

# Glasshouse development on land west of Sesswick Way, Wrexham

## Pre-Application Consultation Report



Low Carbon Farming 2 Ltd

July 2020

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# 1 Introduction

This pre-application consultation report (PAC) summarises the pre-application consultation and communication undertaken by Low Carbon Farming 2 Ltd (LCF; the applicant) with the local community and key stakeholders for the proposed development of a commercial greenhouse, packing facility and energy centre, on approximately 44 hectares of land west of Sesswick Way, Marchwiel, Wrexham LL13 0TF.

The requirement to undertake pre-application consultation is set out in Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (DMPWO)<sup>1</sup>. The regulations state that prior to submitting an application for major development, the developer must:

- publicise a draft of the application
- consult community and specialist consultees
- write a report about the pre-application consultation undertaken.

A public consultation was carried out from Monday 8<sup>th</sup> June 2020 to Monday 6<sup>th</sup> July 2020. Owing to COVID19 restrictions, publicity of the proposed development was carried out in accordance with the DMPWO and the Planning Applications (Temporary Modifications and Disapplication) (Wales) (Coronavirus) Order 2020<sup>2</sup>.

The key aims of the pre-application consultation were to:

- provide the local community with an opportunity to constructively contribute to the project, engendering a sense of ownership;
- provide greater transparency;
- ensure any conflicts between parties are resolved or mitigated at an early stage in the planning process;
- provide an opportunity for local people to contribute their knowledge and understanding of the area, such as its past, distinctive and valuable features, that they deem worthy of protection that might otherwise be overlooked.

In addition, this report demonstrates LCF's continued commitment towards consultation and engagement throughout the statutory planning process.

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<sup>1</sup> <http://www.legislation.gov.uk/wsi/2016/59/made>

<sup>2</sup> <http://www.legislation.gov.uk/wsi/2020/514/made>

## 2 Community engagement strategy

LCF is committed to best practice in community consultation and communications throughout the planning process. LCF recognises the critical importance of appropriate and inclusive pre-application consultation and communication with the local community and key stakeholders.

### 2.1 Aims and objectives

LCF's aim has been to inform and engage with communities and stakeholders across the administrative area with a focus on the local community surrounding the application site. The key objectives of the communications undertaken so far have been:

- To ensure compliance with the relevant legislation;
- To ensure, as far as possible, that local people are aware of the proposals and have an opportunity to express their views;
- To ensure that the role of the consultation is explained to those concerned and that it does not intend to duplicate the formal process of the determination of the application;
- To provide the community and stakeholders with the opportunity to feed into the scope of the proposals;
- To respond to requests for further information from the community where relevant;
- To engage with the local communities about the need for the project;
- To understand the views of the local community regarding the proposed project, and;
- To understand and address any concerns in the community.

Through implementing these objectives, LCF's intention has been to effectively communicate and clarify information, allay any concerns, make amendments to the development proposals where appropriate, and respond to issues raised through the detail of the planning application submission.

## 3 Consultation and engagement process

A comprehensive range of methods of communications have been used throughout the consultation period to ensure that a wide stakeholder audience has been informed of the proposed project and local people have had the opportunity to engage in the consultation.

These include:

- Public notification via site notice, dedicated website and email address;
- Letters to County Borough Councillors and local Community Councils;
- Letters to the key stakeholders: specialist and community consultees;
- Letters to owners/occupiers of neighbouring properties;
- Video conferencing and telephone calls;
- Consultation with Welsh agri-food organisations;
- Consultation with local higher education organisations;
- Press release in local newspaper;
- Consultation with North Wales based social media audiences.

### 3.1 Public notification

A site notice was displayed on the proposed development site at the commencement of the consultation period. The content and location of the site notice are provided in Appendix A.

Concurrently, details of the dedicated project website ([www.5-fords.com](http://www.5-fords.com)) were promulgated via all correspondence (letters, emails, phone calls, press releases, social media), encouraging the public to register their observations and enquiries via a dedicated project email address, [enquiries@5-fords.com](mailto:enquiries@5-fords.com).

The consultation period coincided with Welsh Government COVID19 restrictions<sup>3</sup> which prevented the provision of hard copy documents at a location in the vicinity of the proposed development. As a consequence, every opportunity has been made to liaise with members of the local community, Community Councils and County Borough Council via telephone and video conferencing, with hard copy documents available via post upon request. Meetings were held in person with a number of local residents and a community council, following COVID19 guidance on social distancing.

LCF has also engaged with a number of social media stakeholders with large followings in North Wales to ensure all efforts were made to engage locally; further details of these conversations are found in section 4.

