



Appendix 9
Housing Land
Monitoring
Statement
2015

This page is intentionally blank

Housing Land Monitoring Statement 2015

housing | open space | employment | community | transport | education





WREXHAM COUNTY BOROUGH COUNCIL
HOUSING LAND MONITORING STATEMENT
2015

April 2015

CONTENTS

1	Introduction	3
2	Housing Land Supply	3
Appendix 1 -	Site Schedules	4
Appendix 2 -	Past Completions Data	11
Appendix 3 -	Previous Land Supply Data	11

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 20015, 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 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. 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 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 (2015-2020) Large Sites					
	5 Year Land Supply (TAN1 Categories)		Beyond 5 Years		Homes completed since last study
Proposed Homes	1	2	3	4	
Total	156	743	684	26	160

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

Private	1127
Public	26
Housing Association	137
Total	899

- 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 2 – Small Site Completions for previous 5 years

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Total
95	77	64	64	75	375

Appendix 1 - Site Schedules (Large Sites)

Residential Land Availability Schedule – Sites for 10 or more as at 01-04-2015

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	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Broughton	P/2013/0697	F	0.4091	PR	LAND AT SCHOOL LANE, SOUTHSEA, LL11 6SF	11	0	0	11	0	11	0	0
Broughton	P/2013/0839	RM	14.75	PR	Gatew en Colliery, Gatew en Rd, New Broughton	214	102	24	84	4	84	0	0
Broughton Total						225	102	24	95	4	95	0	0

Brymbo

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Brymbo	P/2007/0395 & 2007/0424	F	0.89	PR	Land off Queens Road	24	0	4	13	7	13	0	0
Brymbo	P/2010/0733	F	0.50	PR	Land off Blast Road	17	0	0	17	0	17	0	0
Brymbo	P/2012/0817	O	2.3	PR	VACANT PLOT OPPOSITE BRYN GWENFRO, TANYFRON, LL11 5SW	70	0	0	70	0	70	0	0
Brymbo	P/2013/0586	F	0.389	PR	Land north of Clifton Avenue, Brymbo, LL11 5FS	10	0	10	0	0	0	NA	NA
Brymbo	P/2014/0164			PR	FORMER BRYMBO STEELWORKS SITE, BLAST ROAD, BRYMBO, LL11 5BT	17	0	0	17	0	17	0	0
Brymbo Total						138	0	14	117	7	117	0	0

Caia Park

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private/RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Caia Park	Housing 18	A	0.54	PR	Former Depot, Crescent Rd	13	0	0	13	0	0	0	13
Caia Park	P/2006/0131	F	0.36	PR	Rivulet Rd (adj to N Wales Motorcycles)	24	0	0	12	12	0	12	0
Caia Park	P/2009/0536	F	0.14	PR	The tie Centre, Whitegate Rd, LL13 8RB	10	0	0	10	0	0	0	10
Caia Park	P/2012/0880	RM	0.18	RSL	Former Gas Works Site Rivulet Road, Wrexham, LL13 8DT	20	0	20	0	0	0	na	na
Caia Park	P/2013/0840	F	0.67	RSL	Land between Coed Aben and Glan Gors, Wrexham	23	0	0	0	23	0	0	0
Caia Park	P/2014/0497	F	0.322	RSL	LAND OFF WHITEGATE ROAD, LL13 8UG	12	0	0	12	0	12	0	0
Caia Park Total						102	0	20	47	35	12	12	23

Cefn

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private/RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Cefn	P/2007/0634	RM	1.01	PR	Land at Cae Ann Dolydd, Cefn	20	1	0	14	5	0	14	0
Cefn	P/2010/0236 P/2014/0556 (PENDING)	O	0.33	Public	Land at Bro Gwilym, Cefn Mawr, Wrexham	12	0	0	12	0	0	12	0
Cefn	P/2012/0045	O	8.329	PR	Former Air Products Site, Llangollen Road, Acrefair, Wrexham	230	0	0	230	0	60	170	0
Cefn	P/2014/0188	F	0.47	Public	Land at Whalleys Way, Cefn Mawr, Wrexham	14	0	0	14	0	14	0	0
Cefn Total						276	1	0	270	5	74	196	0

Chirk

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Chirk	1462	F	3.44	PR	Land off Sycamore Drive, Chirk LL14 5BG	85	0	0	85	0	0	85	0
Chirk Total						85	0	0	85	0	0	85	0

Esclusham

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Esclusham	P/2008/1063	RM	8.50	PR	Wrexham Rd, Rhostyllen	223	0	0	223	0	0	223	0
Esclusham	P/2012/0377	O	0.9522	PR	Imperial Commercials Ltd and adjoining land, Wrexham Road, Rhostyllen, LL14 4DP	22	0	0	22	0	0	22	0
Esclusham	P/2014/0097	F	0.6133	PR	Site of Former Foundry, Mount Street, Rhostyllen, Wrexham	15	0	6	0	9	0	0	0
Esclusham Total						260	0	6	245	9	0	245	0

Gresford

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Gresford	P/2005/0613 & P/2013/0173	RM	2.87	PR	Bryn y Groes, Chester Road, Gresford	60	0	0	60	0	60	0	0
Gresford	P/2010/0251 & 2012/0848 & 2013/0707 & 2013/0272 & 2014/0462 & 2014/0652 (2014/0242)	F	1.13	PR	Quarry Brow, Pant Lane, Gresford, Wrexham	19	14	0	3	2	3	0	0
Gresford Total						79	14	0	63	2	63	0	0

