

Home Farm, Gresford Road, Llay

Planning Statement

Application for the Approval of Reserved Matters

Anwyl Construction Company Limited and Bellway Homes Limited
(North West Division)

December 2017

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1.0 Introduction & Background

- 1.1 This Planning Statement has been prepared by Lichfields on behalf of Anwyl Construction Company Limited [Anwyl] and Bellway Homes North West Division Limited [Bellway] to accompany an application for the approval of Reserved Matters pursuant to outline planning permission reference P/2014/0905 (appeal ref. APP/H6955/A/16/3147116) for the construction of up to 365 dwellings and erection of 300 sq. m retail unit at Home Farm, Gresford Road, Llay. The current application seeks approval of details and proposes 362 dwellings on the site. The application does not provide any details of the retail element of the proposal which will be the subject of a separate application once an occupier is known.
- 1.2 The purpose of this Planning Statement is to assist Wrexham County Borough Council [the Council] and consultees in their consideration of the current application for the approval of reserved matters related to the residential element of outline consent.
- 1.3 These matters are considered in detail in this Planning Statement. Approval of access to the retail element of the proposal is also demonstrated as part of this Reserved Matters application for indicative purposes only. The Reserved Matters application for the retail element will be submitted separately.
- 1.1 The outline application reserved all matters for subsequent approval, and was submitted on 3 December 2014 to the Council for the following:
- “up to 365 dwellings and erection of 300 sq. m retail unit – all detailed matters reserved.”*
- 1.2 A list of documents and drawings that accompanied the outline planning application is provided at Appendix 1:
- 1.3 The application was recommended for approval, but was refused by Committee on 5 October 2015. The applicant submitted an appeal on 6 April 2016 which was considered at a Public Inquiry in November 2016. Through the appeal process the decision was called-in by Welsh Ministers. At the Public Inquiry the appellant submitted a signed unilateral undertaking [UU]. Amongst other things the UU requires the provision of 25% affordable housing on the site and sets out required education contributions.
- 1.4 The Inspectors Report was dated 11 January 2017, however, as the appeal was recovered for determination by the Welsh Ministers, and was ultimately determined by the First Minister for Wales (Carwyn Jones), the actual decision letter was not issued until 26 June 2017. This delay was in part caused by purdah around the general election that occurred in May 2017. The Inspector recommended that the appeal be allowed. The First Minister was satisfied that the Inspector’s Report gives due consideration to the issues raised and broadly agreed with the conclusions. The appeal was therefore allowed. Minor changes were made to the recommended conditions.
- 1.5 Outline planning permission was thus granted on the 26 June 2017 subject to 22 conditions relating to time scales for reserved matters, affordable housing, amount of development, details of opening hours for the retail unit, ecology mitigation, remediation of contamination, tree protection, drainage details, highways improvements, construction management plan, noise mitigation and landscaping details.

Pre Application Advice

- 1.1 A number of pre-application meetings have taken place between the applicants, co-consultants and Council officers since January 2017. These meetings discussed the proposed layout for the

development and the scheme has subsequently evolved based on these discussions and to respond to officer comments e.g. sensitive design of the edge of the site, location of access to points to reduce impact on trees, location and quantum of open space and relationship of development to the wider area including the farm / converted barn to the south west of the site.

- 1.2 The principle that this application seeks agreement of all reserved matters for the residential element of the development and access only for the retail element was agreed. It was also accepted that the layout of the scheme was a matter to be agreed at reserved matters stage and as such the illustrative masterplan submitted with the outline application is in no way binding. The only plan referred to in the decision and controlled by condition 5 was the site location plan and associated red edge. This statement and the Design Progression Statement [DPS] which accompanies the application refers to the masterplan and the aspects of the proposed scheme that differ for completeness.

Public Consultation

- 1.3 Although public consultation is not a statutory requirement for approval of reserved matters the applicant circulated a leaflet providing information in both English and Welsh to 205 properties located nearest to the application site in advance of this submission to the LPA. A copy of the consultation leaflet is enclosed at Appendix 2:.

Scope of the Application

- 1.4 The principles around outline planning permissions are set out at Section 92 of the Town and Country Planning Act 1990. Further details are prescribed by the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.
- 1.5 In this regard, it is clear from the act, relevant regulations and associated case law that an application for the approval of reserved matters does not open up for consideration the principle of the development or those matters that were considered by the outline planning permission. In making an application for reserved matters approval you are in effect simply discharging the requirements of a condition on an existing planning permission. It is not on its own an application for planning permission. You are simply providing those details that were not provided, or required to be provided, at the outline stage when planning permission was granted. Therefore the consideration of matters on an application for the approval of reserved matters is limited to those matters that are reserved for future consideration. In this regard the current application specifically relates to:
- Access;
 - Appearance;
 - Layout;
 - Scale; and,
 - Landscaping.
- 1.1 The following conditions are relevant to the submission of reserved matters:
- **Condition 1:** Details of access, appearance, landscaping, layout and scale to be submitted prior to the commencement of development.
 - **Condition 2:** First reserved matters application to include details of phasing to include 25% affordable housing.
 - **Condition 3:** Submit reserved matters within 2 years.
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- **Condition 5:** Development to be in accordance with plan ref: 653 P (00) 001 A – Site Location Plan.
- **Condition 6:** Permission provides for a maximum of 365 dwellings or 300 sq. m of retail floorspace.
- **Condition 8:** First reserved matters application to include ecological management plan and ecological method statement.
- **Condition 21:** Landscaping and layout reserved matters to include a scheme for the open space and green space.
- **Condition 22:** First reserved matters application to include a landscape management plan.

1.2 This submission includes details required by the above conditions. A separate application or series of applications will be submitted to discharge the relevant conditions on the outline planning permission.

Environmental Impact Assessment Regulations

1.1 This application for the approval of matters reserved pursuant to outline application ref. P/2014/0905. The outline planning application was screened by the LPA and by the Planning Inspectorate which was accepted by the Welsh First Minister during the determination of the application. All three determining bodies were in agreement that the proposals did not represent EIA development.

1.2 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specify that for subsequent consents, Environmental Impact Assessment [EIA] screening is only required where the development is likely to have significant environmental effects which were not anticipated when the initial planning permission was granted.

1.3 Whilst the regulations may have been updated since the original application, these regulations have not altered the approach towards Reserved Matters submissions. Moreover, this Planning Statement demonstrates that the Reserved Matters application fully complies with the requirements and parameters of the outline permission; and that there has been no material change in circumstances since the grant of planning permission which would necessitate a fresh assessment being undertaken or a reappraisal of one or more of the environmental impacts.

