

Matthew Phillips

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



01978 315527
Adran Tai a'r Economi, Ffordd Rhuthun, Wrexham LL13 7TH
Housing and Economy Department, Ruthin Road, Wrexham, LL13 7TH
wrecsam.gov.uk | wrexham.gov.uk
twitter.com/cbswrecsam | twitter.com/wrexhamcbc
facebook.com/cyngorwrecsam | facebook.com/wrexhamcouncil

Am wybodaeth ynglyn a sut mae Cyngor Bwrdeistref Sirol Wrexham yn defnyddio data personol, gweler yr rhybydd Preifarwydd ar ein safle gwefan: www.wrecsam.gov.uk

For information as to how Wrexham County Borough Council handles personal data, please see our Privacy Notices on our website: www.wrexham.gov.uk

, 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



01978 298780



Cyngor Bwrdeistref Sirol Wreccsam, Neuadd y Dref, Wreccsam, LL11 1AY



Wrexham County Borough Council, Guildhall, Wrexham, LL11 1AY



wrexham.gov.uk | wreccsam.gov.uk



twitter.com/wrexhamcbc | twitter.com/cbswreccsam



facebook.com/wrexhamcouncil | facebook.com/cyngorwreccsam