

Matthew Phillips
Head of Service, Planning
Development Management

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

JF/TH/CR/DLB
21 December 2023
Lee Bruce
01978 298814

By email only: Matthew.Phillips@wrexham.gov.uk

Dear Matthew,

Re: P/2023/0432 – Land North of, Holt Road, Wrexham, LL13 9EH.

Thank you for your email of 12.38, 18 December 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.
- I note that the proposed housing mix is for one, two and three bedroom 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 tenure mix (30% shared/intermediate and 70% social rent).
- 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.
- Any proposed service charges should be kept to a minimum to keep the properties affordable.

Yours faithfully,



Lee Bruce MRICS
Accommodation Project Manager