

# Wrexham Local Development Plan 2013 - 2028

housing

open space

employment

community

transport

education



## Housing Land Monitoring Statement 2017

April 2017

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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 housing requirement 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 Statement is therefore to summarise the latest housing completions data and provide information on what is currently included within the housing supply as at 1st April 2017. The Statement 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 and which has also been discussed and verified with the House Builders Federation (HBF).

## 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 (2017-2022) Large Sites |   |     |                |     |   |
|---|---|-----|----------------|-----|---|
|   | 5 Year Land Supply<br>(TAN1 Categories) |     | Beyond 5 Years |     | Homes<br>completed<br>since last<br>study |
| Proposed<br>Homes                           | 1                                       | 2   | 3              | 4   |   |
| Total                                       | 263                                     | 730 | 1034           | 154 |   |
| Total                                       | 993                                     |     | 1188           |     | 232                                       |

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

**Table 2 –Housing Land 5 yr Supply Large Sites -Breakdown by Provider**

|                     |            |
|---------------------|------------|
| Private             | 861        |
| Public              | 15         |
| Housing Association | 117        |
| <b>Total</b>        | <b>993</b> |

- 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**

| 2012-2013            | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | Total |
|----------------------|-----------|-----------|-----------|-----------|-------|
| 64                   | 64        | 75        | 67        | 96        | 366   |
| 5 year Average 396/5 |           |           |           |           | 73    |

- 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 | 33        |
| Large S106 Sites | 0         |
| <b>Total</b>     | <b>33</b> |

- 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         | 993         |
| Small Sites                        | 366         |
| Sites Pending S106 Large and Small | 33          |
| <b>Total</b>                       | <b>1392</b> |

### 3.0 Conclusion

- 3.1 The Council is well advanced in the preparation of a new Local Development Plan for the area which will include new housing allocations. It is anticipated that the Plan will be placed on Public Deposit around the Spring of 2018 with the likelihood of an Examination into the Plan being held around the Spring of 2019.
- 3.2 In the meantime, and in acknowledgement of a lack of a 5 year housing land supply, the Council has 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.
- 3.3 In addition 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.

#### **4.0 Monitoring methodology**

- 4.1 In carrying out its annual housing land monitoring the following work is undertaken by the local planning authority to ensure an accurate and up to date picture of housing permissions and housing development in the County Borough, and to record projections of future completions.

##### **Planning Permissions**

- 4.2 The Authority uses its weekly list of planning applications submitted (available through the Council's website ([www.wrexham.gov.uk](http://www.wrexham.gov.uk))) together with its Planning Committee Reports as a basis for its housing land monitoring. All applications submitted can be tracked through the planning process until a decision is issued. Details of all planning permissions that include residential units (both losses and gains) are extracted and inputted into a monitoring and forecasts excel workbook for the current year. A unit/dwelling is counted as a gain or loss for the purposes of monitoring if it is:

- A new dwelling;
- The conversion of an existing dwelling to more or fewer dwellings;
- The change of use from residential to another use class;
- New extra care or student accommodation where units are self contained.

##### **Lapsed/expired planning permissions**

- 4.3 Planning permissions that lapse or expire within the monitoring period are removed from the commitments supply therefore removing any false inflation of the supply.

##### **Housing Completions**

- 4.4 Site progress is monitored by visits to each site that has an extant full or reserved matters planning permission. Outline permissions, by virtue of the status of such permission are not visited. Site progress is recorded/ updated for each individual site in order to record the progress of a development and the level of construction on the site. The number of dwellings that are complete, under construction, not yet started and those that might have been lost to demolition or conversion at the base date will be recorded. In addition to a site visit Building Control records may be used to verify whether building work has started and also if a unit has been completed.

## Appendix 1 - Site Schedules (Large Sites)

### Residential Land Availability Schedule – Sites for 10 or more as at 01-04-2017

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.