1.4 On this basis and giving due consideration to the selection criteria for Schedule 2 developments as set out in Schedule 3 of the Regulations, it is concluded that the application for the approval of reserved matters would not warrant the undertaking of a further EIA.

Structure of the Statement

1.5 The following sections of this Statement are structured as follows:

- 1 Section 2.0 describes the site and proposed development;
- 2 Section 3.0 provides the planning policy context;
- 3 Section 4.0 assess the relevant planning considerations; and,
- 4 Section 5.0 summarises the key issues and draws an overall conclusion.

2.0 The Site & Proposed Development

Site Description

- 2.1 The site is located on land previously in the countryside located immediately north east of the settlement of Llay. The site comprises former agricultural land with some agricultural buildings and areas of hardstanding and is approximately 15.86 ha. The site slopes gradually towards the south west corner.
- 2.2 The site is bounded by Straight Mile a classified B Road (B5102) which lies immediately to the north of the site with open fields beyond. To the east there are open fields with hedgerows to the perimeters of the majority of the fields with a stone wall at the south eastern corner of the site. To the west of the site there is a roundabout junction joining Straight Mile, Llay Road, Gresford Road, Chapel Lane and Rackery Lane known as Crown Junction. Llay Industrial Estate and an extensive residential area lie to the west and south. These are within the settlement limits of Llay. To the south of the site is bounded by Gresford Road a classified B Road (B5373) and there are a number of mature trees located along this boundary. Old Meadow Court cuts in to the site and provides access to a small cluster of properties from Gresford Road.
- 2.3 The site is within LANDMAP landscape area 8 'Gwersylt, Llay, Gresford, Borrás' and is not subject to any landscape designations. There are no heritage assets on or adjacent to the site and the site is not within or near to a Conservation Area. The site is located in Flood Zone 1.

Development Proposals

- 2.1 The description of the proposed development is as follows:
- “Application for the approval of access, appearance, landscaping, layout and scale pursuant to P/2014/0905 for the erection of 362 dwellings on all phases (including 25% affordable housing), public open space including play facilities, and associated works including surface water attenuation basins and the erection of two sub-stations.”*
- 2.2 This Reserved Matters application provides detail of access, layout, scale, appearance and landscaping for the erection of 362 dwellings. The joint applicants Anwyl and Bellway will each develop broadly 50% of the site. Anwyl will construct 182 units with 46 (25%) affordable units and Bellway propose 180 units of which 45 (25%) will be affordable units.
- 2.3 The proposed dwellings comprise a mix of 1 and 2 bed apartments and two, three, four and some five bed dwellings all of which are two storey in form (although some dwellings have rooms within the roof space). Table 2.1 provides a breakdown of the proposed housing by bedroom number, quantity per housebuilder and tenure. This detail is also shown on the site layout plan (ref. PL03 Rev A). The gross density of the development is 24 dwellings per hectare.

Table 2.1 Housing Mix

Bed No.	Bellway	Anwyl
1	8 (8 Affordable)	16 (16 Affordable)
2	30 (29 Affordable)	18 (Affordable)
3	75 (8 Affordable)	72 (12 Affordable)
4	64	76
5	3	-
Total	180 (45 Affordable)	182 (46 Affordable)

- 2.4 In the main, parking for dwellings will be provided in-curtilage, although some parking will be accessed via private drives; each home will have private parking. Some of the mews housing, semi-detached affordable units and apartments will have allocated parking spaces rather than private driveways.
- 2.5 The site layout has had regard to pre-application comments and units on the site face outwards rather than having rear gardens up to the site boundary. In the main there are private drives running along the north and eastern edges of the site to reduce the length of tarmac road along its perimeter. Trees along the boundary with Gresford Road would be retained.
- 2.6 Public Open Space is incorporated in to the site layout with a play areas located in the centre of the site and at the north eastern corner with tree planting. Landscaping is proposed to the boundaries of the site with development offset from the eastern boundary to facilitate landscaping along this edge. Boundary treatment comprises a mix of hedgerows and planting as well as close boarded fencing to residential gardens and railings to the site entrance and around the play areas.

Submission Documents

- 2.7 In addition to this statement the application comprises:
- 1 Application Forms and certificates;
 - 2 Location Plan (Ref. LP01 Rev B);
 - 3 Site Layout Plans (Ref. PLA01-03 Rev A);
 - 4 Phasing Plan (Ref. PP01);
 - 5 House Type Pack (Ref. HT);
 - 6 Street Scenes - Bellway (Ref. SS01);
 - 7 Street Scenes - Anwyl (Ref. SS02);
 - 8 Boundary Treatment Plan (Ref. BT01 Rev A);
 - 9 Materials Plan (Ref. ML01 Rev B);
 - 10 Character Area Plan (Ref. CA 01);
 - 11 Landscape Masterplan (101 Rev D)
 - 12 Landscaping layouts (ref. 102 Rev B, 103 Rev C, 104 Rev B and 105 Rev A)
 - 13 Planting drawings (ref. 201 Rev B, 202 Rev C, 203 – 211 Rev B)
 - 14 Landscape Management Strategy dated December 2017 prepared by TPM (ref. 2912 501);
 - 15 Design Progression Statement prepared by Astle Planning & Design Ltd dated December 2017;
 - 16 Ecological Management Plan and Method Statement prepared by Ecological Design Consultant [EDC];
 - 17 Transport Technical Note dated November 2017 prepared by Curtins (ref. TPMA B065665/TN);
 - 18 Arboricultural Method Statement prepared by Ascerta (ref. P.906.17.01);
 - 19 'Proposal LEAP (Timber)' (ref. Q4512_A);
 - 20 'Proposal LAP (Timber)' (ref. Q4512_A);
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- 2.8 Other information is submitted for reference and will be submitted separately to discharge relevant conditions of the outline planning permission:
- 1 Invasive Species Management Plan (ref. 1774B) prepared by Knotweed Eradication dated 22 November 2017;
 - 2 Curtin's Letter regarding Condition 15 (Crown Junction Improvements) dated 30 November;
 - 3 Noise Assessment Report (LE14078-002) prepared by Wardell Armstrong dated December 2017; and,
 - 4 Travel Plan (Doc Ref: LB/17112/TP/1) prepared by SCP dated November 2017.

3.0 Planning Policy Context

3.1 The outline planning permission has established the principle of the proposed development of the site. The current application seeks the approval of specific details reserved for future consideration. These details do not go to the heart of the principle of the proposed development, but address matters such as the layout of the site the elevational appearance of the proposed dwellings and the landscaping proposed.

3.2 There are a number of national and local policies and guidance documents that address specifically these issues and these are summarised briefly below.

