

Matthew Phillips

From: Ceri Postle
Sent: 20 August 2021 09:18
To: Matthew Phillips
Subject: FW: Planning Consultation - P/2021/0697
Attachments: Affordable Housing Scheme.pdf

Importance: High

Hi Matthew,

Happy with attached proposal, feel it clearly sets out intentions for Affordable Housing at the site. I have discussed the types and tenures with Adra's Planning Consultant prior to the submission of this document and feel it meets local housing register need. 7 social rented properties in Llay will support WCBC's tenants needs. I trust this information is sufficient, if you require anything further please let me know,
Ceri

Kind Regards/Cofion Cynnes
Ceri Postle

Rheolwr Prosiectau Datblygu Tai
Housing Development Project Manager



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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 21 July 2021 14:14
To: Ceri Postle <Ceri.Postle@wrexham.gov.uk>
Subject: Planning Consultation - P/2021/0697

Ceri

The above application for discharge of conditions attached to outline permission P/2018/0933 has been submitted. One of the conditions the applicants have applied to discharge is condition 13:

Prior to commencement of any residential development a scheme for the provision of affordable housing as part of the development shall be submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units/bed spaces;*
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;*
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing (if no RSL involved);*
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

A copy of the details submitted are attached. Please can I have your comments on them.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
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