

Wrexham Local Development Plan 2013 - 2028

housing

open space

employment

community

transport

education



Housing Land Monitoring Statement

April 2019

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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 2019**. 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 (2019-2024) Large Sites					
	5 Year Land Supply (TAN1 Categories)		Beyond 5 Years		Homes completed since last study
Proposed Homes	1	2	3	4	
Total	83	944	753	331	291
Total	1027		1084		

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

Table 2 –Housing Land Supply Large Sites Breakdown by Provider (Cat 1 and 2)

Private	1016
Public	0
RSL	11
Total	1027

- 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

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total
75	67	96	103	71	412
5 year Average 412/5					82.4

- 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	5
Large S106 Sites	11
Total	16

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

Table 5 – Summary of Supply

Source of Supply	No. Units
Large Sites Category 1 & 2	1027
Small Sites (Comps 2014-2019)	412
Sites Pending S106 Large and Small	16
Total	1455

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.
 - 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 01-04-2019

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Broughton	P/2013/0697	F	11th November 2014	11th November 2019	0.4091	Oak Homes	PR	Land at School Lane, Southsea, LL11 6SF	11	0	3	4	8	4	4	0	0
Grand Total									11	0	3	4	8	4	4	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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Brymbo	P/2017/0217	F	5th March 2018	5th March 2023	0.89	Trecot Ltd	PR	Nant Court, Brymbo, LL11 5BH	28	25	3	0	0	0	0	0	0
Brymbo	P/2010/0733 - P/2016/0871 PENDING EXTENSION OF TIME TO COMMENCE	F	14th Oct 2011	14th Oct 2016	0.50	Brymbo Developm ents Ltd	PR	Land off Blast Road	17	0	0	17	0	0	0	17	0
Brymbo	P/2015/0372	F	28 July 2016	28th July 2021	0.37	Gower Homes	PR	Former School Buildings, High Street, Brymbo LL11 5BN	13	0	13	0	0	0	0	0	0
Brymbo	P/2016/0626	O	20TH March 2017	20th March 2020	2.3	Brymbo Developm ents Ltd	PR	Opposite Bryn Gwenfro, Tanyfryn, LL11 5SW	70	0	0	70	70	0	70	0	0
Grand Total									128	25	16	87	70	0	70	17	0

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Cefn	P/2007/0634	RM	31st Jan 2008	Comme need	1.01	Harron Homes (North West) Ltd	PR	Land at Cae Ann Dolydd, Cefn	20	1	0	19	0	0	0	19	0
Cefn	P/2015/0949	F	09 February 2017	9th Feb 2022	1.07	Mr Stewart - Saxorby	PR	Park Road, Rhosymed re LL14 3YP	30	0	0	0	30	30	0	0	0
Cefn	P/2016/0505	O	5th March 2018	5th March 2021	8.329	Prospect Estates Ltd	PR	Former Air Products Site, Llangollen Road, Acrefair, Wrexham	232	0	0	232	100	0	100	132	0
Grand Total									282	1	0	251	130	30	100	151	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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Chirk	1462	F	27 th July 1976	Comme nced	3.44	Mr John Pierce	PR	Land off Sycamore Drive, Chirk LL 14 5BG	85	0	0	85	0	0	0	0	85
Chirk	P/2016/11 65	O	3 rd July 2018	3 rd July 2021	1.1	Co –Op	PR	North of Station Ave, Chirk, LL14 5NA	24	0	0	24	24	0	24	0	0
Grand Total									109	0	0	109	24	0	24	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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Esclusham	P/2008/1063	RM	1st Dec 2008	Commenced	8.50	National Trust	PR	Wrexham Rd, Rhosyllen	223	0	0	223	33	0	33	0	190
Esclusham	P/2016/0198	F	30th September 2016	30th September 2021	0.59	Gower Homes	PR	Packsaddle Bank, Wrexham Road, Pentre Bycahn LL14 4DS	10	7	3	0	0	0	0	0	0
Esclusham	P/2013/0545	O	14th November 2016	14th November 2021	17.2	Gladman Developm ents	PR	Former Hatod Tleries, Hatod Road/Bango r Road, Johnstown, Wrexham, LL14 2SP	300	0	0	300	0	0	0	300	0
Esclusham Total									533	7	3	523	33	0	33	300	190

