

Matthew Phillips

From: Ceri Postle
Sent: 09 March 2021 11:36
To: Matthew Phillips
Subject: FW: P/2021/0110 - Rossett

Apologies Matthew, didn't originally copy you in to the email below,
Thanks
Ceri

From: Ceri Postle
Sent: 09 March 2021 11:30
To: 'Matt Christie' <matt.christie@castlegreenhomes.uk>
Subject: RE: P/2021/0110 - Rossett

Hi Matt,

I would be looking at suggesting around 25-30% (around 8/ 9 units) of the affordable units as 1 bed.
Thanks
Ceri

From: Matt Christie <matt.christie@castlegreenhomes.uk>
Sent: 05 March 2021 09:02
To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Cc: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: RE: P/2021/0110 - Rossett

Hi Ceri,

Do you have a percentage of 1 bed in mind for the affordable mix?

Matthew, I know Stuart was trying to contact you yesterday to try and arrange a meeting either virtual or on site to discuss the layout & also your comments on the Rhosrobin application, I assume he will try again today.

Thanks both.

Regards



Matt Christie
Layout Designer

t: 01745 536677
w: www.castlegreenhomes.uk
a: Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ



From: Matthew Phillips [<mailto:Matthew.Phillips@wrexham.gov.uk>]
Sent: 05 March 2021 07:48
To: Matt Christie <matt.christie@castlegreenhomes.uk>
Cc: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: FW: P/2021/0110 - Rossett

Matt,

Please see below from Housing. The affordable housing mix proposed does not meet the local need as things stand. I would suggest engaging with Housing and potentially RSLs with a view to amending the mix. Obviously I have already raised concerns about the layout which will need to be addressed in tandem with the affordable housing mix.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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From: Ceri Postle
Sent: 04 March 2021 13:46
To: Matthew Phillips
Subject: RE: P/2021/0110 - Rossett

Hi Matthew,
Please see my comments below:

The combined social and affordable housing waiting list figures (calculated utilising a LHMA model) for the Rossett lettings area demonstrate affordable and social housing need for the area. 1 bedroom properties are most in need in Rossett with a lesser need for 2 and 3 bedroom properties.

The proposed mix of just 2 and 3 bedroom affordable properties on this site, is not what I would be suggesting from an affordable housing perspective. I would like to see some 1 bedroom properties provided to meet need, with the remainder being a split between 2 and 3 bedroom properties.

Ideally these properties should offer a mixed tenure range of products (including RTO, Shared Equity and intermediate rent) to meet need.

One bedroom properties are also in highest demand in the lettings areas which surround Rossett, again with a lesser requirement for 2 and 3 bedroom properties.

Hope this is helpful

Kind Regards/Cofion Cynnes
Ceri Postle

Rheolwr Prosiectau Datblygu Tai
Housing Development Project Manager



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, please let me know if you need anything further,
Ceri

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 03 March 2021 13:59
To: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: P/2021/0110 - Rossett

Ceri,

We have received the above reserved matters application. The affordable units are shown starred. I do have some concerns about their distraction/concentration at the moment. However are there any comments you would like to make at this stage?

Regards

Matthew Phillips
Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

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

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