 0502 (Monday to Friday, 9am – 5.30pm).

Yours sincerely,

Joe Hobbs MRTPI
Land Manger

REDROW

Y PERCHENNOG A/NEU'R PRESWYLYDD

8 June 2023

Annwyl Breswylydd,

Cynigion ar gyfer tai newydd ac asedau cymunedol o safon uchel ar dir i'r de o Ruthin Road, Wrecsam

Mae Redrow, sy'n ddatblygwr blaenllaw yn y DU, yn barod i gyflwyno cynlluniau ar gyfer cymuned newydd ar dir i'r de o Ruthin Road, Wrecsam, i'r gorllewin o Ysgol Clywedog. Mae'r cynigion ar gyfer y safle wedi eu cyflwyno i ddilyn strategaeth Cyngor Bwrdeistref Sirol Wrecsam ynglŷn â'r angen am dai, a wnaeth nodi'r ardal fel man priodol ar gyfer datblygiadau preswyl.

Bydd y cynlluniau yn darparu amrywiaeth o dai newydd o safon uchel, gan gynnwys darpariaeth fforddiadwy, er mwyn helpu i ddiwallu'r angen am dai newydd yn Wrecsam. Drwy'r cynigion hyn, mae Redrow yn awyddus i greu cymuned newydd, bywiog a hygyrch sydd wedi ei chynllunio gydag anghenion preswylwyr mewn golwg. O fewn y cynigion, mae Redrow wedi cynllunio safle newydd ar gyfer ysgol gynradd, yn ogystal â chanolfan gymunedol, ac rydym yn eich gwahodd i drafod y materion hyn ymhellach, ac i awgrymu gwelliannau ar yr agweddau arfaethedig.

Rydym wedi ymrwymo i sicrhau bod pobl leol yn cael cyfle i lywio'r cynllun. Gan eich bod yn byw yn ardal y safle gwaith, byddem yn gwerthfawrogi eich cymorth wrth i ni ddod i adnabod y gymuned, a'ch adborth ar ein cynlluniau hyd yn hyn. Gweler ynghlwm hysbysiad safle, yn ogystal â phamffled gyda gwybodaeth ychwanegol am y cynigion. Cynhelir ymgynghoriad cyhoeddus rhwng Dydd Iau 8 Mehefin 2023 a Dydd Iau 6 Gorffennaf 2023.

Cyn i ni gyflwyno ein cynllun amlinellol i Gyngor Bwrdeistref Sirol Wrecsam, rydym yn cynnal ymgynghoriad cyhoeddus ynglŷn â'n cynlluniau a hoffwn glywed eich barn. Bydd yr adborth a dderbynnir yn cael ei ystyried yn ofalus gan ein tîm prosiect ac yn cael ei ddefnyddio i wella ein cynlluniau ble'n bosib.

Mae manylion pellach, ynghyd ag adroddiadau drafft technegol, ar gael ar ein gwefan bwrpasol lowerbersefarmconsultation.co.uk. Mae ffurflen adborth, lle gallwch roi eich barn ar y cynllun, hefyd ar ein gwefan. Yn ychwanegol, byddwn yn cynnal sesiwn galw i mewn yn Nhŷ Pawb, Stryt y Farchnad, Wrecsam, LL13 8BY ar Ddydd Iau 22 Mehefin 2023, rhwng 3pm – 8pm, fydd yn cynnig cyfle i breswylwyr gyfarfod tîm y prosiect a fydd wrth law i ateb unrhyw ymholiadau.

Os bydd gennych unrhyw gwestiynau ynglŷn â'r cynigion, neu os hoffech siarad ag aelod o'r tîm datblygiad, cysylltwch â ni drwy ffonio ein llinell gwybodaeth gymunedol ar 0333 358 0502 (Dydd Llun i Ddydd Gwener, 9am – 5.30pm).

Yn gywir,

Joe Hobbs MRTPI

Rheolwr Tir



Appendix D: Community Councils' Letter

REDROW

Luke O Connor House Resource Centre

21 Barter Court

Hightown

Wrexham

LL13 3QT

SENT VIA EMAIL

Friday, 16th June 2023

Dear Ms Benfield,

Proposals for a modern, high-quality residential community on land at Lower Berse Farm, Ruthin Road, Wrexham

Redrow, a leading developer in the UK, is bringing forward plans for a new community on land south of Ruthin Road, Wrexham, to the west of Ysgol Clywedog. Our proposals include a new, high quality residential neighbourhood, with green open spaces, play areas, and space for community amenities, to serve new and existing neighbours alike.

The plans will provide a modern, high quality residential community in Wrexham, helping to deliver much needed housing in the area. The scheme will deliver in the region of 1,500 homes, in a range of different types, tenures and sizes to suit local housing need. This includes a provision of affordable homes brought forward in close collaboration with Wrexham Council.

Through these proposals, it is Redrow's ambition to support the creation of a community which serves its residents, both now and in the future. The scheme includes ample infrastructure considerations, as well as community assets, to support the future growth of the area.

In order to achieve this, several areas of land have been allocated within the proposals to support the community, including:

- Provision for a new primary school
- A modern 'local centre' with possible amenities such as shops, a nursery, a café, and other community facilities
- Spacious open green spaces, including a significant park
- Public rights of way and new cycling and walking routes to encourage sustainable travel across the site

This new neighbourhood will bring significant investment to the local area, with jobs offered during the construction phase and knock on benefits for the existing community and local businesses as footfall increases in Wrexham.

Consultation

Ahead of submitting an outline planning application to Wrexham County Borough Council, we launched a public consultation on our proposals to understand the views of the local community, gather feedback on our initial ideas and answer any questions the public may have.

The consultation is underway, having opened on Thursday 8th June, and will be open until Thursday 6th July 2023, a period of 28 days in line with Welsh consultation guidance.