### 3.2 Letters to community consultees

Letters were sent on Friday 6<sup>th</sup> of June 2020 to those listed in Table 1.0; a copy of the letter is provided in Appendix B. Due to the introduction of the coronavirus temporary modification

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<sup>3</sup> <https://gov.wales/coronavirus>

order, community consultees were provided information in accordance with articles 2D(2) and 2D(3)<sup>4</sup> (Schedule 1D), rather than Schedule 1B to the DMPWO.

Correspondence was provided in English and Welsh and recipients were encouraged to use the [www.5-fords.com](http://www.5-fords.com) website to register their enquiries.

Table 1.0 List of County Borough and Community Council representatives

<b>SERIAL</b>	<b>NAME</b>	<b>APPOINTMENT</b>
<b>(a)</b>	<b>(b)</b>	<b>(c)</b>
1	Councillor Robert Walsh	Chair of Wrexham Borough Council and Mayor
2	Councillor Ronnie Prince	Deputy Mayor of Wrexham Borough Council
3	Councillor Mark Pritchard	Wrexham Borough Council Leader
4	Councillor Michael Morris	Holt Ward
5	Councillor John Pritchard	Marchwiell Ward
6	Mr Ian Bancroft	Wrexham Borough Council Chief Executive
7	Mr Stephen Bayley	Chief Officer Housing and Development
8	Ms Rebecca Lowry	Head of Service for Business Development
9	Mr David Williams	Planning Control Head of Service
10	Ms Della Pritchard	Business Regional Manager, N.Wales Regional Team
11	Chairman Terry Williams	Chairman Marchwiell Community Council
12	Vice Chairman Sharon Lloyd	Vice Chairman Marchwiell Community Council
13	Councillor Russell Jones	Marchwiell Community Council
14	Councillor Stephen Jones	Marchwiell Community Council
15	Councillor Sally Jakisch	Marchwiell Community Council
16	Councillor Andrew Jackson	Marchwiell Community Council
17	Councillor Morag Browning	Marchwiell Community Council
18	Councillor Patricia Downes	Marchwiell Community Council
19	Mrs V M Jones – Clerk	Marchwiell Community Council
20	Ms Jean Pearce – Clerk	Holt Community Council
21	Ms Serena Baxter – Clerk	Abenbury Community Council
22	Mr Ian Griffiths – Clerk	Sesswick Community Council

<sup>4</sup> <http://www.legislation.gov.uk/wsi/2016/59/made>

### 3.3 Letters to specialist consultees

Letters were sent on Friday 6<sup>th</sup> June 2020, in accordance with articles 2D(2) and 2D(3)<sup>5</sup> (Schedule 1C) to specialist consultees as outlined in Table 2.0. A copy of the letter is provided in Appendix C; correspondence was in both English and Welsh.

Table 2.0 List of specialist consultees

SERIAL	NAME/ORGANISATION
(a)	(b)
1	Minister for Environment, Energy and Rural Affairs – Ms Lesley Griffiths MS
2	Minister for Economy, Transport and North Wales – Mr Ken Skates MS.
3	The Health and Safety Executive.
4	Local highway authority, Wrexham Borough Council.
5	Natural Resources Wales.
6	The Canal and River Trust.
7	Design Commission Wales.
8	North Wales Police.

### 3.4 Letters to owners/occupiers adjoining the proposed site

Two letters on Friday 6<sup>th</sup> and Wednesday 10<sup>th</sup> June 2020 were sent to 10 owners/occupiers of property adjoining the proposed site. Recipients are shown redacted in Table 3.0, with copies of the letters at appendices B and D. Letters sought to encourage dialogue and a summary of enquiries raised are provided in section 4.

Table 3.0 List of owner/occupiers adjoining the proposed site

SERIAL	NAME	APPOINTMENT
(a)	(b)	(c)
1	[REDACTED]	[REDACTED]
2	[REDACTED]	[REDACTED]
3	[REDACTED]	[REDACTED]
4	[REDACTED]	[REDACTED]
5	[REDACTED]	[REDACTED]
6	[REDACTED]	[REDACTED]

<sup>5</sup> <http://www.legislation.gov.uk/wsi/2016/59/made>

7	[REDACTED]	[REDACTED]
8	Managing Director	Maelor Abattoir, Bedwell Road, Wrexham, LL13 0TS.
9	Mr Rob Burgoyne	Principal Property Manager (Severn Trent Water).
10	Mr Jon Emmerson	Dwr Cymru (Welsh Water)

Additional letters were sent to neighbouring properties later in the consultation period, with site visits and meetings taking place week commencing 6<sup>th</sup> July 2020.



## 4 Community consultee outcomes

A summary of the issues raised during the consultation period by community consultees are provided below.

