
LAND AT LOWER BERSE FARM, BERSHAM, WREXHAM
EDUCATION STATEMENT OF COMMON GROUND
BETWEEN THE APPELLANT AND WREXHAM COUNTY BOROUGH COUNCIL

PEDW Reference: CAS-03789-W3C7T6

Application Reference: P/2023/0593

Prepared on behalf of Redrow Homes Ltd

CONTEXT

- 1.1** An outline planning application was submitted to the Local Planning Authority in 2023 for a residential-led scheme with open space, community facilities and a site for a primary school at Lower Berse Farm, Wrexham. The site is referred to as Land at Lower Berse Farm and is accessed from Ruthin Road in Wrexham.
- 1.2** An Education Infrastructure Assessment was prepared and submitted with the outline planning application.
- 1.3** A consultee response was received from Education Officers at Wrexham County Borough Council ("the Council"), along with additional comments on education matters raised by Councillor Wynn.
- 1.4** The Appellant submitted an appeal based on non-determination. The Council's Planning Committee subsequently considered a report from the Chief Officer for Economy and Planning to indicate what the decision of the committee would have been if the application was determined by them.
- 1.5** The Officer report recommended refusal and contained some references to education.
- 1.6** The Appellant has confirmed their commitment to delivering a one form of entry primary school with central facilities sized for a two form of entry primary school on

the Primary School Site. This commitment is in lieu of a Primary Education Contribution.

1.7 In advance of the upcoming planning inquiry, the Appellant and the Council have engaged in direct, positive dialogue to narrow any points of disagreement relating to education. Both parties are committed to continuing this dialogue, developing Section 106 drafting that clearly captures the positions of both parties and ensuring that inquiry time is used wisely.

1.8 The parties have reached an agreement during the appeal process that a secondary education contribution is no longer being pursued by the Council for the Proposed Development. This is based on a non-standard solution to primary education having been agreed through a developer-led delivery of a new primary school.

1.9 As a result of 1.8 above, and without prejudice in terms of the party's positions on future applications, it is not expected that matters relating to the methodology for capacity assessments, forecasting or education mitigation will be examined at this inquiry.

2.0 MATTERS OF AGREEMENT ON EDUCATION

The parties, including the Appellant and the Council agree that the development will generate additional school place demand and that some mitigation is necessary.

Primary Education

2.1 The parties agree that a new primary school is required to be delivered within the Proposed Development to provide school places for children predicted to live within the development.

2.2 It is agreed that the Primary School Site must be capable of hosting a primary school with two forms of entry and be a minimum size of 1.70 hectares, in accordance with the Area Guidelines for Schools in Wales (2025).

- 2.3** It is agreed that the development may generate up to 334 primary pupils over a phased period as the development is built out.
- 2.4** It is agreed that there are eight existing primary schools within two miles of all or substantial portions of the Proposed Development.
- 2.5** It is agreed that pupils are likely to attend a range of primary schools including community schools, local primaries with a religious designation and Welsh Medium schools.

Secondary Education

- 2.6** It is agreed that the development will generate additional secondary age pupils over time, as the Proposed Development is completed.
- 2.7** It is agreed that a Secondary Education Contribution is not applicable to this specific development, due to the Appellant's commitment to a non-standard primary education mitigation strategy with a developer delivered primary school.
- 2.8** It is agreed that the position reached with respect to secondary education on this scheme is without prejudice to the party's positions on future applications or developments.

3.0 MATTERS OF DISGREEMENT ON EDUCATION

- 3.1 At the time of drafting this statement, there are only minor matters that have not yet been confirmed as agreed.
- 3.2 The Council has yet to agree the trigger points and detailed clauses relating to the delivery of the new Primary School. Dialogue will continue with respect to the Section 106 Agreement to reach agreed drafting and execution, as soon as possible.

This Statement of Common Ground is agreed by Flinders Chase on behalf of Redrow Homes Limited, (the “Appellants”) and Wrexham County Borough Council.

Signed on behalf of the Appellant



Name: Kerrie Norman

Date: 27th August 2026

Signed on behalf of Wrexham County Borough Council



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Name: Dafydd Ifans

Date: 28 August 2026