

Housing Land Monitoring Statement 2016

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WREXHAM COUNTY BOROUGH COUNCIL
HOUSING LAND MONITORING STATEMENT
2016

April 2016

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1.0 Introduction

- 1.1 In the absence of an up-to-date Unitary Development Plan (UDP) and adopted Local Development Plan (LDP), in accordance with latest Welsh Government Guidance on [Joint Housing Land Availability Studies \(JHLAS\), TAN1, January 2015](#), there is no requirement for a Local Authority to produce a JHLAS and the authority is considered to have a **zero land supply**. However, in order to inform the level of housing provision required in the forthcoming LDP, it is still necessary to monitor the housing land supply within the County Borough along with the number of annual completions.
- 1.2 The purpose of this document is therefore to summarise the latest housing completions data and provide information on what is currently included within the supply as at 1st April 2016. This has followed guidance contained within TAN 1, but does not include any calculations in terms of whether there is a 5 year land supply or not since there is currently no adopted housing provision target. It does however include estimates of the number of units that are likely to be completed in the next 5 years, which has been determined through consultation with the applicant, landowner or developer.

2.0 Housing Land Supply

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and remaining site allocations from the UDP, categorised as prescribed in TAN1.

Table 1 – Identified Housing Land Supply Large Sites

Housing Land Supply (2016-2021) Large Sites					
	5 Year Land Supply (TAN1 Categories)		Beyond 5 Years		Homes completed since last study
Proposed Homes	1	2	3	4	
Total	234	383	1036	154	
Total	617		1190		

- 2.2 Five year land supply breakdown Large Sites (categories 1 and 2):

Table 2 –Housing Land Supply Large Sites Breakdown by Provider

Private	508
Public	0
Housing Association	109
Total	617

- 2.3 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 3 – Small Site Completions for previous 5 years

2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total
77	64	64	75	67	347
5 year Average 347/5					69

- 2.4 **Supply from sites pending S106** – In accordance with TAN1, sites awaiting the signing of a S106 agreement that have a resolution to grant planning permission can contribute to the 5 year supply. This is on the basis that the resolution to grant was in the last 12 months and that there is a clear intention from the applicant to develop the site.

Table 4 – Supply from S106 Sites

Sites	No. Units
Small S106 Sites	13
Large S106 Sites	75
Total	88

- 2.5 **Summary of Total Supply** – Table 4 summarises all sources of the 5 year land supply.

Source of Supply	No. Units
Large Sites Category 1 & 2	617
Small Sites 347	347
Sites Pending S106 Large and Small	88
Total	1052

3.0 Conclusion

- 3.1 In acknowledgement of a lack of a 5 year housing land supply, the Council have been discussing potential developments with landowners and developers and providing relevant information. It will continue to do so in order to assist the successful delivery of further housing sites within the County Borough and to ensure there is a 5 year land supply when the LDP is adopted.

- 3.2 The Council will continue to:

- Take a pro-active stance in supporting appropriate growth in the County Borough where it meets policy objectives and identified local needs. This is not just about increasing housing numbers, but to promote sustainable growth in the right locations which meets the needs of local communities.
- Work with the Wrexham Town Centre Masterplan to inform policy by setting a clear strategy and framework vision, objectives and actions for the Town Centre.
- Promote a Development Team Approach to major development proposals.

- Liaise with developers to understand the problems they face in the current market conditions.

Appendix 1 - Site Schedules (Large Sites)

Residential Land Availability Schedule – Sites for 10 or more as at 01-04-2016

Abbreviations: PR – Private, RSL – Registered Social Landlord, Prev Comp – Previously Complete, Comp – Complete,

F – Full Application, RM – Reserved Matters Application, O – Outline Application, Cat 1 – Units under construction, Cat 2 – Units that are likely to be built in next 5 years, Cat 3 – Sites not likely to be built in next 5 years due to a financial constraint, Cat 4 - Sites not likely to be built in next 5 years due to a major physical constraint.