### Welsh Water (Dwr Cymru)

LCF has enjoyed a very proactive and collaborative relationship with Welsh Water throughout the consultation phase. As part of the consultation, Welsh Water requested that the reservoir situated at the north-eastern corner of the proposed plan be relocated. LCF has agreed to this request, with Welsh Water offering an alternative area to the west of the proposed glasshouse, adjacent to the wastewater treatment site.

### Abenbury Community Council (CC)

Abenbury CC wrote to LCF on 3<sup>rd</sup> July 2020 and sought clarification on the following points:

- Increased numbers of vehicles transiting local residential areas and the industrial estate;
- The potential flooding risk on Cefn Road and any associated risk of downstream flooding;
- The capacity of rainwater runoff storage on site;
- Effects on wildlife in the vicinity of Marchwiell and Abenbury, noting the proximity of the nature reserve;
- Plans to mitigate light pollution.

LCF replied to Abenbury CC on 8<sup>th</sup> of July and also met with CC representatives on 9<sup>th</sup> July 2020. In answering their specific points, the following should be noted:

Cotswold Transport Planning has prepared a Transport Statement to accompany the planning application. This assesses the anticipated vehicle movements to and from the proposed development and concludes that the *'site can be suitably accessed and can be accommodated without detriment to the operational safety of the local highway network'*.

The accompanying Flood Consequences Assessment undertaken by the Civil Engineering Practice concludes that surface water runoff generated by the proposed scheme can be attenuated on site and will not increase flood risk elsewhere. There are no flood consequences to the downstream catchment associated with the development proposals. Environmental considerations are at the core of LCF developments and the applicant is very proud of their low carbon and environmental credentials. Water is a key component to the design given the large amounts required to grow fresh produce. The design includes the siting and construction of four reservoirs with a combined storage capacity of approximately 100,000m<sup>3</sup> covering 4.2 hectares. This capacity will allow for 100% rainfall recycling for irrigation under normal circumstances, as well as providing attenuation for a 1:100-year storm event.

The accompanying Ecological Impact Assessment produced by Greenlight Environmental Consultancy confirms that the proposed development will have no effects on the nearby protected wildlife sites due to the distance from the site, and limited impacts beyond the

area of works. The habitats on the site itself are of low ecological value, being mainly arable land. Areas have been identified for Great Crested Newt habitat creation and the soft landscaping plans include new hedgerow and tree planting as mitigation for the loss of habitats.

Correspondence with Abenbury CC also confirmed that the glasshouse would be fitted with blackout blinds to mitigate light pollution.

### **Sesswick Community Council (CC)**

Sesswick CC wrote to LCF on 5<sup>th</sup> July 2020 and sought clarification on the following points:

- Potential flood risk on Cefn Road. The CC brought attention to recent events like Storm Dennis (February 2020) when unprecedented levels of rainfall occurred – the 1:100-year event;
- Adequate reservoir capacity to be incorporated into the design to manage water being harvested from the roof space;
- Clarification regarding access to the site. Specific concerns were raised over HGVs joining the site onto Cefn Road, the scene of a fatal accident in 2013;
- Operational hours were queried, including clarity on HGV movements outside of the core working hours;
- Queries on the structural integrity of the road bridge at the access point to the site;
- Access to the footpaths and any potential detrimental effect the glasshouse will have on them;
- Potential for the structures to dazzle or distract passing drivers;
- Confirmation of noise levels from the plant;
- Information on the *'socio-economic benefits of such projects to the local communities'* and how the project will *'support sustainable and vibrant rural communities'*.

LCF replied to Sesswick CC on 10<sup>th</sup> July 2020. In answering their specific points, the following should be noted:

The points raised on flood risk, access and highway capacity were also raised by Abenbury CC and replied to accordingly. Sesswick CC also raised questions over the structural integrity of the bridge off Cefn Road leading to the site. The Transport Statement looked at the bridge and confirmed that *'vehicles associated with the application site shall be similar to those associated with the nearby Five Fords Water Treatment Works'*.

Hours of construction are likely to be subject to a condition attached to a planning permission. The applicant confirmed that a noise impact assessment will accompany the planning application and set out potential noise emissions from the scheme.

### **Well Being and Future Generations (WBF) Act (2015)**

Throughout the consultation, LCF has understood the importance of the WBF Act and how the proposal would enhance and support this legislation. This importance has been reiterated by a number of respondents. LCF believe that the Five Fords proposal supports the aims and goals associated with the legislation, in particular: a *'Prosperous Wales, Resilient Wales, More Equal Wales, Healthier Wales and a Globally Responsible Wales'*. LCF looks forward to working with the local community to build on these goals.

