

EVENT INVITE AND TEST EVENT INSTRUCTIONS**Town and Country Planning Act 1990 - Land north of Holt Road, Wrexham****Appeal Ref:** APP/H6955/A/19/3238470**Appeal by:** Glyndwr University**Site Address:** Land North of Holt Road, Wrexham**JOIN THE TEST EVENT ON****TEAMS LINK TO TEST**[Click here to join the meeting](#)Administrator contact details: wales@planninginspectorate.gov.uk

Dear Sir/Madam

The Virtual event for this case will take place on **27 April 2021** at **10.00**. The Site visit will be discussed at the event.

The Matters the Inspector will explore at the Actual event are¹:

The Inspector is satisfied that he can proceed to determine most of the matters in dispute on the written evidence that has already been presented. Therefore, the sole main matter to be considered at the event will be:

- The effect of the proposed development on the provision of open space for the benefit of the local community, having regard to national, and adopted and emerging local policy.

In addition to the above matter the Inspector will seek clarification on other matters, including the latest position with regard to local housing land supply and the Local Development Plan examination, and whether the application to the Council for a definitive map modification order has been determined. The Inspector may also wish to discuss any s106 obligations that may be produced and the planning conditions to be imposed in the event that the appeal is allowed.

The appellant has referred to a proposed planning obligation to secure public open space and the Council has stated that it seeks contributions to primary school provision, affordable housing and the management of on-site public open space. No obligations have been submitted. The appellant should produce a draft

¹ In line with Regulation 14 of The Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017

version of any proposed agreement/unilateral undertaking that it wishes to be considered no later than Tuesday 30 March 2021.

In the event that such obligations are presented, the Council is requested to provide a brief paper on such obligations. This should provide an explanation to support the need for each individual obligation with reference to any relevant development plan policies and/or supplementary planning guidance as well as justification for its detailed provisions eg the financial sum provided. This information will assist the Inspector in assessing the obligations against the Community Infrastructure Levy Regulations 2010 tests and relevant guidance. The Council is also requested to clarify the position in relation to any pooled contributions that arise from these obligations in the light of CIL Regulation 123(3) as amended. This additional information should be provided no later than **Tuesday 13 April 2021.**

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 **20 April 2021 at 10.00.**

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.**

LPA Action

The LPA must notify, where required, interested parties of the date of the Hearing and include the following wording:

To take part in the virtual hearing, participants will need to have access to Microsoft Teams (via an app or web browser). The following link gives further information on how to use this. <https://support.office.com/en-us/teams>.

If you wish to observe or take an active part in the event, please register your interest to wales@planninginspectorate.gov.uk no later than 2 weeks before the event. If actively participating please state your preference of Welsh or English.

The topics to be discussed at the hearing will be sent to you under separate cover, along with instructions on how to join the event

Preparing for the Test

The technology we will be using is Microsoft Teams. In **Annex 1** 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.

If you have a visual or hearing impairment which may affect how you participate in the event, please let us know, so we can provide the appropriate support.

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 the Planning Inspectorate is a generic joining account address and will not be monitored for e-mails.

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

Please confirm your attendance at the test event by {1 week} 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*.

Your sincerely

Giulia Bazzoni

Planning Officer

Annex 1

Please see the attached [Guide to Participating](#) in a Planning Inspectorate virtual event.

The following link will take you to further information about how to use Microsoft Teams.

<https://support.office.com/en-us/teams>

Annex 2

Free e-mail Services

- [Gmail](#)
- [Outlook](#)
- [iCloud](#)
- [Tutanota](#)