REDROW

To ensure that the local community were made aware of the proposals and have ample opportunity to have their say, several methods were used to promote the consultation:

- A leaflet was distributed to approximately **2,000** households and businesses within the local area
- Immediate neighbouring properties received a letter from the project team explaining the proposals and a copy of the site notice
- Four site notices were displayed in various locations around the site
- Letters were sent to key members of Wrexham County Borough Council, including the Leader, relevant Cabinet Members, ward members of the site ward, Brynyffynnon and secondary site ward Esclusham, ward members of the adjacent Offa ward, ward members of the adjacent Coedpoeth ward, and all members of the Planning Committee
- A press release was prepared and issued to local news outlets. At the time of writing, the story has been picked up by Wrexham.com, the Leader, Place North West, Insider Media, and North Wales Live.

The materials provided an overview of the proposals, as well as details on how residents can ask questions, speak to the project team and submit their feedback:

- A dedicated webpage, which holds all details about the scheme, including the draft technical reports, as well as a feedback form by which residents can submit their feedback, is accessible at: **lowerbersefarmconsultation.co.uk**
- Residents can email us with their questions, comments or feedback at **lowerbersefarm@havingyoursay.co.uk**
- Residents can ask questions, submit their feedback and request a hard copy of the materials by speaking to a member of the project team on: **0333 358 0502** (lines open Monday to Friday, 9am-5.30pm)
- Alternatively, residents can write to us at: **Lower Berse Farm c/o Lexington, Queens House, Queen Street, Manchester, M2 5HT**

We are also holding a drop-in exhibition event at **Tŷ Pawb, Market Street, Wrexham, LL13 8BY** on **Thursday 22 June 2023**, running from **3pm – 8pm.** The event will offer the opportunity for residents to meet the project team, who will be on hand to answer any questions.

Ahead of opening the event to the public, we will be holding a preview session for stakeholders between 2pm – 3pm, and would be delighted if you were able to join us at this time. If you have any further questions about the scheme, or wish to meet with the project team, please do not hesitate to reach out my colleague Katy Isaac (e: katy.isaac@lexcomm.co.uk; t: 0161 711 0299).

Yours sincerely,

Joe Hobbs MRTPI



Land Manager

Appendix E: Statutory Consultee Letter

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION
NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

I give notice that: Redrow Homes Ltd

Is intending to apply for planning permission for: Outline planning permission comprising in the region of 1500 dwellings plus open space, a local centre, primary school and a wastewater treatment plant.

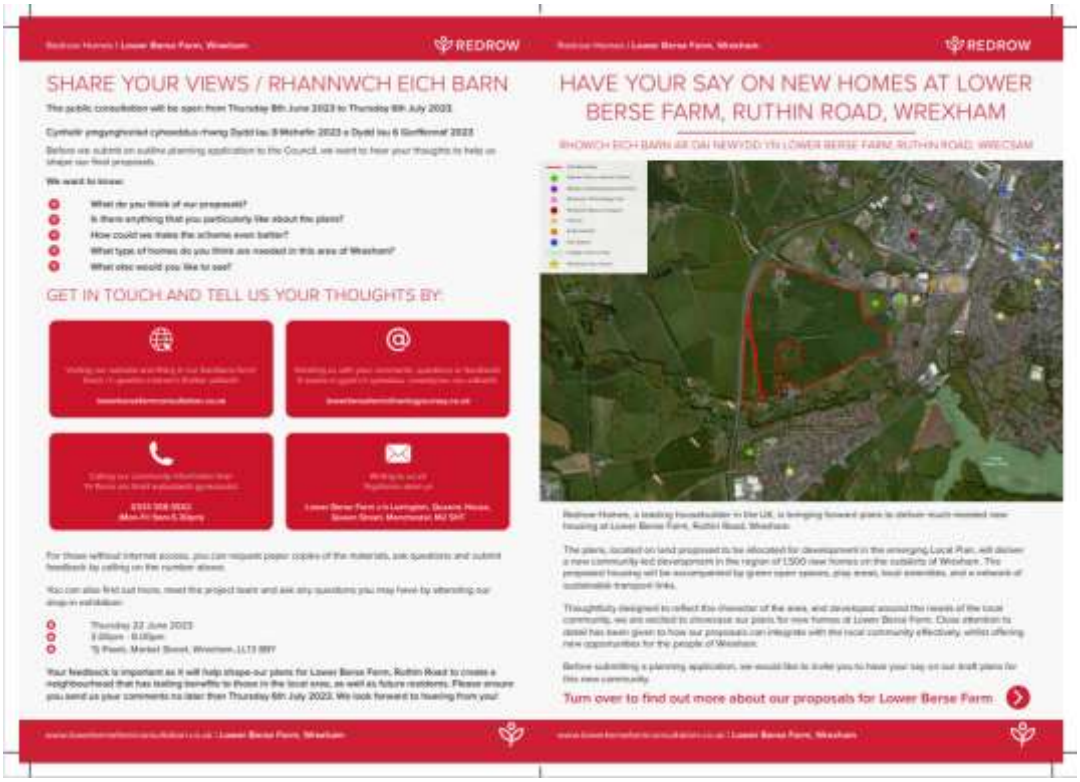
A copy of the proposed application, plans; and other supporting documents can be viewed online at: **lowerbersefarmconsultation.co.uk**

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to The Planning Consultancy at: matt@mattplan.com by 6.7.23.

Signed: *M C Gilbert*

Date: 8.6.23.

Appendix F: Community Newsletter and Distribution Area



SHARE YOUR VIEWS / RHANNWCH EICH BARN

The public consultation will be open from Thursday 8th June 2023 to Thursday 6th July 2023.

Cynhelir ymgynghoriad cyhoeddus rhwng Dydd Iau 8 Mehefin 2023 a Dydd Iau 6 Gorffennaf 2023.