### **Food and Drink Industry Board (Wales)**

A video conference was held with Andy Richardson, the Chairman of the Food and Drink Industry Board in Wales to discuss Five Fords; Mr. Richardson was aware of LCF's projects in East Anglia. In building upon the Food and Drink Industry Board's highly successful 'Towards Sustainable Growth' strategy<sup>6</sup>, he indicated that the Five Fords proposal neatly dovetailed into key policy areas that the Welsh government were focusing on: health and obesity, COVID19 recovery, 'green and clean' and BREXIT.

### **National Farmers Union (NFU) (Cymru)**

LCF has been in communication with NFU (Cymru) throughout the consultation period at a regional and national level. They are very supportive of the proposal noting that *'the project sounds very exciting an something [we] welcome in the area'*... describing it as *'fantastic'*. The County Advisor for Clwyd and Montgomeryshire saw this as a unique opportunity to broaden the agri-food landscape in the area, an area traditionally dominated by the livestock sector (dairy, beef and sheep).

### **Country Land and Business Association (Cymru) – CLA**

The CLA is also very supportive of the proposal and like NFU(Cymru) has offered their professional services in support.

### **Food Technology Wales**

The Food Technology Centre provides food and drink businesses with technical, operational and commercial support to enable them to compete more effectively; LCF's proposed site in Wrexham falls under Food Technology Wales (North) based in Anglesey. They are very supportive of LCF's proposal and identify the Wrexham project as an interesting future collaborative opportunity.

### **Horticulture Wales**

A number of conversations have occurred with Horticulture Wales during the consultation period. They are very supportive of LCF's proposal. Horticulture Wales is currently embarking on a 'cluster' strategy for food production based on specific geographical areas. They are keen to develop Wrexham within this strategy and see it as a future cluster for a 'Controlled Agriculture Environment' (greenhouse production). They also see the proposals as a blueprint for future low carbon, sustainable and local food production.

### **Wrexham Glyndwr University**

LCF were introduced to Glyndwr University by Horticulture Wales. In a meeting with the university Business Development Manager, they were enthusiastic and supportive of the project. Once construction is underway and a grower has been identified, they are keen to look at potential alignment with higher education opportunities. Initial discussions looked at three areas: growing and agronomy, agri-technology and use of artificial intelligence and sustainable green energy. All three areas were seen to compliment the university's commitment to the WBFG Act.

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<sup>6</sup> 'Towards Sustainable Growth – an Action Plan for the Food and Drink Industry 2014-2020' sought to grow the Welsh food and drink sector by 30% to £7 billion by 2020. The strategy grew the sector to £7.4 billion.

### **University Centre Reaseheath**

LCF was also introduced to University Centre Reaseheath by Horticulture Wales. They specialise in higher education horticulture and renewable energy; LCF had a Zoom meeting with the Deputy Dean and Head of Projects, Research and Innovation. The university are very supportive of the project and see multiple synergies with their current academic and apprenticeship programme.

### **Coleg Cambria - Llysfasi**

NFU Cymru introduced LCF to Coleg Cambria – Llysfasi. The college is the local higher education establishment focused on the rural and land-based economies. The head of the college is very supportive of the project. The college has recently secured funding and is keen to develop low carbon farming models and associated syllabi. The college is keen to *‘do [their] best in meeting the demands of future skills and employability requirements’ [...]* *‘and [sees the] project as being highly influential and an essential development for UK fresh market food supply as well as other excellent attributes within the low carbon farming sphere’.*

### **LANTRA Wales**

Horticulture Wales connected LCF to LANTRA Wales and the ‘Tyfu Cymru’ (‘Growing Wales’) strategy. LANTRA is a nationally recognised agri-food ‘Awarding Office’ for agri-food training. LANTRA Wales developed a revised strategy in 2016 to build an indigenous (Welsh) horticultural industry. They are now working with 150 horticultural businesses in Wales in business development and training provision. They are very supportive of the project and are keen to work with the grower(s) to provide bespoke horticultural and agronomy training in the Wrexham area.

### **Height of the glasshouse and light pollution**

Two residents enquired about the height of the glasshouse and the management of light pollution. The height of the glasshouse is 7m to the eaves and 8m to the apex; it was explained that this height was due to the ‘high-wire’ crops being grown (tomatoes, peppers, cucumbers or chilies). It was also explained that light pollution was an issue taken very seriously by LCF. In the event of lights being used, to enhance and extend growing periods, high-specification blackout blinds would be employed.

### **Access to footpaths**

Queries were raised in regard to access to footpaths in the vicinity of the proposed site. LCF confirmed that there would be no infringement to public rights of way and that the proposed mitigation planting scheme would provide some screening of the proposed development from the public footpath.