Planning Policy Wales & TANs

3.3 Planning Policy Wales [PPW] sets out the land use planning policies of the Welsh Government. The central objective of PPW is to promote and provide a framework for sustainable development within Wales. Chapters of particular relevance to this application are summarised below.

3.4 **Chapter 4** is concerned with planning for sustainability and amongst other things highlights the importance of good design, accessibility and preservation of the natural environment to the promotion of sustainable development within Wales. **Chapter 5** sets out the approach to conserving and improving natural heritage including conservation of landscape and biodiversity and safeguarding protected species. **Chapter 9** relates to housing and sets out the Assembly Government's land use planning policies in respect of the role of housing in developing sustainable communities throughout Wales.

3.5 PPW is supplemented by a series of Technical Advice Notes [TANs], relevant TANs and a brief summary of their content are listed below:

- **TAN 2** provides a definition of affordable housing and guidance on the role of the planning system in delivering such housing.
- **TAN 4** provides advice on retail strategies, tests of retail need, sequential approach, retail impact assessments and other relevant considerations relating to retail and commercial development.
- **TAN 5** provides guidance on how the land use planning system should contribute to protecting and enhancing biodiversity and geological conservation.
- **TAN 12** is concerned with how good design should be achieved through the planning process.
- **TAN 15** contains guidance which supplements the policy set out in Planning Policy Wales in relation to development and flooding.
- **TAN 16** provides guidance regarding planning for sports, recreation and open space provision as part of new development proposals.
- **TAN 18** describes how to integrate land use and transport planning and explains how transport impacts should be assessed and mitigated.

Site & Context Analysis Guide: Capturing the Value of a Site (March 2016)

3.6 This is a guidance document prepared for the Welsh Government by the Design Commission for Wales. It sets out an approach to the design and planning process in 3 broad sections. Section 1 is concerned with stages leading up to site and context analysis, Section 2 deals with context analysis and Section 3 focuses on who this analysis informs the design process and planning

application. Regard has been had to this document in preparation of this planning application and it is referred to as relevant in this statement and within the Design Progression Statement.

Development Plan

- 3.7 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 3.8 The Development Plan for Wrexham comprises the Wrexham UDP adopted in 2005. The policies of the UDP are time expired in that the plan covered the period 1996-2011. However, in the absence of a more up to date plan this is the Development Plan for Wrexham. The Council is at an early stage in producing a new local plan. The Deposit Local Development Plan 2 is expected to be published in April 2018.
- 3.9 The site is not allocated on the UDP Proposals Map although it is partially subject to a Mineral Resources Protection.

Wrexham UDP

- 3.10 The Wrexham UDP contains a number of policies which are particularly relevant to the applications proposals.
- 3.11 PS1-PS 12 set out spatial principles for the broad location of development within the County Borough of Wrexham.
- 3.12 GDP1 provides general development principles with regard to design, crime impact, accessibility and environmental impact. GDP2 sets out that where a development is likely to result in the capacity of infrastructure being deficient a planning agreement/obligation will need to be negotiated.
- 3.13 EC4 outlines the need for development to conserve and manage the natural landscape encouraging enhancement of the landscape and the use of mitigation where necessary. EC6 seeks to preserve and or enhance biodiversity where appropriate. EC12 and EC13 seek to manage flood risk and surface water run run-off, respectively.
- 3.14 H7 and H8 relate to affordable housing provision in Wrexham. S6 relates to small scale retail development. CLF5 sets out open space requirements for new residential developments.
- 3.15 T8 provides requirements for vehicle and cycle parking and T9 sets expected targets for achieving good levels of accessibility in new developments.

Other Material Considerations

- 3.16 The following Local Planning Guidance Notes [LPGN] documents are also of relevance to the proposals:
- 1 LPGN 7 - Landscape and Development;
 - 2 LPGN10 - Public Open Space in New Housing Development;
 - 3 LPGN16 - Parking Standards;
 - 4 LPGN17 - Trees and Development;
 - 5 LPGN21 - Space Around Dwellings;
 - 6 LPGN24 - Designing Out Crime;
 - 7 LPGN27 - Developer Contributions to Schools;
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- 8 LPGN28 - Affordable Housing;
- 9 LPGN30 – Design; and,
- 10 LPGN32 - Biodiversity & Development.

3.17 In addition the Wrexham LANDMAP – Area 8 (landscape character) is also pertinent.

3.18 Given that the principle of development has been established through the outline consent it is not considered necessary to summarise all of these documents in detail. These documents and the guidance therein are referred to in subsequent sections as appropriate.

CIL

3.19 The Community Infrastructure Levy [CIL] was introduced by the government in April 2010. CIL is a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. Wrexham do not have an adopted CIL charging schedule.

4.0 Main Planning Considerations

4.1 The following section provides an analysis of the key policy and related issues pertinent to the consideration of this application. The grant of outline permission for residential development in 2017 has established the principle of residential development at the site.

4.2 Condition 2 of the outline planning permission defines the reserved matters as access, appearance, landscaping of the site, layout and scale and states that no development shall take place until these details have been submitted and approved by the local planning authority [LPA]. Each reserved matter is therefore considered in detail below.

Access

4.3 Access is defined in the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended "access" ("mynediad") in relation to reserved matters as: *"the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network"*.

4.4 The principle of the site's accessibility is established by the outline planning permission. Access was a reserved matter so that the precise location and detail of the access arrangements could be agreed at this stage. The proposed access details including junction design, visibility splays, consideration of accessibility and internal site circulation have regard to TAN18 and policies T8 and T9 of the Wrexham UDP.

4.5 Condition 5 requires the development to be carried out in accordance with the plan ref. OS Map 653 P (00) 001 A. This drawing shows the red edge of the site boundary but does not illustrate locations of access points. An illustrative masterplan was submitted at outline stage indicating the potential location of 2 access points via 3-arm roundabouts. The Masterplan proposed 1 access point off Gresford Road and a further access off Straight Mile. It is emphasised that this was submitted for illustrative purposes and does not form part of the outline planning permission as it is not an approved drawing.

4.6 Following further consideration and development of the layout three access points are now proposed. Two accesses are proposed serving the residential element of the site for which reserved matter approval is now sought. A further separate access serving the retail parcel is proposed, but is shown for indicative purposes only simply to establish that such an access is possible. The details of this will be submitted separately in due course as part of an application for the approval of reserved matters for the retail element.