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Gresford	P/2010/0251 &2012/0848 &2013/0707 &2013/0272 &2014/0462 & 2014/0652 (2014/0242) P/2016/0407 P/2016/0781 P/2017/0420	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	18	1	0	0	0	0	0	0
Gresford	P/2014/0671	F	2nd July 2015	2nd July 2020	2.87	SG Estates	PR	Bryn y Groes, Chester Road, Gresford	54	14	14	4	26	22	4	0	0
Gresford	P/2018/0166	F	10th October 2018	10th October 2023	0.61	M M Jones Developments Ltd	PR	The Old Caravan Site, Old Wrexham Road, Gresford, Wrexham, LL12 8AU	11	0	0	11	11	0	11	0	0
Grand Total									84	32	15	15	37	22	15	0	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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Gwersyllt	P/2015/ 0607	F	14th January 2016	14th January 2021	1.14	SG Estates	PR	South of Chestnut Court, Summerhill LL11 4SP	20	16	4	0	0	0	0	0	0
Gwersyllt	P/2017/ 0134	RM	3rd July 2017	12th January 2022	2.29	Gower Homes	PR	Boozey Field, Griffiths Road, Gwersyllt LL11 4YF	54	0	18	10	36	26	10	0	0
Gwersyllt	P/2017/ 0927	O	2 nd November 2019	2 nd November 2021	0.8	ASC Real Estate Investment s	PR	Westminster Industrial Estate, Mold Road, Gwersyllt, LL11 4AE	30	0	0	30	30	0	30	0	0
Grand Total									104	16	22	40	66	26	40	0	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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Holt	P/2013/ 0823	O	11th March 2016	11th March 2019	1.18	Barkin Developm ents Ltd	PR	Wrexham Road, Holt LL13 9TS	24	0	0	24	24	0	24	0	0
Grand Total									24	0	0	24	24	0	24	0	0

Llay

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Llay	P/2018/02 31	RM	3 rd September 2018	3 rd September r 2021	0.92	Gower Homes	PR	South of Miners Welfare Institute, Llay	18	0	0	18	18	0	18	0	0
Llay	P/2017/10 54(LDP H10)	RM	10 th August 2018	11 th January 2020	15.43	Bellway Homes Ltd	PR	Home Farm, Gresford, Road, Llay LL12 0NW	362	0	0	362	301	0	301	61	0
Grand Total									380	0	0	380	319	0	319	61	0

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 2019	Not Started	Cat 1&2 Total	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	14	0	8	6	6	0	6	0	0
Rhos	P/2012/0010	F	8th March 2013	8th March 2018	0.56	Heed Developmen ts Ltd	PR	Former ysgol Y Wern, Hill Street, Rhos, Wrexham, LL14 1LN	15	4		11	8	0	8	0	3
Rhos	P/2015/0382	O	10 January 2017	10th January 2020	1.05	Mr Hughes	PR	North Road, Ponciau LL14 1HF	23	0	0	23	23	0	23	0	0
Rhos	P/2015/0915	F	1st February 2016	1st February 2021	0.54	North Wales Housing Association	RSL	Bonc Wen, Rhos LL14 2EE	11	0	0	11	11	0	11	0	0
Rhos	P/2017/0755	F	13th March 2018	13th March 2023	0.3865	Watkin Jones & Son ltd	PR	New Foundry Buildings, Gutter Hill, Johnstown, Wrexham	12	0	12	0	0	0	0	0	0
Grand Total									75	4	20	51	48	0	48	0	3

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Ruabon	1641 2014/0628 2014/0342	F	10th June 1997	Comme nced	1.61	Loxley Estates	PR	Wynnstay Hall (all applications)	83	76	0	7	7	0	7	0	0
Ruabon	P/2014/00 21 P/2018/00 53 - VARIATIO N OF CONDITI ONS	O	2nd October 2015	2nd October 2020	0.02	Renew Planning	PR	Ruabon Business Park, Ruabon LL14 6TE	319	0	0	319	175	0	175	144	0
Ruabon	P/2017/03 42	RM	22nd June 2017	20th Septem ber 2020	1.64	S G Estates	PR	Pont Adam Crescent, Ruabon LL14 6EG	19	0	18	0	1	1	0	0	0
Ruabon	P/2016/07 35	O	23rd February 2018	23rd Februar y 2021	1.965	N S Holdings Ltd	PR	Wynnstay Technology Park, Llangollen Road, Ruabon, LL14 6EN	35	0	0	35	35	0	35	0	0
Grand Total									456	76	18	361	218	1	217	144	0

Wrexham (Acton, Caia Park, Offa, 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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Acton	P/2016/ 0337	F	3rd March 2017	3rd March 2022	0.16	DMR	PR	Former Ebenezer Chapel, Chester Street, Wrexham	23	0	0	23	23	0	23	0	0
Grand Total									23	0	0	23	23	0	23	0	0

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 2019	Not Started	Cat 1&2 Total	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	0	13
Caia Park	P/2006/ 0131	F	26th Jan 2007	26th Jan 2012	0.36	Abbey Archway Developm ents	PR	Rivulet Rd (adj to N Wales Motorcycles)	24	0	0	24	0	0	0	24	0
Caia Park	P/2014/ 0020	F	18th May 2016	18th May 2022	0.56	Pennaf	RSL	South of Benley Place, Rivulet Road, Wrexham LL13 8SQ	50	0	50	0	0	0	0	0	0
Grand Total									87	0	50	37	0	0	0	24	13