Broughton

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Broughton	P/2013/0697	F	11th November 2014	11th November 2019	0.4091	OAKS HOMES	PR	LAND AT SCHOOL LANE, SOUTHSEA, LL11 6SF	11	0		11	0	11	0	0
Broughton	P/2013/0839 & P/2015/0046	RM	12th August 2014	Commenced	14.75	BLOOR HOMES	PR	Gatewen Colliery, Gatewen Rd, New Broughton	216	126	31	52	7	52	0	0
Broughton Total									227	126	31	63	7	63	0	0

Brymbo

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Brymbo	P/2007/0395 & 2007/0424	F	3rd Sept 2008	3rd Sept 2013	0.89	Mr T Edwards	PR	Land off Queens Road	24	0	13	5	6	5	0	0
Brymbo	P/2010/0733	F	14th Oct 2011	14th Oct 2016	0.50	Mr. M Ferguson, Brymbo Developments Ltd, C/O Fernhill Road, Sutton, Shropshire TF10 8DJ	PR	Land off Blast Road	17	0		17	0	17	0	0
Brymbo	P/2012/0817	O	11th July 2014	11th July 2016	2.3	BRYMBO DEVELOPMENTS LTD	PR	VACANT PLOT OPPOSITE BRYNGWENFRO, TANYFRON, LL11 5SW	70	0		70	0	70	0	0
Brymbo	P/2014/0164	O	6th May 2014	6th May 2017			PR	FORMER BRYMBO STEELWORKS SITE, BLAST ROAD, BRYMBO, LL11 5BT	25	0		25	0	25	0	0
Brymbo Total									136	0	13	117	6	117	0	0

Caia Park

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Caia Park	Housing 18	A	NA	NA	0.54		PR	Former Depot, Crescent Rd	13	0		13	0	0	0	13
Caia Park	P/2006/0 131	F	26th Jan 2007	26th Jan 2012	0.36	Abbey Archway Developme nts	PR	Rivulet Rd (adj to N Wales Motorcycles)	24	0		24	0	0	24	0
Caia Park	P/2013/0 840	F	3rd Feb 2014	3rd Feb 2019	0.67	Arwyn Evans Pennaf Housing Group Ltd	RSL	Land between Coed Aben and Glan Gors, Wrexham	23	0	23	0	0	0	0	0
Caia Park	P/2014/0 497	F	19th November 2014	19th Novemb er 2019	0.322	NORTH WALES HOUSING ASSOCIAT ION	RSL	LAND OFF WHITEGATE ROAD, LL13 8UG	12	0	0	0	12	0	0	0
Caia Park Total									72	0	23	37	12	0	24	13
Grand Total									72	0	23	37	12	0	24	13

Cefn

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Cefn	P/2007/0634	RM	31st Jan 2008	Commenced	1.01	Harron Homes Ltd	PR	Land at Cae Ann Dolydd, Cefn	20	1		14	5	0	14	0
Cefn	P/2012/0045	O	17th April 2013	17th April 2016	8.329	Greg Dixon Turley Associates	PR	Former Air Products Site, Llangollen Road, Acrefair, Wrexham	230	0		230	0	0	230	0
Cefn	P/2014/0188	F	13th March 2015	13th March 2020	0.47	Wales & West Housing Associations	RSL	Land at Whalleys Way, Cefn Mawr, Wrexham	14	0		0	0	14	0	0
Cefn	P/2014/0556	F	22nd February 2014	22nd February	0.33	Wales and West Housing Association Ltd	RSL	Land at Bro Gwilym, Cefn Mawr, Wrexham	12	0		10	2	10	0	0
Cefn Total									276	1	0	254	7	24	244	0

Chirk

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Chirk	1462	F	27th July 1976	Commenced	3.44	Mr John Pierce	PR	Land off Sycamore Drive, Chirk LL14 5BG	85	0		85	0	0	0	85
Chirk Total									85	0	0	85	0	0	0	85