Before we submit an outline planning application to the Council, we want to hear your thoughts to help us shape our final proposals.

We want to know:

- What do you think of our proposals?
- Is there anything that you particularly like about the plans?
- How could we make the scheme even better?
- What type of homes do you think are needed in this area of Wrexham?
- What else would you like to see?

GET IN TOUCH AND TELL US YOUR THOUGHTS BY:

Visiting our website and filling in our feedback form

Emailing us with your comments, questions or feedback

Calling our community information line

Writing to us at

0333 358 3553
Mon-Fri 9am-5.30pm

Lower Berse Farm c/o Lexington, Queens House, Queen Street, Manchester, M2 5HT

For those without internet access, you can request paper copies of the materials, ask questions and submit feedback by calling on the number above.

You can also find out more, meet the project team and ask any questions you may have by attending our drop-in exhibition:

- Thursday 22 June 2023
- 2.00pm - 8.00pm
- Pi Pawb, Market Street, Wrexham, LL13 8BY

Your feedback is important as it will help shape our plans for Lower Berse Farm, Ruthin Road to create a neighbourhood that has lasting benefits to those in the local area, as well as future residents. Please ensure you send us your comments no later than Thursday 6th July 2023. We look forward to hearing from you!

Lower Berse Farm, Wrexham

REDROW

HAVE YOUR SAY ON NEW HOMES AT LOWER BERSE FARM, RUTHIN ROAD, WREXHAM

RHOWCH EICH BARN AR GAI NEWYDD YN LOWER BERSE FARM, RUTHIN ROAD, WRECSAM

Redrow Homes, a leading housebuilder in the UK, is bringing forward plans to deliver much needed new housing at Lower Berse Farm, Ruthin Road, Wrexham.

The plans, located on land proposed to be allocated for development in the emerging Local Plan, will deliver a new community-led development in the region of 1,500 new homes on the outskirts of Wrexham. The proposed housing will be accompanied by green open spaces, play areas, local amenities, and a network of sustainable transport links.

Thoughtfully designed to reflect the character of the area, and developed around the needs of the local community, we are excited to showcase our plans for new homes at Lower Berse Farm. Close attention is dated has been given to how our proposals can integrate with the local community effectively, whilst offering new opportunities for the people of Wrexham.

Before submitting a planning application, we would like to invite you to have your say on our draft plans for this new community.

Turn over to find out more about our proposals for Lower Berse Farm



CREATING A NEW NEIGHBOURHOOD FOR WREXHAM / CREU CYMDOGAETH NEWYDD AR GYFER WRECSAM

At Redrow Homes we want to help people connect with each other in the community, promoting health and wellbeing amongst our residents and creating a new neighbourhood that responds to the needs of the local area and its future residents.

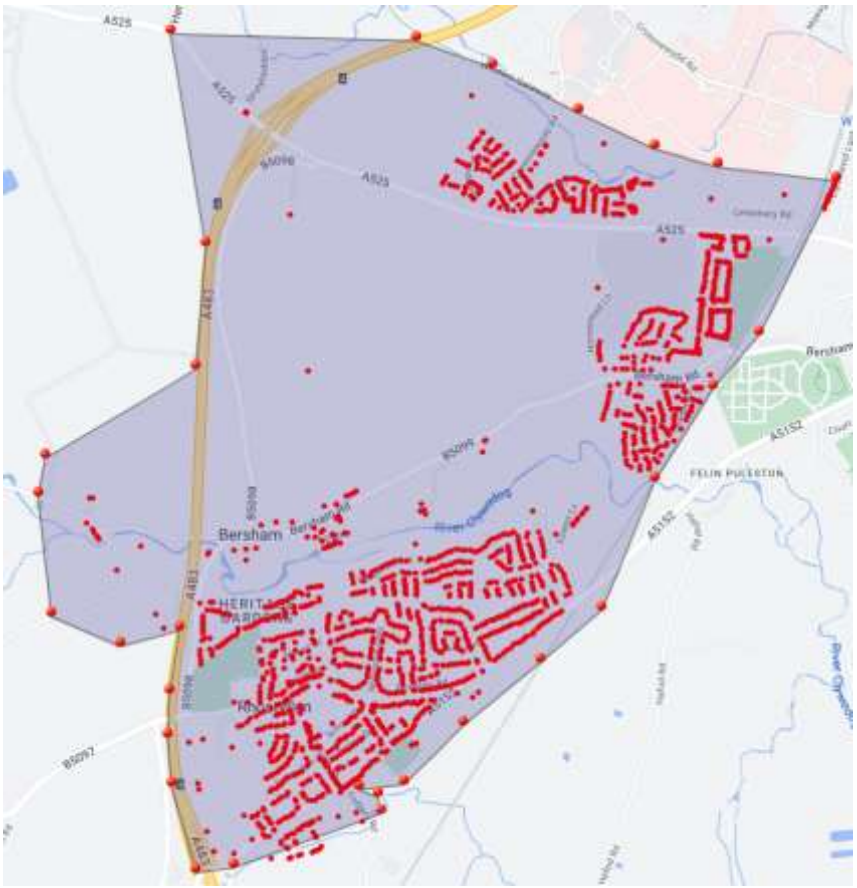
Our development has been carefully designed to reflect the heritage and history of the surrounding area, building on a unique past to provide a better, more sustainable future for all.