#### Acton

| 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 2017 | Not Started | Cat 1    | Cat 2     | Cat 3    | Cat 4    |
|--------------------|-------------|-------------|----------------|----------------|----------------|---------------------|--------------------|---|-------------|-----------|-----------------|-------------|----------|-----------|----------|----------|
| Acton              | P/2016/0337 | F           | 3rd March 2017 | 3rd March 2022 |                | DMR                 | PR                 | Former Ebenezer Chapel, 2, Chester St., Wrexham | 23          | 0         | 0               | 23          | 0        | 23        | 0        | 0        |
| <b>Acton Total</b> |             |             |                |                |                |                     |                    |   | <b>23</b>   | <b>0</b>  | <b>0</b>        | <b>23</b>   | <b>0</b> | <b>23</b> | <b>0</b> | <b>0</b> |

#### 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 2017 | 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,              | 11          | 0          | 0               | 8           | 3         | 8         | 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 | 226         | 161        | 54              | 0           | 11        | 0         | 0        | 0        |
| <b>Broughton Total</b> |                           |             |                    |                    |                |                     |                    |   | <b>237</b>  | <b>161</b> | <b>54</b>       | <b>31</b>   | <b>14</b> | <b>31</b> | <b>0</b> | <b>0</b> |

## Brymbo

| Community           | App No.                             | Type<br>F/RM/O | Decision<br>Date | Expires         | Site<br>Area<br>(Ha) | Applicant/Developer                      | Public/Private/RS<br>L | Site Address                                       | Total<br>Units | Prev<br>Comp | Total<br>Comp<br>2017 | Not<br>Started | Cat 1    | Cat 2      | Cat 3    | Cat 4    |
|---------------------|-------------------------------------|----------------|------------------|-----------------|----------------------|--|------------------------|--|----------------|--------------|-----------------------|----------------|----------|------------|----------|----------|
| Brymbo              | P/2007/0395 & 2007/0424             | F              | 3rd Sept 2008    | Commenced       | 0.89                 | Mr T Edwards                             | PR                     | Land off Queens Road                               | 24             | 13           | 7                     | 4              | 0        | 4          | 0        | 0        |
| Brymbo              | P/2010/0733 & P/2016/0871 (pending) | F              | 14th Oct 2011    | 14th Oct 2016   | 0.50                 | Mr. M Ferguson, Brymbo Developments Ltd, | PR                     | Land off Blast Road                                | 17             | 0            | 0                     | 17             | 0        | 17         | 0        | 0        |
| Brymbo              | P/2012/0817                         | O              | 20th March 2017  | 20th March 2020 | 2.3                  | Brymbo Devs Ltd                          | PR                     | Vacant plot opposite Bryn Gwenfro, Tanyfron        | 70             | 0            | 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  | 25             | 0            | 0                     | 25             | 0        | 25         | 0        | 0        |
| Brymbo              | P/2015/0372                         | F              | 28th July 2016   | 28th July 2021  | 0.37                 | Mr G Mytton                              | PR                     | Former School buildings, High St., Brymbo LL11 5BN | 13             | 0            | 0                     | 13             | 0        | 13         | 0        | 0        |
| <b>Brymbo Total</b> |                                     |                |                  |                 |                      |  |                        |  | <b>149</b>     | <b>13</b>    | <b>7</b>              | <b>129</b>     | <b>0</b> | <b>129</b> | <b>0</b> | <b>0</b> |

## 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 2017 | Not Started | Cat 1     | Cat 2    | Cat 3     | Cat 4     |
|------------------------|-------------|-------------|--------------------|--------------------|----------------|----------------------------|--------------------|--|-------------|-----------|-----------------|-------------|-----------|----------|-----------|-----------|
| Caia Park              | Housing 18  | A           | NA                 | NA                 | 0.54           | WCBC                       | PR                 | Former Depot, Crescent Rd                          | 13          | 0         | 0               | 13          | 0         | 0        | 0         | 13        |
| Caia Park              | P/2006/0131 | F           | 26th Jan 2007      | 26th Jan 2012      | 0.36           | Abbey Archway Developments | PR                 | Rivulet Rd (adj to N Wales Motorcycles)            | 24          | 0         | 0               | 24          | 0         | 0        | 24        | 0         |
| Caia Park              | P/2014/0497 | F           | 19th November 2014 | 19th November 2019 | 0.322          | North Wales Housing Ass.   | RSL                | Land off Whitegate Rd., Wrexham, LL13 8UG          | 12          | 0         | 12              | 0           | 0         | 0        | 0         | 0         |
| Caia Park              | P/2014/0020 | F           | 18th May 2016      | 18th May 2022      | 0.56           | Arwyn Evans, Pennaf .      | RSL                | Land South of Bentley Place, Rivulet Road, Wrexham | 50 (apts)   | 0         | 0               | 0           | 50        | 0        | 0         | 0         |
| <b>Caia Park Total</b> |             |             |                    |                    |                |                            |                    |  | <b>99</b>   | <b>0</b>  | <b>12</b>       | <b>37</b>   | <b>50</b> | <b>0</b> | <b>24</b> | <b>13</b> |