### **Noise**

A number of residents enquired about noise levels on the site and specifically weekend activity during the construction period. By way of example construction hours on the LCF sites in East Anglia are 7am to 6pm, Monday to Friday; at weekends and public holidays from 7am to 5pm. However, following a conversation between one concerned resident and LCF, weekend construction work was agreed to commence from 8am. It should be noted hours of construction are likely to be subject to a condition attached to a planning permission. The

applicant confirmed that a noise impact assessment will accompany the planning application and set out potential noise emissions from the scheme.

### **Visual impact**

Enquiries were made by nearby residents in regard to screening. LCF liaised with both residents to understand their concerns and to set out the proposed mitigation screening measures.

### **Flood risk**

A resident enquired about flood mitigation measures on Bedwell Road noting that the sewer transiting the area (east-west) has blocked and backed-up in the past. Following a conversation with LCF the resident was reassured that precautions had been put in place as part of the development. The glasshouse will recycle all rainwater falling on the roof space, furthermore, all run-off from irrigating plants is also captured. The only foul water entering the sewer from the proposed site is from the small number of welfare and administrative lavatories.

### **Opportunities for employment**

The website received a number of enquiries from those seeking employment. Very supportive in tone, these emails have included copies of CVs covering previous horticultural experience, engineering and sales and marketing. Whilst LCF are not in the position of offering employment, each correspondent received an email thanking them for their interest in the project and the option to be linked to the grower who will operate the glasshouse when operational.

### **Offers of accommodation**

A number of businesses providing accommodation in the local area contacted the website during the consultation. If the proposals are permitted, LCF will be using a combination of specialist glasshouse contractors and local sub-contractors. Numbering approximately 100 at the height of construction, they will need local accommodation and other support services for the duration of their stay.

### **Social media outreach**

From the outset of this consultation LCF has understood that COVID19 restrictions to meet and discuss our proposals would be challenging. As a consequence, LCF has worked closely with social media and other online news and information services that focus on North Wales. These have included [www.wrexham.com](http://www.wrexham.com) and North Wales Tweets; the two platforms have a combined Twitter following of 54,200 or 39% of the Wrexham area population of 136,700, or 7.7% of the North Wales population of 693,300<sup>7</sup>.

Both organisations have been very supportive of the proposal. Wrexham.com have written extensively on the proposal<sup>8</sup>.

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<sup>7</sup> [https://gov.wales/sites/default/files/statistics-and-research/2019-05/summary-statistics-for-welsh-economic-regions-wales-north-wales-947\\_0.pdf](https://gov.wales/sites/default/files/statistics-and-research/2019-05/summary-statistics-for-welsh-economic-regions-wales-north-wales-947_0.pdf)

<sup>8</sup> <http://www.wrexham.com/news/plans-revealed-for-two-mega-greenhouses-to-grow-low-carbon-fresh-produce-that-will-create-150-jobs-187686.html>

## General support

The following are a snapshot of the comments received via the [www.5-fords.com](http://www.5-fords.com) webpage as part of the consultation:

- *Genuine unsolicited support from one member of the public. Good luck.*
- *... think its brilliant.... love the idea of low carbon methods.*
- *... am very impressed by it having studied the documents. It is not only an excellent scheme to not only provide local employment but also to assist in the reduction of CO2 release, using existing resources to reduce the UK's exposure to imported vegetables.*
- *Really keen to get involved, this is the direction society needs to move in.*
- *I am very excited to learn that Five Fords is to have a large low carbon greenhouse system. The greenhouse really aligns with my core values – low carbon food growing, capturing waste heat and providing jobs.*

## 5 Specialist consultee outcomes

The following specialist consultees as listed in section 3.3 were contacted as part of this consultation process. A summary of the issues raised during the consultation period by specialist consultees are provided below.

### **The Welsh Ministers.**

Following formal notification on Monday 8<sup>th</sup> June 2020, LCF has been in contact with both Lesley Griffiths MS and Ken Skates MS and their respective offices. Both are highly supportive of the project noting that the scheme will boost the local economy and is in line with various Welsh Government initiatives ranging from sustainability and renewable energy to broadening the agri-food sector and green jobs.

### **The Canal and River Trust.**

The Canal and River Trust were formally written to on Monday 8<sup>th</sup> of June 2020. A response was received on Wednesday 10<sup>th</sup> June 2020 thanking LCF for the opportunity to comment on the proposal. *'Having reviewed the location plan for the proposed development'* [it was noted that the area was] *'some distance from any of the waterways which are owned and managed by the Canal & River Trust'* [and therefore they had] *'no comments to make on the proposed development'*.

### **Member of Parliament.**

Whilst not listed as a specialist consultee, Sarah Atherton MP was contacted early in the consultation. She is very supportive of the plan and has been very proactive in promoting Wrexham as a future hub for sustainable development.