Our current proposals include:

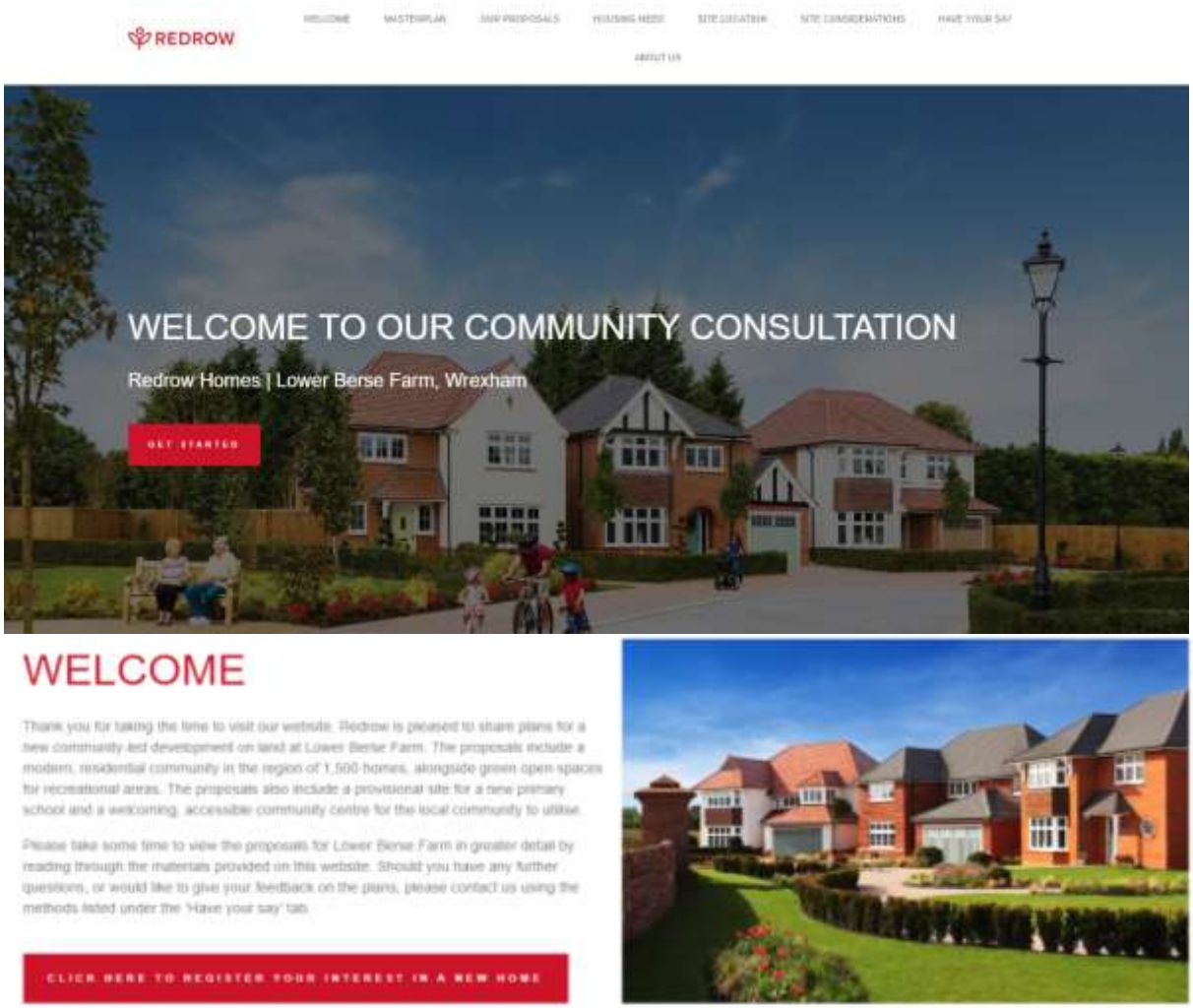
- Delivering a strategic development at Lower Berse Farm which will create a new community-led neighbourhood, delivering in the region of 1,500 homes.
- Creating attractive green spaces, parks & play areas, as well as retaining and providing natural assets such as trees, hedgerows and water features.
- Utilising the historic Lower Berse Farmhouse, whilst retaining and enhancing its heritage, to provide a community centre with possible amenities, such as shops, a nursery, a café and other facilities.
- Providing strategic open space to the south of the site to sensitively integrate with the Borrowe Conservation Area.
- Mitigating the impact on the environment via a potential wastewater facility.
- Creating easy access to the site via improving road access to the A525 Ruthin Road and enhancing active travel routes with pedestrian and cycle links throughout the site.
- Careful consideration given to the future needs of the community with site provision for a modern, spacious new primary school included within the proposals.

THE MASTERPLAN / YR UWCH GYNLLUN

Lower Berse Farm, Wrexham


A525
A525
A525
A481
A481
A1152
A1152
B2098
B2098
B2098
B2097
Bersham
Bersham
River Clwyd

Appendix G: Consultation Website



THE MASTERPLAN



VIRTUAL EXHIBITION



OUR PROPOSALS:

- Delivering a strategic development at Lower Berse Farm, which will create a new community-led neighbourhood, delivering in the region of 1500 homes
- Creating attractive green spaces, parks & play areas, as well as retaining and providing natural assets such as trees, hedgerows and water features
- Utilising the historic Lower Berse Farmhouse, whilst retaining and enhancing its heritage, to provide a community centre with possible amenities, such as shops, a nursery, a café and other facilities
- Creating easy access to the site via improving road access to the A525 Ruthin Road and enhancing active travel routes with pedestrian and cycle links throughout the site
- Careful consideration given to the future needs of the community with site provision for a modern, spacious new primary school included within the proposals
- Designed to incorporate areas of green open space wherever possible and create landscaped communal areas

HOUSING NEED

Wrexham, as well as the wider nation, is facing a housing crisis. There is a chronic shortage of new homes, with the average first-time buyer in the UK now 34 years old; an increase of five years since 1990. With large deposits, a shortage of affordable housing and a reduction in lending, a growing number of prospective buyers have been forced to return to living with their parents or continuing to rent. Put simply, not enough homes are being built.

In its emerging Local Development Plan, Wrexham County Borough Council highlighted a need for 7,750 new homes to be built across the Borough by 2028. Whilst expected to be adopted this year, the plan has suffered significant setbacks despite the Inspector's report in February 2023 finding the plan sound subject to a number of changes. The status of the emerging Local Development Plan is now likely to be resolved in the latter half of 2023.