Esclusham

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Esclusham	P/2008/1063	RM	1st Dec 2008	Comme nced	8.50	Chris Lambart, Planning Advisor National Trust	PR	Wrexham Rd, Rhostyllen	223	0		223	0	0	223	0
Esclusham	P/2012/0377	O	18th Dec 2012	18th Dec 2015	0.9522	Matt Pegg for Harris Lamb	PR	Imperial Commercials Ltd and adjoining land, Wrexham Road, Rhostyllen, LL14 4DP	22	0	0	22	0	0	22	0
Esclusham	P/2014/0097	F	9th October 2014	9th October 2019	0.6133	S G ESTATES LTD	PR	Site of Former Foundry, Mount Street, Rhostyllen, Wrexham	15	6	9	0	0	0	0	0
Esclusham Total									260	6	9	245	0	0	245	0

Gresford

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Gresford	P/2010/0 251 &2012/0 848 &2013/0 707 &2013/0 272 &2014/0 462 & 2014/06 52 (2014/02 42)	F	10th June 2010 &4th Feb 2013	10th June 2015 &4th Feb 2016	1.13	Mr Heard	PR	Quarry Brow, Pant Lane, Gresford, Wrexham	19	14	2	1	2	1	0	0
Gresford	P/2014/0 671	F	2nd July 2015	2nd July 2020	2.87	SG Estates 10 units and M&M Developm ents 50 units	PR	Bryn y Groes, Chester Road, Gresford	60	0	0	50	10	25	25	0
Gresford Total									79	14	2	51	12	26	25	0

Gwersyllt

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Gwersyllt	P/2011/0709	RM	3rd May 2012	3rd May 2014	0.49	CAPS	PR	Land at Queens Head, Glanllyn Road, Bradley, Wrexham	13	7	6	0	0	0	0	0
Gwersyllt	P/2014/0931	O	10th March 2016	10th March 2019	2.48	WHITNEY BROS LTD	PR	SITE OF WESTMINSTER INDUSTRIAL ESTATE OFF MOLD ROAD GWERSYLLT WREXHAM LL11 4AE	65	0	0	65	0	0	65	0
Gwersyllt	P/2015/0607	F	14th Janaury 2016	14th Janaury 2021	1.14	SG Estates	PR	LAND SOUTH OF CHESTNUT COURT SUMMERHILL ROAD SUMMERHILL WREXHAM LL11 4SP	20	0	0	20	0	20	0	0
Gwersyllt Total									98	7	6	85	0	20	65	0

Holt

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
HOLT	P/2013/0 823	O	11th March 2016	11th March 2019	1.18	Barkin Developme nts Ltd	PR	LAND AT WREXHAM ROAD HOLT WREXHAM LL13 9TS	24	0		24	0	24	0	0
HOLT Total									24	0	0	24	0	24	0	0

Offa

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Offa	Housing (16)	NA	NA	NA	4.73	Welsh Governme nt and Wrexham County Borough Council	Public	Bridge St / Cambrian Yard	25	0		25	0	0	25	0
Offa	P/2005/0 696	RM	21st June 2006		0.1753		PR	Land off Bridge Street, Wrexham	16	0		0	16	0	0	0
Offa	P/2008/0 661	F	10th April 2014	10th April 2019	0.21	Mr Nick Stockdale Stockdale Ltd	PR	FORMER RED COW SITE AND NOS. 23 - 27 PEN Y BRYN Wrexham LL13 7HU	22	0		0	22	0	0	0
Offa	P/2009/0 903	A		commen ced (retail element complet e)	0.90	Bellway Homes Ltd (NW)	PR	Dusseks Watery Road	80	0	0	0	80	0	0	0
Offa	P/2012/0 059	O	22nd March 2012	22nd March 2017	3.00	WCBC	PR	Western Gateway, Ruthin Road, Wrexham	69	0		69	0	16	0	53
Offa	P/2013/0 443	F	25th March 2014	26th March 2019	0.1864	John Small DMR (North Wales) LTD	PR	Land at Pen Y Bryn Tenters Square, Tenters Lane, Wrexham, LL13 7LF	24	0		24	0	24	0	0
Offa	P/2014/0 116	F	12th December 2014	12th Decemb er 2019	0.04621	MIR Adeel Ansari	PR	CK1, 32 TO 36 BRIDGE STREET, LL13 7HP	10	0		10	0	10	NA	NA
Offa Total									246	0	0	128	118	50	25	53
Grand Total									246	0	0	128	118	50	25	53