The organisations listed below were contacted on Monday 8<sup>th</sup> June, with a follow up email sent on Friday 6<sup>th</sup> July. No responses have been received during the consultation period from these specialist consultees:

- Health & Safety Executive
- Highway authority (Wrexham County Borough Council)
- Natural Resources Wales
- Design Commission Wales
- North Wales Police.

## 6 Conclusion

LCF has designed and delivered a robust pre-application consultation programme in order to proactively communicate and engage with the local community and key stakeholders.

The communications process has assisted the applicant in raising awareness of the proposal and ensuring that details of the project are known widely.

The comments received during pre-application consultation with community and specialist consultees have been taken into account when preparing the planning application and the associated supporting studies. No comments were made in objection to the proposed scheme, and the constructive comments have been incorporated into the application by LCF.

The applicant has listened to local communities, political representatives, business leaders and those involved in the Welsh agri-food economy. In the context of climate change, food security, food miles and COVID19, the dialogue has been varied and very supportive from a well-informed local community, proud of the Welsh provenance to their food and keen to see action on climate change and de-carbonisation; LCF strongly believes that this project meets these calls for a cleaner and greener society.

Economically this will benefit Wrexham and the wider community. Notwithstanding the jobs the glasshouse will create when operational, the benefits from construction and sub-contracting will also cascade down (supplies, accommodation, pubs etc). However, of greater importance is the legacy this project seeks deliver to the area. The Five Fords site is unique in that it seeks to harvest waste heat and currently vented CO<sub>2</sub> concurrently to produce low carbon, sustainable food. This places Wrexham in a position of great competitive advantage in which to leverage in the coming years; this is not only the view of the applicant, but that of many stakeholders engaged with over the consultation period.



## Appendices

- A. Publication of pre-application consultation site notice
- B. Letter to residents adjoining the proposed site and community consultees
- C. Letter to specialist consultees
- D. Letter from Andrew Allen to neighbouring residents

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
NOTICE UNDER ARTICLE 2D**

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

**Purpose of notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

**Proposed development at** land west of Sesswick Way, Marchwiell, Wrexham, LL13 0TF.

**I give notice that** Low Carbon Farming 2 Limited

**is intending to apply for planning permission to:** develop a commercial glasshouse with packing facility, office space and energy centre with reservoirs, car parking and landscaping, connection to sewage treatment works and associated infrastructure.

A copy of the proposed application, plan and other supporting documents can be viewed at: [www.5-fords.com](http://www.5-fords.com)

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to [enquires@5-fords.com](mailto:enquires@5-fords.com) by Monday 6<sup>th</sup> July 2020.

Signed:



Andrew Allen  
Low Carbon Farming

Dated: Monday 8<sup>th</sup> June 2020

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING  
PERMISSION: NOTICE TO BE GIVEN DURING EMERGENCY PERIOD**

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION  
NOTICE UNDER ARTICLES 2C AND 2D AS MODIFIED BY ARTICLE 2G**

(to be served to owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of proposed development).

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ('LPA'). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

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**is intending to apply for planning permission to:** develop a commercial glasshouse with packing facility, office space and energy centre with reservoirs, car parking and landscaping, connection to sewage treatment works and associated infrastructure.

You may inspect copies of the proposed application, plans and other supporting documents online at [www.5-fords.com](http://www.5-fords.com)

If you are unable to access the documents electronically you may request copies of this information by emailing [enquires@5-fords.com](mailto:enquires@5-fords.com) or by telephoning the applicant on 01273 254188.

Anyone who wishes to make representation about this proposed development must write to the applicant at: [enquires@5-fords.com](mailto:enquires@5-fords.com) or Five Fords, Low Carbon Farming, 8-9 Ship Street, Brighton BN1 1AD by Monday 6<sup>th</sup> July 2020

Signed:



Andrew Allen  
Low Carbon Farming

Dated: Monday 8<sup>th</sup> June 2020.





**Five Fords  
Low Carbon Farming 2 Limited  
8-9 Ship Street  
Brighton  
BN1 1AD**

[www.5-fords.com](http://www.5-fords.com)

Monday 8<sup>th</sup> June 2020

*Dear Sir/Madam,*

I am writing to you enclosing a copy of the Schedule 1D as part of the 'Schedule 1 – pre-application notices' in relation to a planning application shortly to be lodged with Wrexham Borough Council.

Our plan is to build a state-of-the-art greenhouse on land which lies to the east of the Five Fords Wastewater Treatment Works (WwTW) and to the west of the SecAnim abattoir. The greenhouse will grow high wire crops, such as speciality tomatoes and will employ the latest high-tech growing methods and robots, whilst also employing up to 150 people.