We are confident that the proposed development at Lower Berse Farm is essential in meeting existing and future housing need – as demonstrated by the council's own housing needs assessment – delivering in the region of 1,500 dwellings. Whilst the land is currently used for agricultural purposes, Lower Berse Farm has been identified as a key location for development in the emerging Local Development Plan. This site will enable Redrow to deliver much-needed new homes to Wrexham, whilst also protecting other green field sites across the Borough from speculative development.

In accordance with policy in the emerging Local Development Plan, Redrow are proposing to provide affordable housing on the site at a level of 15%, with the exact mix of tenure to be finalised based on local housing need.



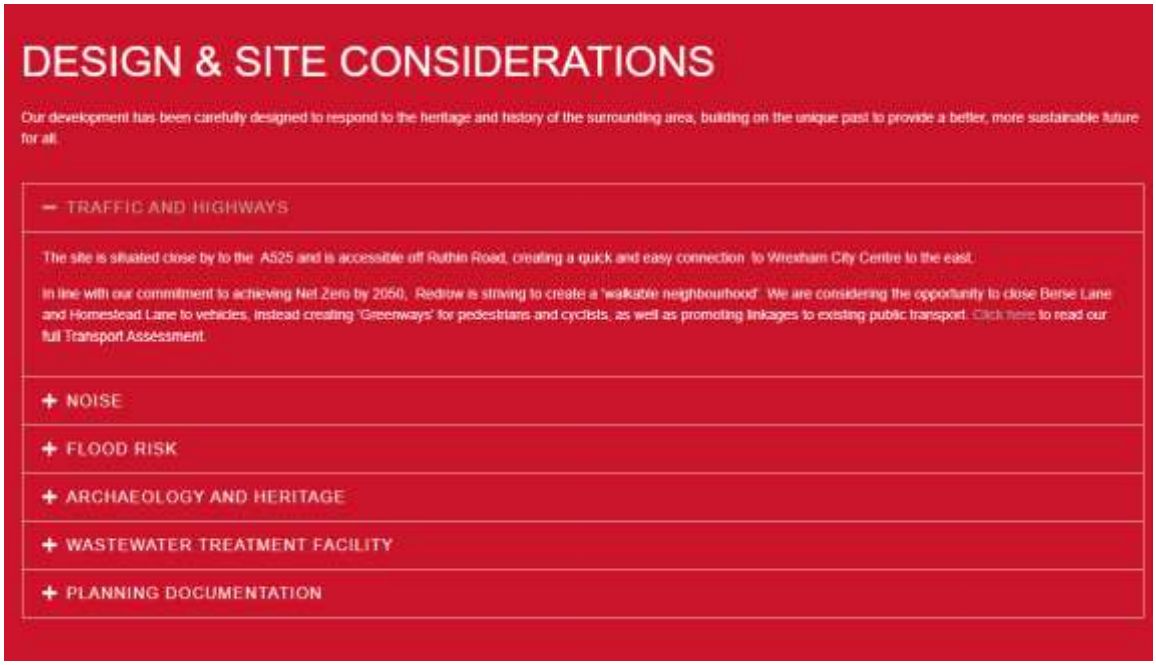
SITE LOCATION

The site is located on a 72.85 hectare (180 acre) piece of land known as 'Lower Berse Farm', south of Ruthin Road. The site is draft allocated for housing in Wrexham Borough Council's Emerging Development Plan, which requires 7,750 new homes to be built across the Borough by 2028. Our proposals will help to address this target, providing a significant proportion of the properties required.

LOCAL TRANSPORT LINKAGES

The site is situated close to great transport links which offer quick and easy access to Wrexham town centre, situated just a 30 minute walk or six minute drive away. The closest bus stop, located on Croesnewydd road, is just 400m from the central point of the site and both Wrexham Central and Wrexham General Train Stations are located within 2km of the site. The public transport provision offers convenient links within Wales and across the North West of England, allowing future residents to access a wide range of areas for leisure or work in relatively short periods of time.





DESIGN & SITE CONSIDERATIONS

Our development has been carefully designed to respond to the heritage and history of the surrounding area, building on the unique past to provide a better, more sustainable future for all.

− TRAFFIC AND HIGHWAYS

The site is situated close by to the A525 and is accessible off Ruthin Road, creating a quick and easy connection to Wrexham City Centre to the east.

In line with our commitment to achieving Net Zero by 2050, Redrow is striving to create a 'walkable neighbourhood'. We are considering the opportunity to close Berse Lane and Homestead Lane to vehicles, instead creating 'Greenways' for pedestrians and cyclists, as well as promoting linkages to existing public transport. Click here to read our full Transport Assessment.

+ NOISE

+ FLOOD RISK

+ ARCHAEOLOGY AND HERITAGE

+ WASTEWATER TREATMENT FACILITY

+ PLANNING DOCUMENTATION

HAVE YOUR SAY

The period for leaving feedback on the proposals for Lower Berse Farm has now closed. Redrow Homes would like to thank you for taking the time to leave your comments on the scheme. We will now begin the process of reviewing all feedback received, which will be carefully considered ahead of submission of any future planning application.

