

Cerys Jones

From: Mared Rees-Jones
Sent: 18 November 2020 17:07
To: planning_admin
Subject: FW: P/2020/0649 - Former Brymbo Steelworks

Please add AH consultation response to file

From: Ceri Postle
Sent: 16 November 2020 17:04
To: Mared Rees-Jones; Andrew Harradine
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Hi Mared,

Within Wrexham there is a need for the provision of Affordable Housing and the Housing and Economy Department are committed to maximising the provision of new affordable housing where possible, with regards to this planning application for the former Brymbo Steel Works site I feel that there is a need for an element of affordable housing, however based on current policy, 25% provision would be in my opinion excessive, given the housing register waiting list and affordable housing waiting list figures for the area are fairly low.

Taking on board the emerging policy of 0% contribution, I feel an affordable housing provision of approx. 5-7% would benefit local residents and those within Wrexham on this site.

I am also aware of the potential development at Heritage Way of an affordable only housing project by an RSL, which may or may not be developed, which may potentially impact the wider need for affordable housing within the area.

If you need anything further, please do let me know,
Thanks
Ceri

Kind Regards/Cofion Cynnes
Ceri Postle

Rheolwr Prosiectau Datblygu Tai
Housing Development Project Manager



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 03 November 2020 10:34
To: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>
Cc: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Hi Andrew/Ceri

I asked Matthew for his view on this and we would treat the application as a new stand alone planning application, irrespective of any other AH sites being provided elsewhere by the applicant.

In terms of the 2019 Viability Report, whilst the LDP hasn't been adopted yet, as this is the most up to date information the Council has in regards to viability, it would be a material consideration in the determination of the application.

Hope that helps, if you need anything else let me know.

Mared

From: Andrew Harradine
Sent: 02 November 2020 16:20
To: Mared Rees-Jones
Cc: Ceri Postle
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

No problem.

Thanks for clarifying the first point – and yes I think the emerging policy has been accepted. I think it was the case at Cefn Road.

Andrew Harradine

Arweinydd Strategaeth a Datblygu / Strategy and Development Lead

Adran Tai ac Economi / Housing and Economy Department



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>
Sent: 02 November 2020 14:48
To: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>
Cc: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Hi Andrew

To my mind, AH would be required irrespective of what is going on elsewhere given this is a stand along planning application which is considered on its own merits.

I have just read the submitted Planning Statement and at para 6.4 it states that AH is not proposed on the basis of the recommendations set out in the Wrexham Viability Study 2019 which states that emerging LDP Policy H2 would require that 0% affordable housing should be requested in the north west settlements of Wrexham.

Not sure how much weight we could give that presently given the plan has not been adopted and the Inspector's report has not yet been received.

I will ask Matthew Phillips for some advice on this and get back to you when I've spoken to him if that's ok.

Mared

From: Andrew Harradine
Sent: 30 October 2020 09:37
To: Mared Rees-Jones
Cc: Ceri Postle
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Actually – just one thing that might help Ceri and I with our discussions.

It was my understanding that via a previous application the applicant was seeking to deliver the sec 106 AH requirement via a 100% affordable development at Heritage Way (circa 60 units) rather than on the main plateau site. Although this was a connected development, it would have been an RSL partner developing it out via separate application. This site has stalled.

Can you confirm that the applicant is required to provide AH as part of this application irrespective of anything going on in nearby parcels of land?

Andrew Harradine

Arweinydd Strategaeth a Datblygu / Strategy and Development Lead

Adran Tai ac Economi / Housing and Economy Department



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 30 October 2020 09:31

To: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>

Cc: Ceri Postle <Ceri.Postle@wrexham.gov.uk>

Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Yes, ok here thanks.

Thanks for your quick response, speak to you next week

Mared

From: Andrew Harradine
Sent: 30 October 2020 09:24
To: Mared Rees-Jones
Cc: Ceri Postle
Subject: RE: P/2020/0649 - Former Brymbo Steelworks

Hi Mared

Yes good thanks – trust same for you?

No problem. Ceri is back from leave on Monday so we will discuss and respond.

Thanks

Andrew Harradine

Arweinydd Strategaeth a Datblygu / Strategy and Development Lead

Adran Tai ac Economi / Housing and Economy Department



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From: Mared Rees-Jones <Mared.Rees-Jones@wrexham.gov.uk>

Sent: 30 October 2020 09:22

To: Andrew Harradine <Andrew.Harradine@wrexham.gov.uk>

Subject: P/2020/0649 - Former Brymbo Steelworks

Hi Andrew

Hope you are keeping ok.

I'm dealing with the above outline application for up to 300 no. dwellings, new school, as well as for some A1 and A3 uses.

Would you be able to provide me with comments please regarding affordable housing requirement? Please accept this as a standard 21 day consultation period.

If you have any queries, please let me know.

Thanks

Mared