Gwersyllt

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Gwersyllt	20044 & P/2005/0576 & P/2006/0601	F	1.75	PR	Oak Alyn Court, Cefn y Bedd	19	17	0	2	0	2	0	0
Gwersyllt	P/2006/0091 P/2010/0261& P/2010/0270	F	0.22	PR	land at Jutland Ave, Gwersyllt, LL11 4SB	14	2	12	0	0	0	0	0
Gwersyllt	P/2011/0709	RM	0.49	PR	Land at Queens Head, Glanllyn Road, Bradley, Wrexham	13	6	1	0	6	0	0	0
Gwersyllt	P/2014/0262	O	1.14	PR	Land South of Chestnut Court, Summerhill Road, Summerhill, Wrexham	20	0	0	20	0	20	0	0
Gwersyllt Total						66	25	13	22	6	22	0	0

Maelor South

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Maelor South	P/2007/0353 & 2008/1147	RM	4.50	PR	Penley Hospital, Penley, LL13 0JT	116	98	18	0	0	0	NA	NA
Maelor South Total						116	98	18	0	0	0	0	0

Offa

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private/RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Offa	Housing (16)	NA	4.73	Public	Bridge St / Cambrian Yard	25	0	0	25	0	0	25	0
Offa	P/2005/0541 (amended by P/2009/1004 and P/2011/0700)	F	1.11	PR	Hightown Barracks, LL13 8NH (DOES NOT INC's 90 bed nursing home)	89	80	9	0	0	0	0	0
Offa	P/2005/0696	RM	0.1753	PR	Land off Bridge Street, Wrexham	16	0	0	0	16	0	0	0
Offa	P/2008/0649 P/2012/0760 - for 77 units pending	O	3.75	PR	Land at Brother Site, Croesnewydd Road, Wrexham	84	0	0	84	0	0	84	0
Offa	P/2008/0661	F	0.21	PR	FORMER RED COW SITE AND NOS. 23-27 PEN Y BRYN Wrexham LL13 7HU	22	0	0	0	22	0	0	0
Offa	P/2009/0903	A	0.90	PR	Dusseks Watery Road	80	0	0	80	0	80	0	0
Offa	P/2012/0059	O	3.00	PR	Western Gate way, Ruthin Road, Wrexham	100	0	0	100	0	100	0	0
Offa	P/2013/0443	F	0.1864	PR	Land at Pen Y Bryn Tenters Square, Tenters Lane, Wrexham, LL13 7LF	24	0	0	24	0	24	0	0
Offa	P/2013/0525	F	1.79	PR	Former Water Works & Social Club, Maesgwyn Road, Wrexham (Offa)	24	14	10	0	0	0	0	0
Offa	P/2014/0116	F	0.04621	PR	CK1, 32 TO 36 BRIDGE STREET, LL13 7HP	10	0	0	10	0	10	NA	NA
Offa Total						474	94	19	323	38	214	109	0

Penycae

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private/RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Penycae	P/2011/0444 (2012/0761)	F	0.36	PR	Afoneitha Rd, Penycae	12	4	8	0	0	0	0	0
Penycae Total						12	4	8	0	0	0	0	0

Rhos

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Rhos	P/2007/1069	F	0.29	PR	Moreton Depot, Moreton Ave, Johnstown, LL14 2AR	15	0	0	13	2	0	13	0
Rhos	P/2009/1030	RM	1.058	PR	Land off North Road, Ponciau, Wrexham, LL14 1HF	17	0	0	17	0	17	0	0
Rhos	P/2012/0010	F	0.56	PR	Former ysgol Y Wern, Hill Street, Rhos, Wrexham, LL14 1LN	15	0	0	15	0	12	0	3
Rhos	P/2012/0561	F	0.4201	PR	New Foundry Buildings, Gutter Hill, Johnstown, Wrexham	12	0	0	12	0	12	0	0
Rhos Total						59	0	0	57	2	41	13	3

Rhosddu

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Rhosddu	P/2009/0833	F	0.13	PR	Regent House, Regent St, Wrexham	24	0	0	24	0	0	24	0
Rhosddu	P/2013/0519	F	1.00	PR	FORMER REMPLOY SITE	47	0	28	5	14	5	0	0
Rhosddu	P/2014/0373	F	0.25	PR	16 to 18 Grosvenor Road, Wrexham, LL11 1BU	20	0	0	20	0	20	0	0
Rhosddu	P/2014/0436	F	0.4948	RSL	3 TO 9, GROSVENOR ROAD, WREXHAM, LL11 1DB	60	0	0	60	0	60	0	0
Rhosddu Total						151	0	28	109	14	85	24	0

Rossett

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Rossett	P/2009/0608	F	0.18	PR	Darland House, Dovenby and Malreath	10	0	10	0	0	0	0	0
Rossett	P/2014/0292	F	0.6838	PR	SITE OF FORMER ROSEMARY NURSERIES, BURTON HALL ROAD, BURTON, ROSSETT, LL12 0AR	15	0	0	0	15	0	NA	NA
Rossett Total						25	0	10	0	15	0	0	0

Ruabon

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Ruabon	1641	F	1.61	PR	Wynnstay Hall (all applications)	83	76	0	7	0	7	0	0
Ruabon	P/2008/1208	F	0.15	PR	Park View , Wynnstay Colliery Yard, Ruabon, LL14 6DP	13	0	0	13	0	13	0	0
Ruabon	P/2013/0797	F	0.4925	RSL	Maelor Place, Ruabon	19	0	0	0	19	0	0	0
Ruabon Total						115	76	0	20	19	20	0	0

Grand Total

Community	App No.	Type F/RM/O	Site Area (Ha)	Public/ Private /RSL	Site Address	Total Units	Prev Comp	Total Comp 2015	Not Started	Cat 1	Cat 2	Cat 3	Cat 4
Grand Total						2183	414	160	1453	156	743	684	26

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

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		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	NA	319	23