GET IN TOUCH

Calling our community information line on 0333 358 0502 (Lines open Monday-Friday 9am-5.30pm)

Emailing us with your comments/questions or feedback at lowerbersefarm@havingyoursay.co.uk

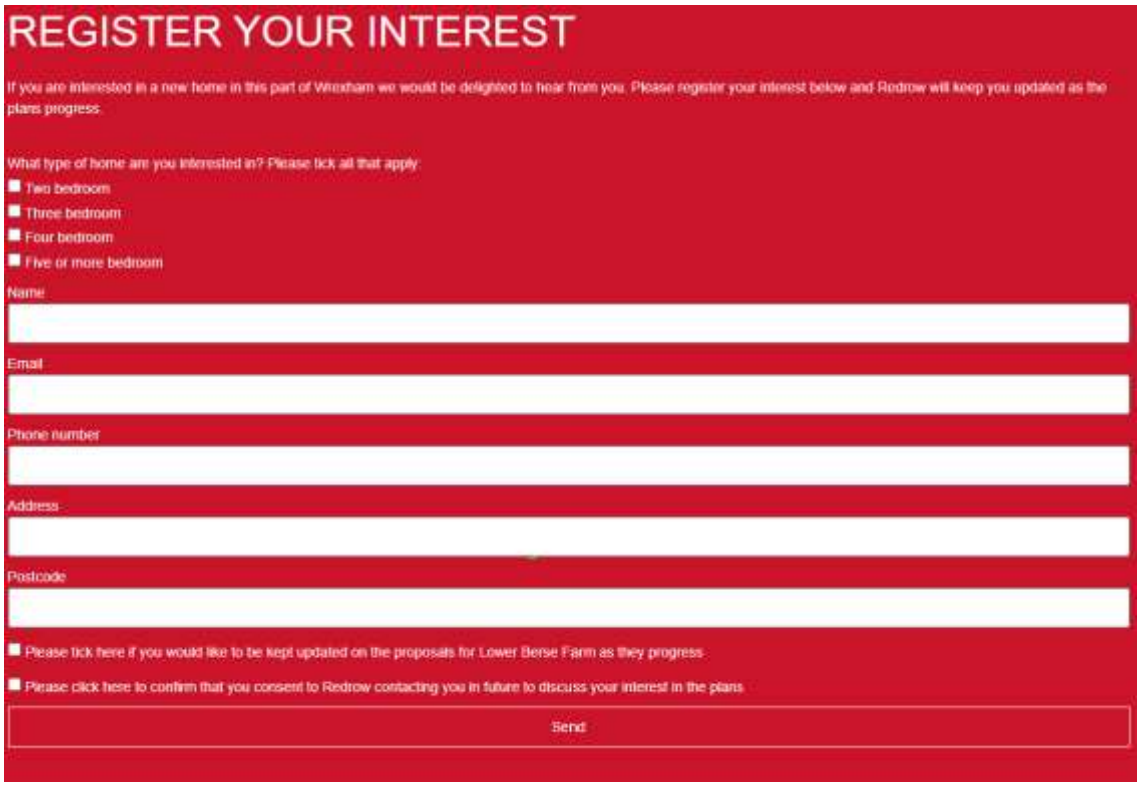
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Your feedback is important as it will help shape our plans for Lower Berse Farm, Ruthin Road, to create a neighbourhood which has lasting benefits not only to future residents but those already living in the local area.

Please ensure you send your comments no later than Thursday 6th July 2023. We look forward to hearing from you!



REGISTER YOUR INTEREST

If you are interested in a new home in this part of Wrexham we would be delighted to hear from you. Please register your interest below and Redrow will keep you updated as the plans progress.

What type of home are you interested in? Please tick all that apply:

- ☐ Two bedroom
- ☐ Three bedroom
- ☐ Four bedroom
- ☐ Five or more bedroom

Name

Email

Phone number

Address

Postcode

☐ Please tick here if you would like to be kept updated on the proposals for Lower Berse Farm as they progress

☐ Please click here to confirm that you consent to Redrow contacting you in future to discuss your interest in the plans

Send

Appendix H: Virtual Exhibition Boards

WELCOME

Redrow Homes | Lower Berse Farm, Wrexham

REDROW



WELCOME TO OUR COMMUNITY CONSULTATION EVENT

Redrow is pleased to share plans for a new community-led development on land at Lower Berse Farm. The proposals include a modern, residential community in the region of 1,500 homes, alongside green open spaces for recreational areas. The proposals also include a provisional site for a new primary school and a welcoming, accessible community centre for the local community to utilise.

The purpose of this exhibition is for you to find out more about our plans, ask questions and submit your feedback so that we can tailor the development to suit your needs.

Redrow's placemaking design principle is 'listening to learn' and as such, we are committed to discussing the proposals with local residents and businesses to truly understand the views of the people who know the needs of the area.

Please bear the following questions in mind as you navigate our exhibition and read the boards:

- What do you think of the proposals?
- What do you like about our proposals?
- Which areas could we address to improve the proposals?
- Are you interested in a new home at the site?
- Do you have any comments on the design of the proposals?
- What type of homes do you think are needed in this area of Wrexham?
- Which amenities would you like to see in our proposed 'local centre'?
- Is there anything you would you like us to consider as we evolve our plans?

SITE LOCATION

Redrow Homes | Lower Berse Farm, Wrexham

REDROW



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www.lowerbersefarmconsultation.co.uk