## 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 2017 | 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         | 0               | 14          | 5        | 0          | 14         | 0        |
| Cefn              | P/2012/0045 & P/2016/0505 | O           | 17th April 2013    | 17th April 2016 | 8.329          | Greg Dixon Turley Associates | PR                 | Former Air Products Site, Llangollen Road, Acrefair, Wrexham | 232         | 0         | 0               | 232         | 0        | 100        | 132        | 0        |
| Cefn              | P/2014/0188               | F           | 13th March 2015    | 13th March 2020 | 0.47           | Wales & West HA              | RSL                | Land at Whalleys Way, Cefn Mawr, Wrexham                     | 14          | 0         | 14              | 0           | 0        | 0          | 0          | 0        |
| Cefn              | P/2014/0556               | F           | 22nd February 2014 | Commenced       | 0.33           | Wales & West HA              | RSL                | Land at Bro Gwilym, Cefn Mawr, Wrexham                       | 12          | 0         | 12              | 0           | 0        | 0          | 0          | 0        |
| Cefn              | P/2015/0949               | F           | 9th Feb. 2017      | 9th Feb. 2022   | 1.07           | Saxonby for Wales & West HA  | RSL                | Land off & west of Park Rd, Rhosymedre                       | 30          | 0         | 0               | 30          | 0        | 30         | 0          | 0        |
| <b>Cefn Total</b> |                           |             |                    |                 |                |                              |                    |  | <b>308</b>  | <b>1</b>  | <b>26</b>       | <b>276</b>  | <b>5</b> | <b>130</b> | <b>146</b> | <b>0</b> |

## 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 2017 | Not Started | Cat 1    | Cat 2    | Cat 3    | Cat 4     |
|--------------------|---------|-------------|----------------|-----------|----------------|---------------------------------|--------------------|---|-------------|-----------|-----------------|-------------|----------|----------|----------|-----------|
| Chirk              | 1462    | F           | 27th July 1976 | Commenced | 3.44           | Mr John Pierce, Ley Farm, Chirk | PR                 | Land off Sycamore Drive, Chirk LL14 5BG | 85          | 0         | 0               | 85          | 0        | 0        | 0        | 85        |
| <b>Chirk Total</b> |         |             |                |           |                |                                 |                    |   | <b>85</b>   | <b>0</b>  | <b>0</b>        | <b>85</b>   | <b>0</b> | <b>0</b> | <b>0</b> | <b>85</b> |

## Esclusham

| Community              | App No.     | Type F/RM/O | Decision Date       | Expires             | Site Area (Ha) | Applicant/Developer                            | Public/Private/RS L | Site Address                               | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1    | Cat 2     | Cat 3      | Cat 4    |
|------------------------|-------------|-------------|---------------------|---------------------|----------------|--|---------------------|--|-------------|-----------|-----------------|-------------|----------|-----------|------------|----------|
| Esclusham              | P/2008/1063 | RM          | 1st Dec 2008        | Commenced           | 8.50           | Chris Lambart, Planning Advisor National Trust | PR                  | Wrexham Rd, Rhostyllen                     | 223         | 0         | 0               | 223         | 0        | 0         | 223        | 0        |
| Esclusham              | P/2016/0198 | F           | 30th September 2016 | 30th September 2021 | 0.58           | Mr M ForgraveGower Homes                       | PR                  | Packsaddle Bank, Wrexham Rd., Pentrebychan | 11          | 0         | 0               | 9           | 2        | 9         | 0          | 0        |
| Esclusham              | P/2013/0545 | O           | 14th Nov. 2016      | 14th Nov. 2021      |                | Gladman Developments                           | PR                  | Land at former Hafod Tileries, Johnstown   | 300         | 0         | 0               | 300         | 0        | 90        | 210        | 0        |
| <b>Esclusham Total</b> |             |             |                     |                     |                |  |                     |  | <b>534</b>  | <b>0</b>  | <b>0</b>        | <b>532</b>  | <b>2</b> | <b>99</b> | <b>433</b> | <b>0</b> |