In this groundbreaking project, the greenhouse will be heated using waste heat from the WwTW and will also use carbon dioxide from the works, piped into the greenhouse to improve plant growth. Our design reduces the carbon associated with greenhouse food production by 75%. The greenhouse will also have hi-tech features such as rainwater harvesting system, internal water recycling, a computer-controlled climate and a hydroponic growing system to ensure plants receive their water and nutrient requirements in a precise manner, whilst ensuring no water is wasted.

The same cutting-edge technology has been employed in our two sites in East Anglia which are nearing completion. These greenhouses, covering 70 acres, near Norwich and Bury St Edmunds, will supply 12% of UK tomatoes, whilst providing 350 permanent jobs.

Whilst the site at Five Fords is unique given its close proximity to the Welsh Water site, it is also well suited to a greenhouse in planning terms, due to the lack of nearby designated sites or sensitive receptors.

The effects of climate change and more recently COVID19 have placed added strain on the food supply system and raised questions over food miles. The development of our low carbon, sustainable greenhouse aims to meet these challenges as the United Kingdom prepares to become a carbon neutral economy by 2050. Our development at Five Fords is set in this context and we look forward to working with Wrexham and the surrounding villages, to make the area a vanguard for sustainable, local, fresh produce production.

We would welcome your comments on our proposal via our website: [www.5-fords.com](http://www.5-fords.com).

A handwritten signature in blue ink, appearing to read "Andrew Allen".

Andrew Allen  
Low Carbon Farming

Dydd Llun 8<sup>fed</sup> Mehefin 2020

*Annwyl Syr /Madam,*

Rwyf yn ysgrifennu atoch gan amgáu copi o Atodlen 1D fel rhan o 'Atodlen 1 – hysbysiadau cyn ymgeisio' mewn perthynas â chais cynllunio sydd i'w gyflwyno'n fuan i Gyngor Bwrdeistref Wrecsam.

Ein cynllun yw adeiladu tŷ gwydr o'r math diweddaraf un ar dir sy'n gorwedd i'r dwyrain o Waith Trin Dŵr Gwastraff Pum Rhyd ac i'r gorllewin o ladd-dy SecAnim. Bydd y tŷ gwydr yn tyfu cynydau gwifren uchel, megis tomatos arbenigol, ac yn defnyddio'r dulliau tyfu uwch-dechnolegol diweddaraf a robotiaid, ar yr un pryd â chyflogi hyd at 150 o bobl hefyd.

Yn y prosiect arloesol hwn, caiff y tŷ gwydr ei wresogi â gwres gwastraff o'r gwaith trin dŵr gwastraff a bydd hefyd yn defnyddio carbon deuocsid o'r gwaith, a bibellir i mewn i'r tŷ gwydr i wella twf y planhigion. Mae ein dyluniad ni'n lleihau'r carbon sy'n gysylltiedig â chynhyrchu bwyd mewn tai gwydr o 75%. Bydd gan y tŷ gwydr hefyd nodweddion uwch-dechnolegol megis system casglu dŵr glaw, ailgylchu dŵr mewnol, hinsawdd dan reolaeth cyfrifiadur a system dyfu hydroponig i sicrhau bod planhigion yn derbyn y dŵr a'r maetholion y mae arnynt eu hangen mewn modd manwl gywir, ar yr un pryd â sicrhau nad oes dim dŵr yn cael ei wastraffu.

Mae'r un dechnoleg arloesol wedi cael ei defnyddio ar ein dau safle ni yn East Anglia sydd ar fin cael eu cwblhau. Bydd y tai gwydr hyn, sy'n ymestyn dros 70 erw, ger Norwich a Bury St Edmunds, yn cyflenwi 12% o domatos y DU, ar yr un pryd â darparu 350 o swyddi parhaol.

Tra bod y safle ym Mhum Rhyd yn unigrwy o ystyried ei leoliad agos at safle Dŵr Cymru, y mae hefyd yn addas iawn i dŷ gwydr o ran cynllunio, oherwydd y diffyg safleoedd dynodedig neu dderbynyddion sensitif cyfagos.

Mae effeithiau newid yn yr hinsawdd ac yn ddiweddarach COVID19 wedi gosod straen ychwanegol ar y system cyflenwi bwyd a chodi cwestiynau ynghylch milltiroedd bwyd. Mae datblygiad ein tŷ gwydr carbon isel, cynaliadwy yn anelu at gwrdd â'r heriadau hyn wrth i'r Deyrnas Unedig baratoi i fynd yn economi carbon niwtral erbyn 2050. Mae ein datblygiad ni ym Mhum Rhyd wedi'i osod yn y cyd-destun hwn ac rydym yn edrych ymlaen at weithio gyda Wrecsam a'r pentrefi amgylchynol i roi'r ardal ar flaen y gad o ran cyflenwi cynnyrch ffres, lleol, cynaliadwy.