4.7 It is also not now proposed to provide a roundabout on Gresford Road, as it is considered unnecessary to do so bearing in mind traffic volumes and speeds. The reserved matters application proposes a priority junction off Gresford Road. A 3-arm roundabout arrangement is still proposed off Straight Mile. The location of the access points has also been adjusted to reduce the impact on landscape features along the boundary of the site and to optimise design and safety considerations with the residential layout.

4.8 The indicative access serving the retail unit reflects the proposed change in the location of the retail element so as to maximise the attractiveness to the market, and to acknowledge the fact that the retail element serves a wider purpose across the settlement, not just this development. It also ensures that conflict is avoided between residential vehicles and those accessing the retail store. Commercially operators tend to prefer this arrangement and so the layout is designed to be more attractive in securing a retailer to locate on the site. Direct and convenient pedestrian and cycle routes are provided from the proposed development and existing urban area. To

reiterate, the retail access is indicative only and will be agreed as part of a separate reserved matters application for the retail element of the development.

- 4.9 Curtins have prepared a Technical Note dated November 2017, included within the application submission, that demonstrates that each access point has capacity to support the proposed development. It also confirms that they will function with no significant adverse impact on highways safety¹ and can be constructed with acceptable visibility splays. It demonstrates that there is no requirement for a roundabout on Gresford Road; and that the proposed priority junction would function acceptably with regard to future capacity, in terms of highways safety. In addition to site access, the note also considers the internal road network within the site and confirms the layout and proposed access enables the safe manoeuvrability and servicing of properties by refuse vehicles.
- 4.10 In terms of how the site sits within the wider access network, Condition 15 of the outline planning permission requires a detailed scheme is submitted providing information on the improvements to the junction of the B5102, the B5372 and Chapel Lane as well as scheme of pedestrian footway improvements along Gresford Road. The proposed access locations have been designed with regard to the wider road network, and specifically these improvements. The Technical Note prepared by Curtins confirms that the proposed junction improvements have been discussed and agreed in principle with Council officers. The technical details will be submitted as part of an application to discharge Condition 15, but a letter produced by Curtins dated 30 November is appended to their Technical Note for information at this stage.
- 4.11 The layout proposes a network of pedestrian footways, shared spaces and pedestrian only routes to provide good permeability across the site. In the main properties have garages that can provide storage for cycles and as such the site provides good accessibility for cycles and pedestrians.

Layout

- 4.12 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended defines "layout" ("llunwedd") as *"the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development"*.
- 4.13 The proposed site layout has been developed with regard to relevant Local Planning Guidance Notes 10, 21, 16, 24 and 28 and with regard to Policies of the UDP including Policy CLF5 with regard to public open space provision in new housing developments. A comprehensive site survey has been undertaken, a series of technical reports have been instructed and analysed, various stages of design development (see Design Progression Statement) and market testing, in order to arrive at the final layout for the development.
- 4.14 The approach to this site was to build upon the previous indicative masterplan, but to refine the approach to have greater regard to its context. For example, as an edge of urban site the boundaries to the open countryside are critical. The illustrative plans showed a scheme that turned its back on those edges resulting in hard defensible boundaries around the periphery of the site. The proposed layout has adopted a different approach where development fronts outwards with private driveways employed to provide access (particularly on the north and eastern boundaries).

¹ The safe functioning of the roundabout junction on Straight Mile is subject to securing a Traffic Regulation Order that reduces the speed on this section of Straight Mile to 30 MPH.

- 4.15 This ensures the dwellings are further away from the site boundary and allows for the introduction of landscaping and tree planting which will visually soften the site when viewed from the surrounding open countryside. The existing boundary hedge can be retained, and can be managed properly as part of the existing landscape structure. Previously it was shown behind back garden fences and would thus be lost or unmanaged. This approach also allows a high degree of permeability around the site edges, both with informal routes within the site, but also connections to the existing footpath routes immediately adjacent to the site boundary. This makes these areas valuable to future residents and occupiers of the development.
- 4.16 The location and layout of the public open space has also been carefully considered and adapted from the previous illustrative plans. A core area of open space remains that provides a sizeable and useable area of open space within the heart of the new community. This includes an equipped play area as well as informal amenity space. This is linked with tree lined streets with enlarged soft landscaped areas through to areas within the north east and south west corners of the site.
- 4.17 The north east corner is located adjacent to Straight Mile where landscaping and substantial tree planting will soften the approach to the new urban area along this key approach to the wider settlement. This area will include some equipped play facilities, and also provide connectivity to the adjacent footpath network and peripheral open space buffer areas along the northern and eastern boundaries.
- 4.18 The south eastern corner benefits from similar landscaped linkages into the wider open space. It also extends up Gresford Road with a finger of open space that provides access opportunities along this corridor whilst also allowing for increased spacing and landscaping between the proposed dwellings and the existing properties that front onto Gresford Road. This open space provides for surface water attenuation functions as well, incorporating a depression that will provide capacity for surface water at peak times. This secondary function has defined the use and layout of the space with more informal landscaped planting and use envisaged. The peripheral areas will assist in wider biodiversity objectives and ensure that this development will achieve significant enhancement compared to that which currently exists as a consequence of the agricultural use.
- 4.19 Public open space has been provided on site to meet the requirement of 0.4 hectares per 50 dwellings set out in Policy CLF5 of the UDP and LPG10. There is a total of 2.95 hectares of public open space provided on site including the provision of two play areas. The proposed public open space has been designed to be both attractive and highly accessible to future residents of the proposed development.
- 4.20 The design has regard to separation distances between dwellings, garden size, parking space dimensions and bin storage as set out in LPG 21. This has dictated the layout and separation of buildings and the resulting gross density (24 dwellings per hectare) of the development. The density is akin to the nearest expanse of residential development on the opposite side of Gresford Road.
- 4.21 The layout has been influenced by LPG 24 and guidance therein on creating a safe and secure development. This is reflected in interlocking gardens, mix of house types and tenures (25% affordable) and the positioning of properties around the site to enable views between them. Whilst 25% of the housing will be affordable, compliance with LPG28 it will be distributed throughout the site and visually integrated into a development.
- 4.22 Car parking has been provided in accordance with Policy T8 and LPG16. There are 863 parking spaces (including 63 within detached garages and 108 in integral garages) to serve the 362 dwellings. Parking is provided in the form of garages, private driveways and allocated spaces.
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The internal road network and pedestrian routes has been designed to be both functional and attractive; i.e. there are private driveways to introduce distinctive materials and break up the hardstanding of internal roads. The functionality and safety of the road network has been considered as part of access within this statement although the location of these roads and pathways are clearly relevant to the consideration of layout.

