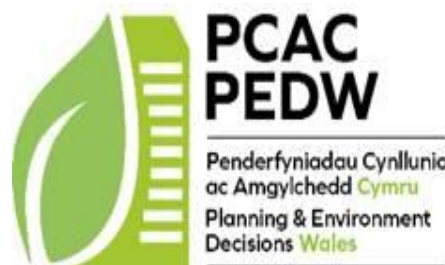


Adeilad y Goron,
Parc Cathays, Caerdydd,
CF10 3NQ

Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ



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[Planning and Environment Decisions Wales | GOV.WALES](#)

Ffôn/tel: 03000252215
Ebost/email: PEDW.Casework@gov.wales

Ein Cyf/Our Ref: 3259057
Dyddiad/Date: 9th March 2022

APPEAL REF. - EVENT INSTRUCTIONS AND TEST EVENT INVITE.

THIS LETTER CONTAINS IMPORTANT DETAILS, PLEASE READ IT CAREFULLY.
TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: Brymbo Developments Ltd
SITE ADDRESS: Former Brymbo Steelworks, Wrexham

JOIN THE TEST EVENT ON **20th April 2022 at 10:00am:**

TEAMS LINK TO TEST EVENT:	Link to Test Event
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Administrator contact details:	PEDW.casework@gov.wales
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Dear Participant,

The Virtual Inquiry for this case will take place on **26th, 27th 28th April and on 3rd May 2022, commencing at 10:00am each day**. The Inspector notes that you refer to matters that will be produced in evidence to support your case. I would remind you that written statements of evidence should be submitted for all witnesses at least 4 weeks before the Inquiry. These should contain all the evidence that you have indicated will be submitted. The Local Planning Authority and appellant should also seek to agree any matters that are common ground and submit an agreed statement setting out those matters. Please can you also indicate the names of witnesses and topics to be covered as soon as possible. The topics to be covered at the Inquiry are:
The draft main issues in this appeal are:

1. The effect of the proposal on:
 - the character and appearance of the area and its landscape;
 - highway safety;
 - biodiversity;
 - flooding and drainage; and
 - Public open space provision

2. Whether there are any other material considerations, including the housing land supply situation, emerging Local Development Plan (eLDP) and benefits of the proposal, which would indicate that the proposal should be determined otherwise than in accordance with the terms of the development plan.

Impact on the character and appearance of the area and its landscape:

- Would the proposed development represent an illogical extension to the settlement? and
- What impact would the proposed development have on the landscape and visual qualities of the area, with particular reference to the western parcel of land?

Highway matters:

- Is there sufficient capacity at Junction 4 of the A483 to accommodate the traffic generated by the proposals?
- Is there capacity on Broughton Community Council road network?

Biodiversity:

- Can the proposed development effectively address matters in relation to Great Crested Newts, including mitigation and funding? and
- How is biodiversity enhancement being achieved on the site?

Flooding and drainage:

- Can a Sustainable Drainage Scheme be achieved for the development which is compliant with the Statutory Standards for Wales?
- Has consideration been given to the new Flood Map for Planning and does this impact on the Flood Consequences Assessment (July 2019) conclusions? and
- Has the approval of the SAB been sought?

Public open space provision:

- Does the public open space within the site meet the minimum level of 0.4 hectare per 50 dwellings, be conveniently located for users, and usable for playing field(s) and/or equipped children's play area(s) and open amenity area(s).

Other Material Considerations:

- eLDP
- Housing land supply
- Affordable Housing
- Brownfield land
- Provision of community facilities
- Well-being of Future Generations (Wales) Act 2015

Further information required by the Inspector prior to the event:

- *Statement of Common Ground*
- *S106 agreement*
- *List of agreed conditions*
- *Position Statement on the eLDP.*

Witnesses and the giving of evidence at the Virtual Inquiry

As you are aware the event will be held virtually. As the evidence concerns matters of fact, all witnesses giving evidence of fact will do so under oath or affirmation. The sanction behind the administration of an oath or affirmation is provided by the Perjury Act 1911. If a person lawfully sworn as a witness in a judicial proceeding wilfully makes a statement material in that proceeding, which they know to be false or does not believe to be true, they shall be guilty of perjury. Seven years imprisonment is the maximum penalty for perjury in a “judicial proceeding” – which includes a proceeding before any court, tribunal or person having, by law, power to hear, receive, and examine evidence on oath such as a person appointed by the Welsh Ministers for example, a Planning Inspector.

A decision may be overturned in the High Court if it is subsequently found to have been based upon false or misleading evidence that was given at the inquiry. All witnesses will be asked to confirm that they have understood the importance of giving evidence on oath/affirmation.

If witnesses wish to give evidence using a sacred object they should provide their own Holy Book or Scripture. Alternatively, witnesses can take an affirmation under the direction of the Inspector.

To ensure evidence is given fairly and without influence, the Inspector requests that witnesses are alone in the room whilst giving evidence wherever possible. Witnesses will be asked to confirm that they are alone. Where that is not possible, they will be asked to confirm who is present in the room to enable the Inspector to decide how to proceed. No communication with others either in person or by electronic means is allowed whilst giving evidence.

The Test Event

To give everyone a chance to practice using the proposed technology and ensure they can successfully participate in the event, we propose to hold a brief test event on **20th April 2022 at 10:00am**. This will also give you the opportunity to ask any questions you may have in relation to the technology. Please note, the Inspector will not be present at the test; this is not an opportunity to discuss your views in relation to the planning merits of the appeal. We would estimate that this test event might take around half an hour. The link to this test can be found at the top of this letter.

Preparing for the Test Event

The technology we will be using is Microsoft Teams. In Annex 1, at the end of this letter, we have provided a link to further information on how to use this and attached is a guide to participating in a virtual event.

If you have an internet enabled computer, you will be able to access and speak at the event over the internet using a video link. You may have used video links to talk to friends and family using FaceTime, Skype or WhatsApp, for example. If you have, this will give you an idea of what to expect. If you do not wish to appear on video, you can turn your camera off and participate through an audio call only.

Depending on the performance of your device or the internet in your locality, it may be that you join by video and audio, or by audio alone. If you have a slow or intermittent

connection, switching off your video camera and using just your audio connection only can improve the quality and reliability of your involvement.

If you are participating in Welsh, we advise using a computer rather than a tablet or smart phone, to ensure you can access the translation facilities fully. An effective test event is essential to facilitate the efficient running of the actual event. It is therefore important to note that everyone who intends to participate in the actual event is expected to attend the test event.

Handling your personal information

Please note that other parties may see the email address you use to join the event. If you do not wish the email address that we are currently using to correspond with you to be seen by other parties, you can set up a free email account on-line and use that to join with. Please see **Annex 2**.

You would need to provide any such alternative email address from the one we are currently using for you by midday on the day before the test event at the latest. This is so that we can send out another link for joining the event in a reasonable time. For the purposes of this event the email address provided by Planning and environment Decisions Wales is a generic joining account address and will not be monitored for e-mails.

The link for the Virtual Inquiry will be sent out after the test event has taken place.

Please confirm your attendance at the test event by **12th April 2022**. If you do not respond, we will assume that you no longer wish to participate in the proceedings and that you are content to rely on any written submissions that have already been received.

Yours sincerely,

Nigel Turner

Nigel Turner
Event Administrator