## Gresford

| Community             | App No.  | Type F/RM/O | Decision Date                 | Expires                       | Site Area (Ha) | Applicant/Developer                          | Public/Private/RS L | Site Address                              | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1    | Cat 2     | Cat 3    | Cat 4    |
|-----------------------|--|-------------|-------------------------------|-------------------------------|----------------|--|---------------------|---|-------------|-----------|-----------------|-------------|----------|-----------|----------|----------|
| Gresford              | P/2013/0707 & 013/0272 & 2014/0462 & 2014/0652 (2014/0242) | 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          | 16        | 1               | 1           | 1        | 1         | 0        | 0        |
| Gresford              | P/2014/0671  | F           | 2nd July 2015                 | 2nd July 2020                 | 2.87           | SG Estates 10 dwgs, M&M Developments 50 dwgs | PR                  | Bryn y Groes, Chester Road, Gresford      | 60          | 0         | 10              | 42          | 8        | 42        | 0        | 0        |
| <b>Gresford Total</b> |  |             |                               |                               |                |  |                     |   | <b>79</b>   | <b>16</b> | <b>11</b>       | <b>43</b>   | <b>9</b> | <b>43</b> | <b>0</b> | <b>0</b> |

## Gwersyllt

| Community              | App No.     | Type F/RM/O | Decision Date     | Expires           | Site Area (Ha) | Applicant/Developer | Public/Private/RS L | Site Address  | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1     | Cat 2     | Cat 3     | Cat 4    |
|------------------------|-------------|-------------|-------------------|-------------------|----------------|---------------------|---------------------|---|-------------|-----------|-----------------|-------------|-----------|-----------|-----------|----------|
| Gwersyllt              | P/2014/0931 | O           | 10th March 2016   | 10th March 2019   | 2.48           | Whitley Bros. Ltd   | PR                  | Site of Westminster Industrial Estate, off Mold Rd., Gwersyllt LL11 4AE | 65          | 0         | 0               | 65          | 0         | 0         | 65        | 0        |
| Gwersyllt              | P/2015/0607 | F           | 14th January 2016 | 14th January 2021 | 1.14           | SG Estates          | PR                  | Land South of Chestnut Court, Summerhill, Wrexham                       | 20          | 0         | 3               | 0           | 17        | 0         | 0         | 0        |
| Gwersyllt              | P/2015/0790 | O           | 12th January 2017 | 12th January 2020 |                | Gower Homes         | PR                  | Land at Boozey Fields, Gwersyllt  | 57          | 0         | 0               | 57          | 0         | 57        | 0         | 0        |
| <b>Gwersyllt Total</b> |             |             |                   |                   |                |                     |                     |   | <b>142</b>  | <b>0</b>  | <b>3</b>        | <b>122</b>  | <b>17</b> | <b>57</b> | <b>65</b> | <b>0</b> |

## Holt

| Community         | App No.     | Type F/RM/O | Decision Date   | Expires         | Site Area (Ha) | Applicant/Developer     | Public/Private/RS L | Site Address                                | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1    | Cat 2     | Cat 3    | Cat 4    |
|-------------------|-------------|-------------|-----------------|-----------------|----------------|-------------------------|---------------------|---|-------------|-----------|-----------------|-------------|----------|-----------|----------|----------|
| Holt Total        | P/2013/0823 | O           | 11th March 2016 | 11th March 2019 | 1.18           | Barkin Developments Ltd | PR                  | Land at Wrexham Road Holt, Wrexham LL13 9TS | 24          | 0         | 0               | 24          | 0        | 24        | 0        | 0        |
| <b>Holt Total</b> |             |             |                 |                 |                |                         |                     |   | <b>24</b>   | <b>0</b>  | <b>0</b>        | <b>24</b>   | <b>0</b> | <b>24</b> | <b>0</b> | <b>0</b> |