WELCOME

Redrow Homes | Lower Berse Farm, Wrexham

REDROW



WELCOME TO OUR COMMUNITY CONSULTATION EVENT

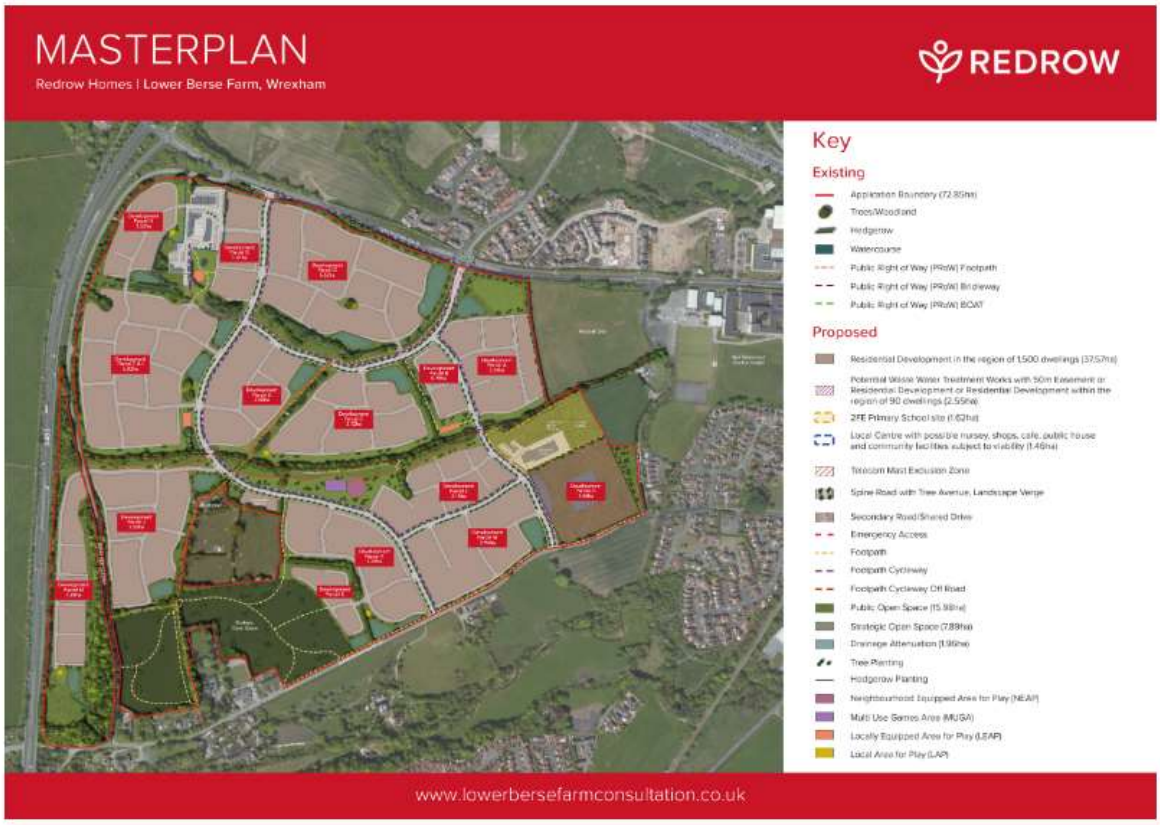
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- Is there anything you would you like us to consider as we evolve our plans?


MASTERPLAN
Redrow Homes | Lower Berse Farm, Wrexham
REDROW
Key
Existing
Application Boundary (72.85ha)
Trees/Woodland
Hedgerow
Watercourse
Public Right of Way (PRoW) Footpath
Public Right of Way (PRoW) Bridleway
Public Right of Way (PRoW) BOAT
Proposed
Residential Development in the region of 1,500 dwellings (37.57ha)
Potential Welsh Water Treatment Works with 50m Easement or Residential Development or Residential Development within the region of 90 dwellings (2.55ha)
2FE Primary School site (1.62ha)
Local Centre with possible nursery, shops, cafe, public house and community facilities subject to viability (1.46ha)
Telecom Mast Exclusion Zone
Spine Road with Tree Avenue, Landscape Verge
Secondary Road/Shared Drive
Emergency Access
Footpath
Footpath Cycleway
Footpath Cycleway Off Road
Public Open Space (15.98ha)
Strategic Open Space (7.89ha)
Drainage Attenuation (1.96ha)
Tree Planting
Hedgerow Planting
Neighbourhood Equipped Area for Play (NEAP)
Multi Use Games Area (MUGA)
Locally Equipped Area for Play (LEAP)
Local Area for Play (LAP)
www.lowerbersefarmconsultation.co.uk

THE COMMUNITY

Redrow Homes | Lower Berse Farm, Wrexham

REDROW

A COMMUNITY-LED NEIGHBOURHOOD DESIGNED FOR THE NEEDS OF LOCAL PEOPLE

HOMES TO MEET LOCAL DEMAND

Through these proposals, Redrow will help address the housing shortage in Wrexham and provide much-needed high-quality homes for the local area.

The plans will deliver a wide range of homes in a variety of tenures and sizes that meet the wider needs of the local area, creating a balanced community that is inclusive of people at different stages of life. Reflecting local housing need, our plans for Lower Berse Farm will provide large family homes for growing families looking for more space, as well as affordable homes for those looking to climb onto the housing ladder. It is our ambition to create a community which residents can be proud of and have placed a significant amount of effort into the designs of our homes and neighbourhoods.

CREATING A STRONG SENSE OF COMMUNITY

It is Redrow's ambition to foster a community where people connect with each other daily and promote health and wellbeing amongst residents, while establishing a neighbourhood that responds to the needs of the emerging local area. We believe that providing communities with a 'place to go' and with 'things to do' helps deliver a sense of belonging for residents.

Building on the site's history, our proposed community centre has been inspired by farming heritage of the site. The centre will provide a place to socialise and connect with others in the community, as well as providing convenient amenities including a potential nursery, public house, café and shop.

Integral to the feeling of community is physical connectivity. We want to make destinations easy to reach and, as such, we aim to provide well connected new communities which encourage various methods of transport. It is our ambition to promote sustainable transport through these proposals, creating new footpaths and cycleways surrounded by greenery in the process.

NATURE FOR ALL: IMPROVED WELLBEING

Our developments look to improve the mental health and wellbeing of all residents of the areas in which we build, and we believe that providing green open spaces is a significant contributor in doing so.

Our site will provide spacious green open spaces throughout, including a significant park located at the heart of the development. We will also create designated play areas throughout the site, including one close to the proposed nursery. The entire site will employ attractive landscaping and be laced with trees, hedgerows and water features.



www.lowerbersefarmconsultation.co.uk

OUR COMMITMENTS

Redrow Homes | Lower Berse Farm, Wrexham

REDROW

We are committed to creating a 'better way to live' not only within our developments but for the communities in which we build. To do so, we commit ourselves to building sustainably and encouraging economic growth.

