

Technical Note 2

Land at Lower Berse Farm, Wrexham

Responses to WCBC Comments on Technical Report on Potential Modal Shift Analysis

Our reference: SH/210187/TN02 – Rev00

Author: Stephen Heritage

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Reviewed: David Roberts

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This Technical Note 2 provides SCP's responses to comments received from Wrexham Council dated 17th July 2024 [Ref: ET/DC/MZ/P/2023/0593] The comments relate to the *Technical Report on Potential Modal Shift Analysis* submitted in March 2024.

1. Level of Detail

The comments refer to the report being "light touch". The level of detail provided is considered proportionate to what can reasonably be expected in terms of supporting evidence for a single development site.

The focus on commuting trips partly reflects data availability. The commuting peak hours are the period when the transport network is under most stress. Any trips that can be diverted from private modes to sustainable modes during these critical periods are of the greatest value from a transport capacity perspective.

2. Walking

A comprehensive network of segregated cycling and walking routes is proposed both within and external to the site.

Please refer to update of the "*Transport Assessment*" report and "*Technical Report – Sustainable Transport Improvements and Potential Modal Shift*" on the WCBC planning portal. [Application Ref is P/2023/0593, originally registered on 19.9.23].

3. Bus Travel

While the proposed bus route has been designed to maximise patronage, this developer-funded service cannot reasonably be expected to serve other future residential developments.

4. Wrexham Gateway Transport Hub

This information was provided for context ie. measures under consideration by Wrexham Council to improve the sustainable transport network.

5. Site Proposals

The Site Proposals have been significantly revised as compared to the previous submission. Please refer to update of the “*Transport Assessment*” report and “*Technical Report – Sustainable Transport Improvements and Potential Modal Shift*”, Masterplan and Design & Access Statement on the WCBC planning portal.

6. Transport proposals around the site

The Transport proposals around the site have been significantly revised as compared to the previous submission.

Please refer to update of the “*Transport Assessment*” report and “*Technical Report – Sustainable Transport Improvements and Potential Modal Shift*”, Masterplan and Design & Access Statement on the WCBC planning portal.

7. Wider Measures For Wrexham

This information was provided for context.

8. Conclusions

The following feedback was received from Welsh Government in May 2024.

“We are content to progress on the basis of the plausible scenarios for the relative change in modal shifts, however we believe these rates should not include the wider Wrexham proposals in case these are not completed by the LHA.”

The Technical Report was revised on the basis of this feedback received from the national body responsible for transport in Wales.

The Conclusions reference liaison with WCBC staff. SCP have made repeated attempts to engage with WCBC along the lines set out here over the four months since the submission of the Technical Report. Notwithstanding this, we agree that a meeting would be helpful to discuss both WCBC’s comments on the previous submission and the latest submission. Allowing some time for WCBC to review the latest submission, and taking account of leave, we propose the week commencing 19th August. Could you please let us know your availability within that week?