## Llay

| Community         | App No.     | Type<br>F/RM/O | Decision<br>Date         | Expires                  | Site<br>Area<br>(Ha) | Applicant/Developer  | Public/Private/RS<br>L | Site Address  | Total<br>Units | Prev<br>Comp | Total<br>Comp<br>2017 | Not<br>Started | Cat 1    | Cat 2     | Cat 3    | Cat 4    |
|-------------------|-------------|----------------|--------------------------|--------------------------|----------------------|--|------------------------|---|----------------|--------------|-----------------------|----------------|----------|-----------|----------|----------|
| Llay              | P/2016/0373 | O              | 10th<br>November<br>2016 | 10th<br>November<br>2019 | 0.80                 | Llay<br>Miners<br>Welfare<br>Institute &<br>Recreation<br>Ground | PR                     | Land South of<br>Miners Welfare<br>Institute, Llay<br>LL12OTH | 24             | 0            | 0                     | 24             | 0        | 24        | 0        | 0        |
| <b>Llay Total</b> |             |                |                          |                          |                      |  |                        |   | <b>24</b>      | <b>0</b>     | <b>0</b>              | <b>24</b>      | <b>0</b> | <b>24</b> | <b>0</b> | <b>0</b> |

## Offa

| Community         | App No.                     | Type F/RM/O | Decision Date      | Expires                                 | Site Area (Ha) | Applicant/Developer              | Public/Private/RS L | Site Address  | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1     | Cat 2     | Cat 3     | Cat 4     |
|-------------------|-----------------------------|-------------|--------------------|---|----------------|----------------------------------|---------------------|---|-------------|-----------|-----------------|-------------|-----------|-----------|-----------|-----------|
| Offa              | UDP Housing Allocated. (16) | NA          | NA                 | NA                                      | 4.73           | Welsh Government and Wrexham CBC | Public              | Bridge St / Cambrian Yard                                 | 25          | 0         | 0               | 25          | 0         | 15        | 10        | 0         |
| Offa              | P/2005/0696                 | RM          | 21st June 2006     | NA                                      | 0.1753         |                                  | PR                  | Land off Bridge Street, Wrexham                           | 16          | 0         | 16              | 0           | 0         | 0         | 0         | 0         |
| Offa              | P/2008/0661                 | F           | 10th April 2014    | 10th April 2019                         | 0.21           | Mr Nick Stockdale                | PR                  | Former Red Cow site and no.s 23 - 27 Pen Y Bryn, Wrexham  | 22          | 0         | 0               | 0           | 22        | 0         | 0         | 0         |
| Offa              | P/2009/0903                 | A           |                    | Commenced (retail complete)             | 0.90           | Bellway Homes Ltd (NW)           | PR                  | Dusseks Watery Road                                       | 80          | 0         | 80              | 0           | 0         | 0         | 0         | 0         |
| Offa              | P/2012/0059                 | O           | 22nd March 2012    | 22nd March 2017 (renewal app submitted) | 3.11           | WCBC                             | RSL/Private         | Western Gateway, Ruthin Road, Wrexham                     | 69          | 0         | 0               | 69          | 0         | 16        | 0         | 53        |
| Offa              | P/2013/0443                 | F           | 25th March 2014    | 26th March 2019                         | 0.1864         | DMR (North Wales) LTD            | PR                  | Land at Pen Y Bryn Tinters Square, Tinters Lane, Wrexham, | 24          | 0         | 0               | 0           | 24        | 0         | 0         | 0         |
| Offa              | P/2014/0116                 | F           | 12th December 2014 | 12th December 2019                      | 0.0462         | Mr Adeel Ansari                  | PR                  | CK1, 32 TO 36 Bridge Street, Wrexham                      | 10          | 0         | 0               | 10          | 0         | 10        | 0         | 0         |
| Offa              | P/2015/0890                 | F           | 23rd June 2016     | 23rd June 2017                          | 3.74           | Bridgmerie Land & Macbryde Homes | PR                  | Former Brother site, Croesnewydd Rd., Wrexham             | 79          | 0         | 0               | 51          | 28        | 51        | 0         | 0         |
| <b>Offa Total</b> |                             |             |                    |   |                |                                  |                     |   | <b>325</b>  | <b>0</b>  | <b>96</b>       | <b>155</b>  | <b>74</b> | <b>92</b> | <b>10</b> | <b>53</b> |