SUSTAINABILITY



Responding to the climate crisis is our highest environmental priority, and our primary focus is to decarbonise our business across the whole chain. We have set an ambitious target to achieve science based Net-zero by 2050 across our operations, the homes we build, and the operations within our supply chain.

We are partners with the Supply Chain Sustainability School, an award winning initiative providing free learning and development to help our supply chain partners address sustainability issues. The school offers free practical support to all Redrow suppliers and sub-contractors in the form of e-learning modules, training workshops and self-assessments. Since becoming partners with the school, over 4,700 free resources have been accessed by more than 300 Redrow suppliers.

We use energy efficient materials designed to improve daylight and solar gains and work with Wildlife Trusts to develop and implement a pioneering new approach to enhance biodiversity on our developments.

Furthermore, our site includes provision for a primary school site. If constructed, the school will further support sustainable development by keeping children closer to home during the school run.

ECONOMIC



Our site looks to encourage the development of this area of Wrexham through increased footfall, as more people live in the area and will subsequently spend more money in local shops and on local services. During the construction period, Redrow is committed to sourcing materials from local businesses and traders, not just to source locally distinct materials but also to assist the economic development of the area. We also expect our development to create hundreds of new job roles and we always support and encourage apprenticeships.

REDROW

BUILDING RESPONSIBLY

YOUR ENERGY IS BETTER SPENT WITH REDROW

SCAN QR CODE TO LEARN MORE ABOUT OUR ENERGY EFFICIENCY MEASURES

www.lowerbersefarmconsultation.co.uk

SITE CONSIDERATIONS

Redrow Homes | Lower Berse Farm, Wrexham

REDROW

Our development has been carefully designed to respond to the heritage and history of the surrounding area, building on the unique past to provide a better, more sustainable future for all.

WASTEWATER TREATMENT FACILITY

The existing wastewater treatment facility for Wrexham cannot at present accept any additional wastewater flows due to problems with phosphorous pollution. Consequently a new state of the art treatment facility is proposed for the site that would clean the wastewater, including removing phosphorous. If the problems at the existing Wrexham treatment works are appropriately resolved, then the on-site works would not be required and additional housing would be provided as an alternative.

TRAFFIC & HIGHWAYS

The site is situated to the south of the well-linked A525 and is accessible off Ruthin Road, connecting the site to Wrexham City Centre to the east. In line with our commitment to achieving Net Zero by 2050, Redrow is striving to create a 'walkable neighbourhood'. We are considering the opportunity to close Berse Lane and Homestead Lane to vehicles, instead creating 'Greenways' for pedestrians and cyclists, as well as promoting linkages to existing public transport.

ARCHAEOLOGY & HERITAGE

Framed by 14th and 15th century timber, we recognise the historic, aesthetic and evidential value of Lower Berse Farmhouse and are committed to retaining and enhancing its historical features. Any buildings erected near the farmhouse will be sensitively integrated and no higher than one storey. Ridge heights will also be varied to reflect the character of the historic barns. The existing pond and former orchard will be retained and enhanced as public open space, with a play provision installed to provide an attractive feature for users and adjacent residents.

FLOOD RISK

A 'Flood Consequences Assessment & Drainage Strategy' has been prepared alongside the proposals. The strategy identified that much of the site is at a very low risk of flooding. Areas with a higher risk will be addressed through the creation of bodies of water across the site. Ground investigations indicate that infiltration techniques appear feasible in a number of locations throughout the site. In such locations, Redrow will provide individual property soakaways, as well as permeable surfacing on private driveways. Where such techniques are not feasible, surface water runoff will be discharged to watercourses crossing the site and the River Clywedog.

NOISE

A detailed noise survey has been undertaken to assess the potential implications of existing and potential sources of noise in the vicinity of the proposed houses and primary school. Road noise from the A483, and to a lesser extent the other roads surrounding the site, is the main issue, but it is clear that with appropriate design relevant standards can be met to provide a quiet environment for residents and pupils at the primary school. The proposed wastewater treatment plant would be subject to controls on noise emissions to ensure that this could also be operated without disturbance.



A similar Redrow development

www.lowerbersefarmconsultation.co.uk

ABOUT US & NEXT STEPS

REDROW

Redrow Homes | Lower Berse Farm, Wrexham

REDROW: DISCOVER A BETTER WAY TO LIVE

Redrow is a leading, premium householder dedicated to providing people with a 'better way to live.' For nearly 50 years, we have designed award winning homes and neighbourhoods across England and Wales which complement the lifestyle of our customers.

Inspired by the past but designed for the future, our award winning collections offer the best of both worlds. Fusing modern, open plan living with the traditional exterior features of the Arts and Crafts movement, our customers love our perfect home-life balance.

From garden villages to lifestyle homes to urban luxury apartments, there's something for everyone.





HELP US SHAPE THESE PLANS

Before we submit an outline planning application to the Council, we want to hear your thoughts to help us shape our final proposals. You can share your views by:

COMPLETING A FEEDBACK FORM

Fill in a form here today or fill in a digital version on our website at www.lowerbersefarmconsultation.co.uk

SPEAKING WITH A MEMBER OF THE TEAM

Call our Community Information Line on 0333 358 0502 (Open Monday-Friday 9:00am - 5.30pm)

EMAIL US WITH YOUR COMMENTS, QUESTIONS OR FEEDBACK

lowerbersefarm@havingyoursay.co.uk

WRITE TO US

Lower Berse Farm c/o Lexington, Queens House, Queen Street, Manchester, M2 5HT

Please ensure all feedback is submitted before our consultation closes on Thursday 6th July 2023. We look forward to hearing from you.

www.lowerbersefarmconsultation.co.uk