Rydym yn eich gwahodd i gyflwyno sylwadau ar ein cynnig drwy ein gwefan: [www.5-fords.com](http://www.5-fords.com).



Andrew Allen  
Low Carbon Farming



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BN1 1AD**

[www.5-fords.com](http://www.5-fords.com)

Monday 8<sup>th</sup> June 2020

*Dear Sir/Madam,*

I am writing to you enclosing a copy of the Schedule 1C as part of the 'Schedule 1 – pre-application notices' in relation to a planning application shortly to be lodged with Wrexham Borough Council.

Our plan is to build a state-of-the-art greenhouse on land which lies to the east of the Five Fords Wastewater Treatment Works (WwTW) and to the west of the SecAnim abattoir. The greenhouse will grow high wire crops, such as speciality tomatoes and will employ the latest high-tech growing methods and robots, whilst also employing up to 150 people.

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We would welcome your comments on our proposal via our website: [www.5-fords.com](http://www.5-fords.com).

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Andrew Allen  
Low Carbon Farming

Dydd Llun 8<sup>fed</sup> Mehefin 2020

*Annwyl Syr /Madam,*

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Andrew Allen  
Low Carbon Farming





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Brighton  
BN1 1AD**

[www.5-fords.com](http://www.5-fords.com)

Email: [andy@oasthouseventures.com](mailto:andy@oasthouseventures.com)

10<sup>th</sup> June 2020

*Dear Occupier*

I was keen to follow-up on my letter last week concerning our proposed greenhouse development at Five Fords. Conscious that my letter last Monday (8<sup>th</sup>) was part of the planning process, I wanted to write to you again to extend the opportunity for further correspondence and, given your close proximity to the site, to contact me directly.

If you have any concerns or questions then please do not hesitate to get in touch with me on my email address above. I would be delighted to have a telephone call, video call or come and see you in person, even if from two metres distance. I am happy to have frank conversations and discuss anything about the project that might cause you concern.

This will be my 22<sup>nd</sup> infrastructure project in the UK for which I am responsible. I did make a mistake on my first project of not engaging with local residents and Community Councils from the outset and I learnt my lesson, and I always like to meet people and hear from them at the outset.

As you may have read, we are mid-way through the construction of our Bury St Edmunds and Norwich greenhouses which are identical to what we propose at Five Fords. The building contractor is very professional, a world leading Dutch firm.

In developing a world class site at Five Fords, the Dutch firm's task is the movement of soil to ensure that the site is flat. This work will take approximately 8 weeks and involves mainly excavators and tractors towing trailers. As you know the field is fairly flat already but it needs to be completely flat for the greenhouse. Considering the distance to your home and the obstacles in-between I very much expect there to be little if any noise you can hear, and the contractor will never work outside of the hours 8am to 6pm unless with permission from the council.

Once the field is flat the rest of the construction is very simple and fast, it is like a giant Meccano set, with small foundation posts being cast in concrete, and then the frame of the greenhouse is erected on top, and then glazed.

I won't use this letter as a tool to go into great detail of all the good and interesting things about the greenhouse, I can discuss with you the detail of these in person or on the phone. However it would be remiss of me not to highlight that the greenhouses do have some incredible features including but not limited to: rainwater harvesting (10 times less use of water than the current field operation); no pollution of fertiliser into the water course (direct fed to each plant root, not sprayed over a field); no use of the soil (it can rest, we use little coconut fibre bags to plant in); incredibly productive (4 million kg of tomatoes or 30 million

cucumbers could be grown in the greenhouse per annum); an amazing renewable heating system; a carbon capture system (which uses carbon dioxide from the sewage works to feed the plants to provide an optimum growing environment).

In addition to these tangible benefits, and the employment of 150 persons and the boost wider local economy/suppliers, I also feel that the community will benefit from having a well known and respected operation on their doorstep. For example we have just received notice that BBC Click will be filming on our Bury St Edmunds site on the 15<sup>th</sup> June and I would expect the feature to air a fortnight or so afterwards. I have visited the Thanet Earth site which is a big greenhouse complex in Kent, and the local residents genuinely value it as part of the community because of the employment, visitors and wealth it brings to the area.

We have had great support from Community Councils up to Cabinet Ministers for our Bury and Norwich site and we hope to continue that at Five Fords.

Lastly, trying to enhance the biodiversity of the area is something we take seriously, and we have agreed to rent several acres of land to set aside solely for our ecology advisor to work with, to create a habitat for amphibians which was not there before. We will of course also be planting several new hedgerows and tree lines as part of the landscaping plan.

As I write above, please, if you do have any concerns or queries, do get in touch with me and I would be delighted to make myself and my team available to you. If you would like to write in support of the greenhouse then please do likewise get in touch.

Yours Sincerely



Andy Allen  
Low Carbon Farming