## 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 2017 | Not Started | Cat 1    | Cat 2     | Cat 3     | Cat 4    |
|-------------------|-------------|-------------|-------------------|-------------------|----------------|---|--------------------|---|-------------|-----------|-----------------|-------------|----------|-----------|-----------|----------|
| Rhos              | P/2007/1069 | F           | 18th Jun 2008     | Commenced         | 0.29           | Blueprint Architectural Services                | PR                 | Moreton Depot, Moreton Ave, Johnstown, LL14 2AR                       | 15          | 0         | 0               | 13          | 2        | 0         | 13        | 0        |
| Rhos              | P/2009/1030 | RM          | 10th January 2017 | 10th January 2020 | 1.058          | Freedom Land Developments                       | PR                 | Land off North Road, Ponciau, Wrexham, LL14 1HF                       | 23          | 0         | 0               | 23          | 0        | 23        | 0         | 0        |
| Rhos              | P/2012/0010 | 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         | 0               | 12          | 0        | 12        | 0         | 0        |
| Rhos              | P/2015/0915 | F           | 1st February 2016 | 1st February 2021 | 0.54           | Chris Wells North Wales H.Ass.                  | RSL                | Wrexham C. Borough Council Car Park & adjoining land, Bonc Wen, Rhos, | 11          | 0         | 0               | 11          | 0        | 11        | 0         | 0        |
| <b>Rhos Total</b> |             |             |                   |                   |                |   |                    |   | <b>76</b>   | <b>0</b>  | <b>0</b>        | <b>70</b>   | <b>6</b> | <b>54</b> | <b>13</b> | <b>3</b> |

## 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 2017 | 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         | 0               | 24          | 0         | 0         | 24        | 0        |
| Rhosddu              | P/2014/0373 | F           | 28th July 2014   | 28th July 2019   | 0.25           | Wyn Rogers CYF on behalf of Pendine Park Care Org. | PR                 | 16 to 18 Grosvenor Road, Wrexham, LL11 1BU                | 20          | 0         | 0               | 0           | 20        | 0         | 0         | 0        |
| Rhosddu              | P/2014/0436 | F           | 6th October 2014 | 6th October 2019 | 0.4948         | Clwyd Alyn Housing Ass.                            | RSL                | 3 to 9, Grosvenor Road, Wrexham, LL11 1DB                 | 60          | 0         | 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.                   | 21          | 0         | 0               | 21          | 0         | 21        | 0         | 0        |
| Rhosddu              | P/2015/0812 | F           | 16th June 2016   | 16th June 2021   | 0.91           | Gower Homes (Parry Davies agents)                  | PR                 | Land North of Total Fitness, Stansty Rd., Wrexham LL112BU | 23          | 0         | 17              | 0           | 6         | 0         | 0         | 0        |
| <b>Rhosddu Total</b> |             |             |                  |                  |                |  |                    |   | <b>148</b>  | <b>0</b>  | <b>17</b>       | <b>45</b>   | <b>86</b> | <b>21</b> | <b>24</b> | <b>0</b> |



## Rossett

| Community            | App No.     | Type F/RM/O | Decision Date      | Expires            | Site Area (Ha) | Applicant/Developer | Public/Private/RS L | Site Address   | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1    | Cat 2    | Cat 3    | Cat 4    |
|----------------------|-------------|-------------|--------------------|--------------------|----------------|---------------------|---------------------|--|-------------|-----------|-----------------|-------------|----------|----------|----------|----------|
| Rossett              | P/2014/0292 | F           | 19th December 2014 | 19th December 2019 | 0.6838         | Mytton Homes        | PR                  | Site of former Rosemary Nurseries, Burton Hall Rd., Burton, Rossett. | 15          | 9         | 6               | 0           | 0        | 0        | 0        | 0        |
| <b>Rossett Total</b> |             |             |                    |                    |                |                     |                     |  | <b>15</b>   | <b>9</b>  | <b>6</b>        | <b>0</b>    | <b>0</b> | <b>0</b> | <b>0</b> | <b>0</b> |