Rhos

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Rhos	P/2007/1069	F	18th Jun 2008	18th Jun 2013	0.29	Blueprint Architectural Services	PR	Moreton Depot, Moreton Ave, Johnstown, LL14 2AR	15	0		13	2	0	13	0
Rhos	P/2012/010	F	8th March 2013	8th March 2018	0.56	Heed Developments Ltd (Agent: Blueprint)	PR	Former ysgol Y Wern, Hill Street, Rhos, Wrexham, LL14 1LN	15	0	0	11	4	8	0	3
Rhos	P/2012/0561	F	7th May 2013	7th May 2018	0.4201	Watkin Jones & Son Ltd Directors Pension Scheme	PR	New Foundry Buildings, Gutter Hill, Johnstown, Wrexham	12	0		12	0	12	0	0
Rhos	P/2015/0915	F	1st February 2016	1st February 2021	0.54	Chris Wells NORTH WALES HOUSING ASSOCIATION	RSL	WREXHAM COUNTY BOROUGH COUNCIL CAR PARK AND ADJOINING LAND BONC WEN RHOSLLANNERCH HRUGOG WREXHAM LL14 2EE	11	0	0	11	0	11	0	0
Rhos Total									53	0	0	47	6	31	13	3
Grand Total									53	0	0	47	6	31	13	3

Rhosddu

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Rhosddu	P/2009/0833	F	7th Dec 2011	7th Dec 2016	0.13	Atmore Developments LTD	PR	Regent House, Regent St, Wrexham	24	0		24	0	0	24	0
Rhosddu	P/2013/0519 & P/2015/0228	F	4th April 2014	4th April 2019	1.00	FOREGRAVE AND DAVIES	PR	FORMER REMPLOY SITE	48	28	20	0	0	0	0	0
Rhosddu	P/2014/0373	F	28th July 2014	28th July 2019	0.25	Wyn Rogers CYF on behalf of Pendine Park Care Organisation	PR	16 to 18 Grosvenor Road, Wrexham, LL11 1BU	20	0		20	0	0	20	0
Rhosddu	P/2014/0436	F	6th October 2014	6th October 2019	0.4948	CLWYD ALYN HOUSING ASSOCIATION	RSL	3 TO 9, GROSVENOR ROAD, WREXHAM, LL11 1DB	60	0		0	60	0	0	0
Rhosddu	P/2015/0272	F	4th June 2015	4th June 2020	0.14	Supreme Sites Ltd	PR	Trinity House, Trinity Street, Wrexham. LL11 1NL	21	0	0	21	0	21	0	0
Rhosddu Total									173	28	20	65	60	21	44	0
Grand Total									173	28	20	65	60	21	44	0

Rossett

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Rossett	P/2014/0292	F	19th December 2014	19th Decemb er 2019	0.6838	Mytton Homes	PR	SITE OF FORMER ROSEMARY NURSERIES, BURTON HALL ROAD, BURTON, ROSSETT, LL12 0AR	15	0	9	0	6	0	NA	NA
Rossett Total									15	0	9	0	6	0	0	0

Ruabon

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Ruabon	1641 2014/06 28	F	10th June 1997	Commenced	1.61	Steve Dobie Loxley Estates	PR	Wynnstay Hall (all applications)	83	76		7	0	7	0	0
Ruabon	P/2008/1 208	F	8th Oct 2010	8th Oct 2015	0.15	Mr A James	PR	Park View, Wynnstay Colliery Yard, Ruabon, LL14 6DP	13	0		13	0	0	13	0
Ruabon	P/2013/0 797	F	3rd Feb 2014	3rd Feb 2019	0.4925	Wales and West Housing Association Ltd	RSL	Maelor Place, Ruabon	19	0	19	0	0	0	0	0
RUABON	P/2014/0 021	O	2nd October 2015	2nd October 2020	0.02	Renew Planning	PR	RUABON BUSINESS PARK SITE ADJACENT TO A483 RUABON WREXHAM LL14 6TE	319	0	0	319	0	0	319	0
RUABON	P/2015/0 175	O	7th September 2015	7th September 2018	1.64	James Milner	PR	LAND AT PONT ADAM CRESCENT RUABON WREXHAM LL14 6EG	19	0	0	19	0	0	19	0
Grand Total									453	76	19	358	0	7	351	0

