

Sharon Holman
Planning Officer

Eich Cyf/Your Ref
Ein Cyf/Our Ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt /Contact No
E-bost/E-mail
Lee.Bruce@wrexham.gov.uk

P/2023/0800
JF/TH/CR/DLB
28 November 2023
Lee Bruce
01978 298814

By email only: sharon.holman@wrexham.gov.uk

Dear Sharon,

Town and Country Planning Act 1990

**MATERION A GADWYD YN ÔL SY’N YMWNEUD Â CHANIATÂD CYNLLUNIO
AMLINELLOL P/2020/0210, AR GYFER DATBLYGIAD DEFNYDD CYMYSG
PRESWYL, BUSNES, DIWYDIANNOL, STORIO A DOSBARTHU A MANWERTHU
(EDRYCHIAD, TIRLUNIO, CYNLLUN A GRADDFA) / RESERVED MATTERS
PURSUANT TO OUTLINE PLANNING PERMISSION P/2020/0210, FOR A MIXED
USE RESIDENTIAL, BUSINESS, INDUSTRIAL, STORAGE AND DISTRIBUTION
AND RETAIL DEVELOPMENT (APPEARANCE, LANDSCAPING, LAYOUT AND
SCALE)
LAND AT BANGOR ROAD JOHNSTOWN WREXHAM**

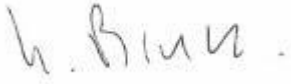
Grid Ref: E 330971.93 N 346069.38

Thank you for your letter of the 28 November 2023. I would comment as follows:

- There is a need for affordable housing across all areas of the borough. This is evidenced in our Local Housing Market Assessment (LHMA) and our own social housing waiting list.
- I am generally supportive of any sustainable development that results in an increase of affordable housing provision within the borough.
- It is noted that the proposed housing mix is for one, two and three bed, general needs housing. However, I have seen an increase in the need for larger family accommodation (i.e. four bed plus) and specialist needs groups e.g., wheelchair users and those with learning disabilities.
- I am supportive of the proposed ‘pepper potting’ of the affordable dwellings.
- As with all other forms of residential development, I would expect the affordable housing to be built to a high standard and be of a size that provides a good level of space for their expected occupancy.
- Early engagement with the council’s affordable housing team is encouraged to agree the tenure split.

- Any proposed service charges should be kept to a minimum to keep the properties affordable.

Yours sincerely/faithfully,

A handwritten signature in blue ink, appearing to read 'L. Bruce'.

Lee Bruce MRICS
Accommodation Project Manager

*Rydym yn croesawu gohebiaeth yn Gymraeg.
Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.*

*We welcome correspondence in Welsh.
We will respond to any correspondence in Welsh and this will not lead to any delay.*