Scale

- 4.23 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended defines "scale" ("graddfa") as *"the height, width and length of each building proposed within the development in relation to its surroundings"*.
- 4.24 In terms of the quantum of development, the outline permission allows for up to 365 dwellings. The detailed layout with the current application is for 362 dwellings. This is marginally below the maximum permitted, but still represents an efficient and effective use of the site allowing for adequate provision of public open space, circulation routes for vehicles and pedestrians, and landscaping. The details submitted as part of this reserved matters application are therefore entirely in accordance with the parameters of Condition 6.
- 4.25 The site lies within a predominantly residential area. The residential properties nearby comprise a mix of mostly one and two storey residential dwellings of mixed character and design. There is a small amount of commercial development adjoining the site, including The Crown Public House, and a single story car sales garage on Gresford Road. The proposed properties are 2 storey in form and as such are entirely consistent with the heights of other buildings in the locality.
- 4.26 Overall it is considered that the scale of the proposed development accords with the broad parameter set by the outline planning permission in terms of the quantity of homes and is of a scale appropriate to the existing settlement of Llay and specifically housing development on the opposite side of Gresford Road. It complies with relevant elements of TAN12 and LPGs specifically 21 and 30.

Appearance

- 4.27 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended defines appearance ("ymddangosiad") as *"the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture."*
- 4.28 A Design Progression Statement [DPS] has been submitted to accompany this submission and provides details of the evolution of the scheme, from the original illustrative masterplan, through the pre-application discussions, to the submission scheme. The DPS provides justification for design choices and detailed design information with regard to Local Planning Guidance Note 30 – Design, Policy GDP1 and TAN 12 as well as the site and context analysis guide prepared by Design Commission for Wales.
- 4.29 The DPS is supplemented by indicative street scene drawings (Ref. SS01 and SS02), House types (Ref. HT) and the character area plans (Ref. CA01) that apply different design approaches and material palettes to defined parcels of the site. A materials plan (Ref. ML01) is provided and gives detail of proposed external finishes across the development.
- 4.30 Character areas have been carefully considered following an appraisal of the site and its surrounding context in order to ensure the elevations and materials are both distinctive but complementary to that context. It is concluded that there is no overriding character in the area
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based on an assessment of local vernacular, and as such the development takes cues from the surroundings but does not seek to replicate it.

- 4.31 Advice regarding design was provided at pre-application stage and the design evolution is in part a result of these comments. Comments were predominantly concerned with views of the development from outside the site boundary and the following design features are direct responses to comments made. Plots now principally have frontages facing outwards to avoid 'dead' elevations when viewing the site from beyond its boundaries. Compared with the illustrative masterplan submitted with the outline application, buildings are set away from the site edges and scope for landscaping designed in. The relocation of access points also enables the retention of mature trees along Gresford Road which maintains a green frontage along this boundary of the site. Hedgerow along Gresford Road has been integrated in to the design where practicable.
- 4.32 Overall it is considered that the appearance of the proposed development accords with the pertinent policies of the Development Plan in particular Policy GDP1 and other material considerations namely LPG30 and TAN 12.

Landscaping

- 4.33 The Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended defines "landscaping" ("tirlunio") as follows, "*means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situate*". It includes such detail as screening by fences, walls or other means and/or the planting of trees, hedges, shrubs or grass.
- 4.34 Condition 21 of the outline planning permission requires the landscaping and layout reserved matters to include a scheme for all areas of public open space and Condition 22 requires a Landscape Management Strategy.
- 4.35 In order to satisfy this condition TPM has produced a series of landscaping layouts, planting drawings and an overall Landscape Masterplan. These are supplemented by a Landscape Management Strategy [LMS] prepared by TPM and dated December 2017 that includes timescales for its implementation as well as a schedule for maintenance and management of landscaped areas and recommends an approach to replacing failed planting.
- 4.36 Additional drawings of the play equipment proposed on the central LEAP and the LAP in the north eastern corner of the site are also submitted ('Proposal LEAP (Timber)' ref. Q4512_A and 'Proposal LAP (Timber)' ref. Q4512_A)).
- 4.37 In development of the proposed landscape masterplan and finer detail including the play areas regard has been had to relevant planning policy and specifically Local Planning Guidance Notes 7, 10, 17 and 32.
- 4.38 Local Planning Guidance Note 10 provides guidance on the required landscaping detail to be submitted with a reserved matters application. In accordance with this the details submitted with this reserved matters application include details of proposed boundary treatments, retained trees and protection, species, number, distribution and size of planting and proposed hard landscaping materials. The Design Progression Statement submitted provides an account of the design evolution of the scheme and provides justification for the design choices on site including the location of POS and the 'green links' that connect POS across the site. The Arboricultural Method Statement provides information set out in LPGN 17 and accords with the objectives of Policy EC4 in terms of the retention of trees where possible and implementing suitable protection during construction.
-

- 4.39 In accordance with Local Planning Guidance Note 10 the public open space and play areas are located within the site and relate well to dwellings on the site whilst also being suitably separated so as not to cause nuisance to residents. These areas are also designed for easy maintenance with details of landscape maintenance proposed in the submitted LMS.
- 4.40 The proposed landscaping has been prepared with regard to the findings of the EDC study. Ecological enhancement and mitigation measures are suggested within EDC's report and include enhancement of existing features such as hedgerows along the site boundary and planting of native species. These recommended forms of mitigation have been acknowledged and are respected in the final landscape layout and planting specification. It is considered the proposed enhancement and mitigation accords with relevant policy including Local Planning Guidance Note 32.
-

5.0 Compliance with Conditions

- 5.1 The following section sets out how this reserved matters submission complies with conditions of the outline planning permission and details the conditions that will be discharged separately.

Conditions to be Approved as Part of the Reserved Matters

- 5.2 **Condition 1** requires details of access, appearance, landscaping, layout and scale shall be submitted prior to any part of the development begins. This application provides full details of all aforementioned reserved matters pursuant to the residential element of the development in accordance with the requirements of this condition. As indicated previously, the retail element will be the subject of a separate application and will comprise a later phase of development.
- 5.3 **Condition 2** sets out that a phasing plan is required to be submitted with the 'first' reserved matters application. As this is the first reserved matters application submitted pursuant to the outline planning permission a phasing plan has been provided (ref. PP01). The Phasing plan illustrates each Phase of development with A1 and B1 being the first phases for each house builder (A phases relate to Anwyl and B phases relate to Bellway). The affordable housing that will be brought forward in each phase, is clearly marked on the plan and is detailed in the table below. Overall 25% of the homes will be affordable and as such no less than 25% of the total number of dwellings to be built on the site will be affordable, as required by the condition. As indicated previously, the retail element will be a later phase of development.