Grand Total

Community	App No.	Type F/RM/O	Decision Date	Expires	Site Area (Ha)	Applicant/ Developer	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2016	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Grand Total									2197	258	132	1559	234	383	1036	154

Appendix 2 - Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2007	750	198	948
2008	490	116	606
2009	296	157	453
2010	138	105	243
2011	210	95	305
2012	356	77	433
2013	175	64	239
2014	151	64	215
2015	160	75	235
2016	132	67	199

Appendix 3 – Previous Land Supply Data (Large Sites)

Year	5 year supply - Number of Homes				Number of years supply	Supply beyond 5 years – Number of Homes	
	1	2	Smll	S106		3	4
2007	546	1966			14.99	614	13
2008	411	1728			7.52	783	14
2009	154	1470			6.08	783	398
2010	175	1241			5.35	838	165
2011	381	968			3.9	1028	63
2012	191	786			3.5	824	52
2013	198	666			3.4	405	328
2014	89	690			3.1	546	54
2015	166	1124	75		NA	319	23
2016	234	383	69	88	NA	1036	154

Appendix 4 – Supply from Sites Pending S106

Application no.	Description	Address	Settlement	Total No. of units	Already accounted for in Land Supply	Resulting No.	Small/ Large	Date	Last 12 months	CS OS UCS AS REF
P/2015/0435	Renewal of 2009/0676 for 4 dwellings	Adj Cleveland House, Clayton Road,	Broughton	4	Y	0	S	14th March 2016	Y	N
P/2014/0702	Erection of 3 bed dwelling	24 Green Road, Brymbo	Brymbo	1	N	1	S	1st Dec 2014	N	N
P/2015/0372	Erection of 13 dwellings	High Street, Brymbo	Brymbo	13	N	13	L	7th March 2016	Y	BRYM20U CS
P/2014/0528	3 bed dwelling	Revenswood, Middle Road, Coedpoeth	Coedpoeth	1	N	1	S	2nd Feb 2015	N	N
P/2014/0528	Erection of 3 bed dwelling	Ravenswood, Middle Road, Coedpoeth	Coedpoeth	1	N	1	S	2nd Feb 2014	N	N
P/2015/0270	Residential Development	Church Street, Gwersyllt	Gwersyllt	4	N	4	S	7th March 2016	Y	GWE05CS
P/2015/0790	Outline for up to 56 dwellings	Boozey Field, Griffiths Road,	Gwersyllt	56	N	56	L	13th May 2016	Y	GWE04CS
P/2015/0040	Conversion to residential	Capel y Groes, Hill Street, Penycae	Penycae	4	N	4	S	5th May 2015	Y	N
P/2015/0340	Outline for 5 dwellings	Hope View, Ponciau	Rhos	5	N	5	S	24th May 2016	Y	N
P/2015/0382	Outline for 23 dwellings	North Road, Ponciau	Rhos	23	Y	6	L	1st Feb 2016	Y	JOHN010 UCS
P/2014/0342	Amendments to previously approved scheme for 7 dwellings (2005/0432)	Wynnstay Hall, Ruabon	Ruabon	7	Y	0	L	3rd May 2016	Y	N
P/2008/0745	Residential Development	Rivulet Road, Wrexham	Wrexham	40	N	40	L	17th Oct 2008	N	WXT076N UCS
Overall Total						131	Last 12 Months		88	
Total from Small						16	Small		13	
Total from Large						115	Large		75	