## Ruabon

| Community           | App No.        | Type F/RM/O | Decision Date      | Expires            | Site Area (Ha)    | Applicant/Developer        | Public/Private/RS L | Site Address  | Total Units | Prev Comp | Total Comp 2017 | Not Started | Cat 1    | Cat 2     | Cat 3      | Cat 4    |
|---------------------|----------------|-------------|--------------------|--------------------|-------------------|----------------------------|---------------------|---|-------------|-----------|-----------------|-------------|----------|-----------|------------|----------|
| Ruabon              | 1641 2014/0628 | F           | 10th June 1997     | Commenced          | 1.61              | Steve Dobie Loxley Estates | PR                  | Wynnstay Hall (all applications)                                      | 83          | 76        | 0               | 7           | 0        | 7         | 0          | 0        |
| RUABON              | P/2014/0021    | O           | 2nd October 2015   | 2nd October 2020   | 24.9 (Total site) | Renew Planning             | PR                  | Ruabon Business Park site, Adjacent to A483, Ruabon, Wrexham LL14 6TE | 319         | 0         | 0               | 319         | 0        | 0         | 319        | 0        |
| RUABON              | P/2015/0175    | O           | 7th September 2015 | 7th September 2018 | 1.64              | SG Estates                 | PR                  | Land at Pont Adam Crescent, Ruabon, Wrexham LL14 6EG                  | 19          | 0         | 0               | 19          | 0        | 19        | 0          | 0        |
| <b>Ruabon Total</b> |                |             |                    |                    |                   |                            |                     |   | <b>421</b>  | <b>76</b> | <b>0</b>        | <b>345</b>  | <b>0</b> | <b>26</b> | <b>319</b> | <b>0</b> |

|                    |             |            |            |             |            |            |             |            |
|--------------------|-------------|------------|------------|-------------|------------|------------|-------------|------------|
| <b>Grand Total</b> | <b>2689</b> | <b>276</b> | <b>232</b> | <b>1918</b> | <b>263</b> | <b>730</b> | <b>1034</b> | <b>154</b> |
|--------------------|-------------|------------|------------|-------------|------------|------------|-------------|------------|

## 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               |
| 2017 | 232                          | 96          | 328               |

## 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    | Small | 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 | 375   |      | NA                     | 319                                     | 23  |
| 2016 | 234                             | 383  | 347   | 88   | NA                     | 1036                                    | 154 |
| 2017 | 263                             | 730  | 366   | 33   | NA                     | 1034                                    | 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/2016/0303      | Demolition of office building & erection of 4 dwgs      | Barton House Darland Lane Rossett      | Rossett            | 4                          | N                                    | 4             | S            | 6th Feb 2017    | Y                    | N                |
| P/2016/0424      | Extension of time for conversion of ex. Bldgs to 7 dwgs | Home Farm, Credington Est. Hanmer      | Hanmer             | 7                          | N                                    | 7             | S            | 25th June 2016  | Y                    | N                |
| P/2016/0023      | Erection of 9 dwgs                                      | Briary Close, Croesnewydd Rd., Wrexham | Wrexham            | 9                          | N                                    | 9             | S            | 7th Nov. 2016   | Y                    | N                |
| P/2016/0828      | Erection of 2 dwgs (amendment to P/2015/0812)           | Land north of Total fitness, Wrexham   | Wrexham            | 1 net gain (23 dwgs to 24) | N                                    | 1             | L            | 5th Dec. 2016   | Y                    | N                |
| P/2015/0561      | Demolition of garage & res. development (8              | Wrights garage & adj. land, Hall St.   | Penycae            | 8                          | N                                    | 8             | S            | 7th Nov. 2016   | Y                    | N                |
| P/2010/0374      | Erection of 4 dwellings                                 | Queen Street, Cefn Mawr                | Acrefair/Cefn Mawr | 4                          | N                                    | 4             | S            | 31st March 2014 | No (but now signed ) | N                |
| P/2015/0698      | Erection of 3 terraced houses & 1 detached house        | Former bank, Crane St., Cefn mawr      | Cefn Mawr          | 4                          | N                                    | 4             | S            | 1st Feb 2016    | 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  | N                    | GWE05CS          |
| Overall Total    |   |  |                    |                            |                                      | 42            | Included     | 33              |                      |                  |
| Total from Small |   |  |                    |                            |                                      | 42            | Small        | 33              |                      |                  |
| Total from Large |   |  |                    |                            |                                      | 0             | Large        | 0               |                      |                  |