Table 5.1 Affordable Housing by Phase

Phase	Total Homes	Affordable Homes	Affordable Homes (%)	Cumulative Affordable (%)
1 (A1 and B1)	38	2	5%	5%
2 (A2 and B2)	88	22	25%	19%
3 (A3 and B3)	58	24	41%	26%
4 (A4 and B4)	25	0	0%	23%
5 (A5 and B5)	56	22	39%	26%
6 (A6 and B6)	36	6	17%	25%
7 (A7 and B7)	61	15	25%	25%

- 5.4 **Condition 3** requires the first application for reserved matters to be submitted no later than two years after the date of the outline planning permission was granted which was 26 June 2017. This reserved matters application has been submitted well within this timeframe, in December 2017.
- 5.5 **Condition 4** necessitates that the development shall begin within 3 years of the date of the outline planning permission or within 2 years of reserved matters approval (whichever is the latter). The applicant's intentions are to commence development within these timeframes with an anticipated build out rate of 60 dwellings per annum following commencement on site.
- 5.6 **Condition 5** approves plan Ref. 653 P (00) 001 A which is the red edged ordnance survey plan submitted with the outline planning application. No other plans are approved as part of the outline planning permission. The details submitted for reserved matters approval all fall within the red edge boundary and as such entirely comply with the parameters of the approved plan.
- 5.7 **Condition 6** sets out that the permission shall provide for a maximum of 365 dwellings and a sales area of no more than 300 sq. m for the retail unit. Reserved matters approval is sought for 362 dwellings and a separate application will be submitted for approval of reserved matters

pursuant to the retail element. The details submitted as part of this reserved matters application are therefore entirely in accordance with the parameters of this condition.

5.8 **Condition 8** requires the submission of an ecological management plan [EMP] and method statement. An EMP including a method statement has been prepared by Ecological Design Consultant [EDC], Arboricultural Method Statement [AMS] prepared by Ascerta, an Invasive Species Report prepared by Knotweed Eradication as well as a series of landscape drawings and a Landscape Management Strategy [LMS] prepared by TPM, to satisfy the requirements of this condition. Collectively the reports and plans comply with the requirements of the condition as follows:

- **Demonstrate how the findings of the surveys has informed the proposed layout** - The EDC survey concludes that there are no major adverse ecological impacts as a result of the proposed development on the site although the landscape enhancement measures will be beneficial. Full details of proposed landscaping, management and maintenance are provided within the plans and LDC prepared by TPM and the AMS prepared by Ascerta.
- **Demonstrate how ecological features will be protected (including during construction)** – Methods of protection are set out in EDC's report and specific protection afforded to trees during construction is detailed in the AMS prepared by Ascerta.
- **Set out compensation and mitigation** – ecological enhancement and mitigation measures are suggested within EDC's report. The Invasive Species report sets out the methodology for the removal of Knotweed from the site boundary. The plans prepared by TPM illustrate areas where existing hedgerows will be enhanced or extended, additional areas of planting and the provision of 'green links' connecting the landscape areas of the site in a comprehensive manner.
- **Demonstrates the ecological management and maintenance of the site in the long term** – The LMS prepared by TPM details the long term management of the site in terms of maintenance soft landscaped areas, inspection of onsite trees and preservation of shrubs and flowers to reach their 'species potential'.

5.9 **Condition 21** requires the landscaping and layout reserved matters to include a scheme for all areas of public open space [POS]. TPM has provided a series of drawings to show the proposed POS across the site. These include, informal POS, the location of the proposed central LEAP and the LAP in the north eastern corner of the site, as well as details of decorative landscaping to the site boundaries and across the development site. Additional drawings have been provided that detail the play equipment proposed on both play areas within the site ('Proposal LEAP (Timber)' ref. Q4512_A and 'Proposal LAP (Timber)' ref. Q4512_A).

5.10 TPM has also produced a Landscape Management Plan (Ref. 2912 501) including timing of the implementation of the plan, management responsibilities, maintenance schedules and procedures for the replacement of failed planting as required by **Condition 22**.

Pre-commencement Conditions

5.11 The following section details the pre-commencement conditions that will be applied to be discharged following approval of reserved matters.

5.12 **Condition 9** requires a detailed method statement for the removal and long term management of Japanese Knotweed. In the invasive species note prepared by Knotweed Eradication, it has been confirmed that Japanese Knotweed is present on the periphery of the site. A method for its removal is set out in the Invasive Species report prepared by Knotweed Eradication which will be submitted again as part of a separate discharge of condition application.

- 5.13 **Condition 10** requires a scheme is submitted dealing with potential contamination of the site including the extent of contamination, measures required to remediate the site including post-development monitoring. This scheme will be submitted to discharge the condition in due course.
- 5.14 A Tree Method Statement and Tree Protection Plan has been submitted and prepared to comply with **Condition 12**. This has been submitted with this reserved matters application for information and to provided details of onsite protection of trees during construction, although it will be submitted subsequently to discharge this condition.

Other Conditions

- 5.15 As with the above conditions the applicants will seek to discharge Conditions 13 – 18 separately and these will be subject to separate discharge of condition applications. The requirements of these conditions are listed below for completeness:
- Condition 13 requires a scheme for the surface water and land water drainage;
 - Condition 14 requires details of a Foul Drainage Scheme;
 - Condition 15 seeks details of the Junction Improvement Scheme at the junction of B5102, B5373 and Chapel Lane (“Chapel Junction”);
 - Condition 16 imposes the need for approval of a Travel Plan;
 - Condition 17 seeks submission and approval of a Construction Method Statement; and,
 - Condition 18 requires noise mitigation strategy for units bordering the Straight Mile.
- 5.16 Issues arising from these conditions and the S106 agreement that are pertinent to the consideration of the application are addressed in Section 6.

Summary

- 5.17 This application for reserved matters is compliant with Conditions 1-7, 8, 21 and 22 of the outline planning permission as set out above. Separate applications to discharge the pre-commencement conditions will be submitted in due course.
-

6.0 Other Considerations

Affordable Housing

- 6.1 Condition 2 of the outline planning permission requires the affordable housing to consist of no less than 25% of the total number of dwellings to be built out across the site. Schedule 3 Part 1 (1) of the S.106 agreement signed 21 November 2016 requires 25% of the dwellings on the site to be affordable in line with the outline planning permission. As previously set out in this statement the proposed development includes 91 affordable homes which comprise 25% of all dwellings in accordance with the outline planning permission and the S.106 agreement.