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Offa	Housing (16)	A	NA	NA	4.73	Welsh Governme nt and Wrexham County Borough Council	Public	Bridge St / Cambrian Yard	25	0	0	25	0	0	0	25	0
Offa	P/2008/ 0661	F	10th April 2014	10th April 2019	0.21	Stockdale Ltd	PR	Former Red Cow and 23 - 27 Pen y Bryn Wrexham LL13 7HU	22	12	10	0	0	0	0	0	0
Offa	P/2017/ 0212 & p/2016/0 401	O F	27th April 2017	27th April 2022	3.00	WCBC & First Choice Housing	PR	Western Gateway, Ruthin Road, Wrexham	56	16	0	40	0	0	0	0	40
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, LL13 7LF	24	0	24	0	0	0	0	0	0
Offa	P/2014/ 0116	F	12th December 2014	12th December 2019	0.0462 1	Mr Ansari	PR	CK1, 32 to 36 Bridge Street, Wrexham LL13 7HP	10	0	0	10	0	0	0	10	0
Offa	P/2015/ 0890	F	23 June 2016	23rd June 2017	3.74	Machryde Homes Ltd	PR	Former Brother Industries, Croesnewydd Road, Wrexham LL13 7YP	79	29	50	0	0	0	0	0	0
Grand Total									216	57	84	75	0	0	0	35	40

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 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Rhosddu	P/2014/ 0436	F	6th October 2014	6th October 2019	0.4948	Ciwyd Alyn Housing Associatio n	RSL	3-9 Grosvenor Road, Wrexham, LL11 1DB	60	0	60	0	0	0	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	0	0	21	0
Rhosddu	P/2016/ 1099	F	23 rd October 2018	23 rd October 2023	1.56	Atmore Developm ents Ltd	PR	Regent House, Regent Street, Wrexham, LL11 1PR	27	0	0	27	27	0	27	0	0
Grand Total									108	0	60	48	27	0	27	21	0

Wrexham Overall Total									Total Units	Prev Comp	Total Comp 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Grand Total									434	57	194	183	50	0	50	80	53

Grand Total

									Total Units	Prev Comp	Total Comp 2019	Not Started	Cat 1&2 Total	Cat 1	Cat 2	Cat 3	Cat 4
Grand Total									2620	218	291	2028	1027	83	944	753	331

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
2018	119	103	222
2019	291	71	362

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	375		NA	319	23
2016	234	383	347	88	NA	1036	154
2017	263	730	366	33	NA	1034	154
2018	285	752	405	34	NA	976	364
2019	83	1024	412	16	NA	673	331

Appendix 4 – Supply from Sites Pending S106

Application no.	Description	Address	Settlement	Total No. of units	Already accounted for in Land Supply	CS OS UCS AS LDP DLDP REF	Resulting No.	Small/ Large	Date	Last 12 months (1st April 2018 - 31st March 2019)
P/2014/0528	3 bed dwelling	Revenswood, Middle Road, Coedpoeth	Coedpoeth	1	N	NA	1	S	2nd Feb 2015	N
P/2015/0270	Residential Development	Church Street, Gwersyllt	Gwersyllt	4	N	GWE05C S	4	S	7th March 2016	N
P/2015/0698	4 dwellings	Crane Street	Cefn Mawr	4	N	NA	4	S	1st Feb 2016	N
P/2016/0303	4 dwellings	Barton House, Darland Lane	Rossett	4	N	NA	4	S	6th Feb 2017	N
P/2008/0745	Residential Development	Rivulet Road, Wrexham	Wrexham	40	N	WXT076N UCS	40	L	17th Oct 2008	N
P/2016/0419	1 Dwelling	The Parks, Borras Road	Wrexham	1	N	NA	1	S	12th June 2017	N
P/2017/0367	1 Dwelling	Adj Stack Barn, Mulsford Lane	Worthenbury	1	N	NA	1	S	18th Sept 2017	N
P/2016/0871	Extension of time to commence development (P/2010/0733) 17 Dwellings	Blast Road	Brymbo	17	Y	BRYM025 NUCS	0	L	5th Feb 2018	N
P/2016/0589	Re - location of plots 13-15	Ysgol Y Wern, Hill Street	Rhos	3	Y	NA	0	S	12th June 2017	N
P/2018/0176	Conversion to 11 flats	Solicitors, The Old Registry, Chester Street, LL13 8BG	Wrexham	11	N	NA	11	L	12th April 2018	Y
P/2018/0634	Demolition of Youth Club and outloine residential	Maelor Youth Club, Llangollen Road, Acrefair, Wrexham, LL14 3UF	Cefn Mawr/Acrefair	5	N	NA	5	S	3rd December 2018	Y
Overall Total							71	Last 12 Months		16
Total from Small							20	Small		5
Total from Large							51	Large		11