Drainage

- 6.2 Condition 13 and 14 of the outline planning permission relate to surface water and foul drainage respectively. Whilst these details are not provided as part of this reserved matters submission the layout of the development has had regard to drainage. Namely, the site layout incorporates an area of open space to the south eastern corner of the site. This open space provides for surface water attenuation functions as well as open space for people to enjoy. It incorporates a depression that will provide capacity for surface water at peak times. Preliminary drainage design also incorporate attenuation through the use of over-sized pipes and proposals to discharge the surface water run-off at the greenfield rate to a watercourse (box culvert) that passes beneath Gresford Road. It is likely that foul sewage would be discharge to the existing public adopted sewer by using a manhole in Gresford Road, as a point of connection. Both surface water and foul drainage are to be agreed as part of a separate reserved matters application.

Noise

- 6.3 Wardell Armstrong has prepared a noise assessment report that will be submitted to discharge condition 18 of the outline planning permission. The initial findings of the report recommend that a number of the plots include noise mitigation comprising specific glazing and ventilation for the noise sensitive rooms of each dwelling.
- 6.4 The layout has been influenced by this initial assessment with plots with a boundary bordering Straight Mile set back from the road with space for noise mitigating boundary treatments and plots designed so that rear gardens are shielded from road noise by the properties themselves. Whilst suitable mitigation will be necessary this is a matter that can be deal with through discharge of condition 18 and is not a reason delay approval of reserved matters.

Economic Benefits

- 6.5 An economic benefits infographic (Appendix 3) has been prepared to accompany this application and sets out the key economic benefits of the proposal. The headline figures are as follows:
- £47.3m Construction value;
 - £11.4m additional GVA per annum;
 - 74 construction jobs and 111 supply chain jobs; and,
 - Local Authority Revenues including £489,000 Council Tax.
- 6.6 With regard to the importance Planning Policy Wales Places on sustainable development the significant economic role this development would play is a material planning consideration that should weigh strongly in favour of the development as proposed.
-

7.0

Conclusions

- 7.1 This Planning Statement and other documents and drawings that accompany the application for reserved matters approval have demonstrated that the proposed development would provide 362 dwellings with 91 (25%) affordable homes providing a significant number of high quality and well-designed homes in Llay. The proposed development would contribute to the Council's housing requirement with development realised on site quickly as the scheme involves two developers (both applicants) who are ready to start on site subject to discharge of the necessary pre-commencement conditions.
- 7.2 In accordance with requirements of the Development Plan and Planning Policy Wales the proposals would result in a sustainable development that has been demonstrated to be accessible, provide a series of economic benefits that will have a positive impact on the surrounding area, and also provide a number of biodiversity enhancements that will both create an attractive and green site as it is viewed from within and beyond the site boundaries as well as providing ecological enhancements.
- 7.3 The design of the scheme has been an iterative process and the final proposed layout, materials, house types and orientation of dwellings across the site are as a result of an extensive design process which is summarised in the design progression statement that accompanies the application. The resulting development is compatible with the surrounding area as a result of characteristics including connectivity, complementary use of materials and scale and as such is a quality and well considered addition to the built environment of the settlement of Llay.
- 7.4 Overall, the details of the reserved matters fall within the parameters of the outline planning permission, and comply with policies of the development plan, national planning policy and other material considerations including the Council's planning policy guidance notes and therefore should be approved.
-

Appendix 1: Outline Planning Application Submission Documents

- 1 Application forms and certificates;
 - 2 Location Plan (Dwg Ref: 15.543-01)
 - 3 OS Map (Application Red Line) (Dwg Ref: 653 P (00) 001)
 - 4 Site Layout (Dwg Refs: 653 SK (00) 033 & 653 P (00) 002)
 - 5 Indicative Building Heights Plan (Dwg Ref: 653 P (00) 003)
 - 6 Topographical Survey (Sheets 1 & 2) (Dwg Ref: 6880/01)
 - 7 Environmental Impact Statement Rev A (Michael Cunningham Architects, undated) & Environmental Impact Statement Non- Technical Summary (Michael Cunningham Architects, undated)
 - 8 Design and Access Statement (Michael Cunningham Architects, November 2014) Landscape and Visual Appraisal (BCA Landscape November 2014);
 - 9 Landscape and Visual Appraisal (BCA Landscape August 2015);
 - 10 Transport Assessment (Curtins, 2 December 2014)(Document Ref: TPMA5021/TA);
 - 11 Three Arm Compact Roundabout (Dwg Ref: TPMA5021_19);
 - 12 Interim Travel Plan (Curtins, 2 December 2014)(Document Ref: TPMA5021/ITP);
 - 13 Agricultural Land Classification (Soil Environmental Services Ltd, November 2014)(Document Ref: SES/MCA/HF/#3);
 - 14 Assessment for Mineral Potential (David L Walker Limited, April 2014)(Document Ref:L35/I/LLAY);
 - 15 Initial Observations relating to Prior Mineral Extraction: Desk Study Report (Cuesta Consulting Limited, 4 March 2014)(Document Ref: C/MCA/002);
 - 16 Trial Pit Exercise on Land at Llay – Logs TP1, TP3 & TP7 (5 August 2014);
 - 17 Subsidence Consultants Report (Coal Authority, 10 November 2014);
 - 18 Non-Residential Coal Authority Mining Report (Coal Authority, 10 November 2014);
 - 19 Ecological Assessment (TEP, June 2014)(Document Ref: 4358.01.001);
 - 20 General Great Crested Newt Mitigation Strategy;
 - 21 Air Quality Assessment (Miller Godall, 19 November 2014)(Document Ref: 1001002);
 - 22 Environmental Noise Report (Soundtesting, 4 December 2014)(Document Ref: 6794E Rev 2);
 - 23 Daytime Contours Map (supersedes Daytime Contours Map in Environmental Noise Report, Soundtesting, December 2014);
 - 24 Desk Based Assessment (Cornerstone Archaeology, 31 January 2015)(Document Ref: 1032);
 - 25 Geophysical (Gradiometer) Survey (Cornerstone Archaeology, 4 March 2015) (Document Ref: 1032);
 - 26 Summary Report: An Archaeological Evaluation (Cornerstone Archaeology, 25 March 2015)(Document Ref: CS1032);
 - 27 Llay Village Centre: Health and Education Note (Michael Cunningham Architects, undated), and Llay Village Centre Existing Plan (Dwg Ref: 907 P (00) 001) & Llay Village Centre Proposed Plan (Dwg Ref: 907 P (00) 002);
 - 28 Soakaway Results and Calculations (Kane Design, 13 August 2015)(Document Ref: 1266SWA);
-

29 Developer Impact Assessment (Welsh Water, August 2015);

Appendix 2: Consultation Leaflet

Maes-Y-Rhedyn

Home Farm, Llay / LLai

November / Tachwedd 2017



Bellway example housetype |
Enghraifft o fath o dy Bellway



Anwyl example housetype |
Enghraifft o fath o dy Anwyl

This leaflet provides information about Bellway Homes and Anwyl Homes' proposed residential development known as Maes-Y-Rhedyn at Home Farm, Llay.

We always try to keep local communities informed as we make our planning applications so this leaflet is being sent to properties near to the site. Outline permission has already been granted with all matters reserved. The submission will provide details of the reserved matters in respect of appearance, access, landscaping, layout and scale.

The proposals will comprise 362 units, 25% of which (91 units) will be provided as affordable housing. The proposal will include a mix of one and two bed apartments and two, three, four and five bed dwellings. It includes public open space incorporating play areas, and has been designed to be a safe and attractive place to live. Parking for the units will be provided and vehicular access will be created from Straight Mile and Gresford Road.

What happens next?

An application for reserved matters approval will be submitted soon. At that time, Wrexham County Borough Council will write to neighbours, giving details of the application and provide an opportunity to make further comments.

Mae'r daflen hon yn darparu gwybodaeth am ddatblygiad preswyl arfaethedig gan 'Bellway Homes' a 'Anwyl Homes' a adnabyddir fel Maes-Y-Rhedyn yn 'Home Farm', Llay.

Rydym bob amser yn ceisio rhoi gwybod i gymunedau lleol wrth i ni wneud ein ceisiadau cynllunio felly mae'r daflen hon yn cael ei hanfon at eiddo sydd gerllaw i'r safle. Mae caniatâd amlinellol eisoes wedi'i roi gyda'r holl faterion wedi'i gadw yn ôl. Bydd y cais yma yn rhoi manylion ar y materion a gadwyd yn ôl sef ymddangosiad, mynediad, tirlunio, gosodiad a graddfa.

Bydd y cynigion yn cynnwys 362 o unedau, a darperir 25% ohonynt (91 o unedau) fel tai fforddiadwy. Bydd y cynnig yn cynnwys cymysgedd o fflatiau un a dau wely, a thai dwy, tair, phedair a phum gwely. Mae'n cynnwys man agored cyhoeddus sy'n ymgorffori ardaloedd chwarae, ac mae wedi'i gynllunio i fod yn le diogel a deniadol i fyw. Darperir parcio ar gyfer yr unedau a bydd mynedfa gerbydol yn cael ei chreu o 'Straight Mile' a 'Gresford Road'.

Beth sy'n digwydd nesaf?

Bydd cais am gymeradwyaeth materion a gadwyd yn ôl yn cael ei chyflwyno yn fuan. Unwaith bydd y cais wedi cael ei gyflwyno, bydd Cyngor Bwrdeistref Sirol Wrecsam yn ysgrifennu at gymdogion, yn rhoi manylion am y cais ac yn rhoi cyfle i wneud sylwadau pellach.

Once you have had an opportunity to look at the layout, if you have any questions or comments please write to:

Unwaith rydych wedi cael cyfle i edrych ar y cynllun, os oes gennych unrhyw gwestiynau neu sylwadau, ysgrifennwch at:

Maes-Y-Rhedyn Development, Lichfields, Ship Canal House, 98 King Street, Manchester, M2 4WU

Or email/Neu e-bost: maes-y-rhedyn@lichfields.uk





Appendix 3: Economic Benefits Infographic

The economic benefits of Land at Home Farm, Gresford Road, Llay

Bellway & Anwyl are proposing to deliver 362 new homes which offer the opportunity to stimulate economic growth and assist Wrexham County Council's objectively assessed housing need, create jobs, support local businesses and add to the Council revenues.

The proposal



362 New homes **25%** Affordable homes

Construction benefits



£47.3m
Construction value
(total construction cost)



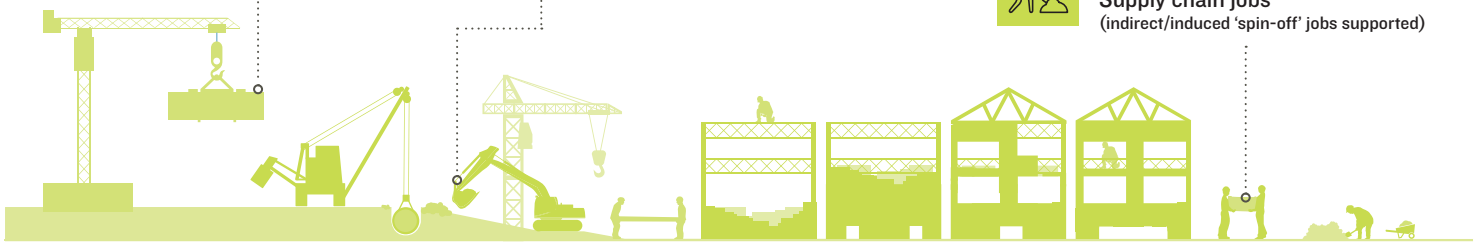
£11.4m GVA
Economic output
(additional GVA p.a.)



74 Jobs
Construction jobs
(temporary jobs over the 6 year build period)



111 Jobs
Supply chain jobs
(indirect/induced 'spin-off' jobs supported)



Operational and expenditure benefits



£2.0m
First occupation expenditure
(spending to make a house 'feel like a home')



£4.6m
Resident expenditure
(within local shops and services p.a.)

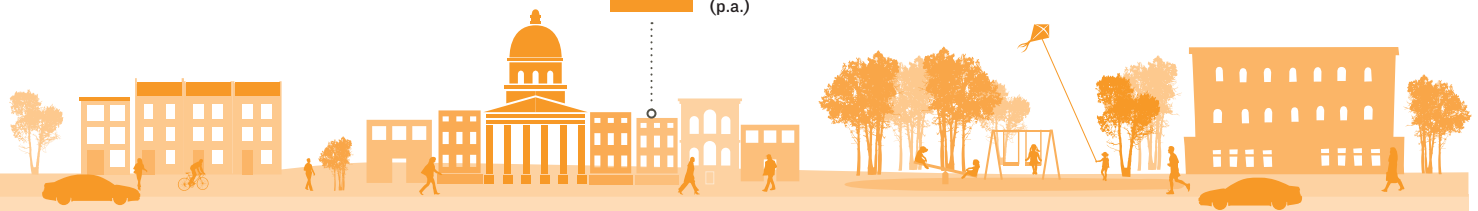


66 Supported jobs
(from increased expenditure in local area)

Local Authority revenue benefits



£489,000
Council Tax revenues
(p.a.)



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