



Appendix19 Alternative Sites Submission

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ALTERNATIVE SITES SUBMISSION FORM

WREXHAM COUNTY BOROUGH COUNCIL LOCAL DEVELOPMENT PLAN (LDP) 2013 - 2028 PREFERRED STRATEGY



Office Use Only

Name

Site Ref.
Date Rec'd
Ack.

Use this form to submit details of sites for consideration in the
Wrexham County Borough LDP 2013 - 2028

This form must be completed and returned by 5pm on Friday 1st April 2016:-

By email to: planning_policy@wrexham.gov.uk

Or by post to: Planning Policy, Wrexham CBC, 16 Lord Street, Wrexham, LL11 1LG

A separate form must be used for each site. A site plan must also be included.

1 Contact Details

	Agents details if used
Name:	Name
Margaret Crewe	Michael Cunningham
Consultation Portal Referenced Number:	Consultation Portal Referenced Number:
Previous ID Reference Number if known:	Previous ID Reference Number if known:
Title: Mrs	Title: Mr
Organisation (if applicable):	Organisation (if applicable): MDG Ltd
Address Home Farm Gresford Road Llay LL12 0NW	Address Cleveland House 41 Shaw Street Liverpool L6 1HL
Tel	Tel 0151 207 9431
E-mail	E-mail mike@mdg.design
What relationship does the site proposer have with the site (owner, agent, potential developer) Owner	

2 Site Details

Site Name	Land Adjacent Home Farm, Llay
Location (Street name, postcode or other identification)	LL12 0NW. See site plan.
Ordnance Survey Grid Reference	53° 5'59.60"N, 2°59'38.08"W
Site Area (Hectares)	15.8 Ha
Brief description of site, current use, significant features that may constrain development (e.g. ecology, flood area, neighbouring land uses)	Currently low grade agricultural land. Recommended for housing in planning officers report on planning application P/2014/0905. Refused by planning committee. Neighbouring housing use. Land owner is in process of appealing the council decision.
Proposed Development (e.g residential/employment/mixed use)	Suggested housing of up to 365 units, plus small retail unit.
Please include an Ordnance Survey Plan that includes the following information; - Clearly identify in red the outline of the site - Set out land ownership details - The type and location of any existing use on the site - Proposed access points and any land ownership issues associated with potential access - Significant features	
Is the site in multiple ownership Yes ☐ No ☒ Please give details of ownership and list all of the owners with contact details if known	
Is the site vacant ☐ or occupied ☒ ? If occupied or partly occupied, will the existing use remain after development and if not what would be the timetable for the existing use to cease? The site is currently used for grazing cattle and sheep. This use would not continue.	

3 Site Viability and Deliverability

Are there **viability issues** that may influence the delivery of the site for development? Yes ☐

No ☒

If yes please give details

Are you aware of any **abnormal costs** associated with bringing forward this site for development such as land stability? Contamination and remediation costs, national requirements such as Code for Sustainable Homes and local infrastructure requirements such as S106/potential CIL contributions for such issues as education, open space, highways access requirements as well as, for housing developments, the likely need to provide affordable housing, are considered to be foreseeable, normal development costs.

If so please give details

We anticipate normal S106 costs for the development. In addition, an upgrade of the adjacent sewage network will be paid for by the developer, if further study deems it required.

What is the developable area?

Are you aware of any areas of the site that need to be **free from development** for example, land set aside for ecological mitigation, flood zones, noise mitigation, tree protection or archaeology?

If so please provide details

The whole site area is available for development.

Are you aware of any infrastructure requirements needed to deliver the site?

Sewage network as referred to above.

If the site were considered suitable for inclusion in the LDP by the Council what would be the **timeframe** within which you consider the site would be brought forward?

Builders and developers are ready to commit to this site immediately. Pending approvals, construction could begin within 12 months. The site would probably take 4-5 years to be completely built out, with sections released in phases.

If you are proposing the site for housing, **how many units** do you think could be provided and how would the supply be **phased**?

We anticipate 365 houses on the site, in three or four tranches spread over 4-5 years.

Have any discussions already taken place with utility providers such as gas, electric, telephone and water?

(Please provide copies of correspondence)

Yes. We have spoken to Welsh Water about Sewage Disposal. They confirmed that the Local Treatment Works at Gresford are adequate, but a condition of any planning permission would be further investigation into the sewage network, and the builder/developer paying for any upgrade required.

Are there other restrictions on the site e.g. covenants or any other requirements that you are aware of that would need to be satisfied to bring the site forward for development?

No

Has the proposed site been subject to previous planning applications? **Yes** ☒ **No:** ☐

If yes, are there any valid planning permissions on the site which have yet to be implemented?

Yes ☐ **No:** ☒

If yes please give details

The site has been explored in detail as part of planning application P2014/0905. Extensive investigations concluded that the site is not economically viable for mineral extraction, has low agricultural value, and there are no archaeological remains on the site. The application was recommended for approval, but refused at committee.

Please provide details of any **other matters** you consider relevant to this submission (early identification of any issues may help you, the LPA and statutory consultees to mitigate any problems):

A thorough outline application for 365 houses and 300sq m of retail unit has been submitted for this site. Extensive consultation took place, and the scheme was recommended for approval by Wrexham Borough Council Planning Department. Planning Application number P/2014/0905. Committee of 5th October 2015.

The owner of this site put the application in, and is keen to see the land developed. As farming land, the site is no longer viable.

A builder/developer is keen to develop this site, and it could be fully developed within 5 years.

Notes

1. Which type of land uses and sites can be submitted?

All types of land use that may be required over the plan period, up to 2028, can be submitted including but not limited to the following:-

- Housing; Employment; Retail; Transportation; Recreation; Community facilities; Gypsy and traveller accommodation; Minerals and resources; Waste; Leisure; Education; Mixed use schemes.

2. Housing sites

In accordance with Planning Policy Wales Chapter 9 (January 2016) the following criteria will influence the allocation of housing sites in the LDP:-

- The availability of previously developed sites and empty or underused buildings and their suitability for housing use;
- the location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;
- the scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language, and to provide sufficient demand to sustain appropriate local services and facilities;
- the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes;
- the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and
- the potential to reduce carbon emissions through co-location with other uses.

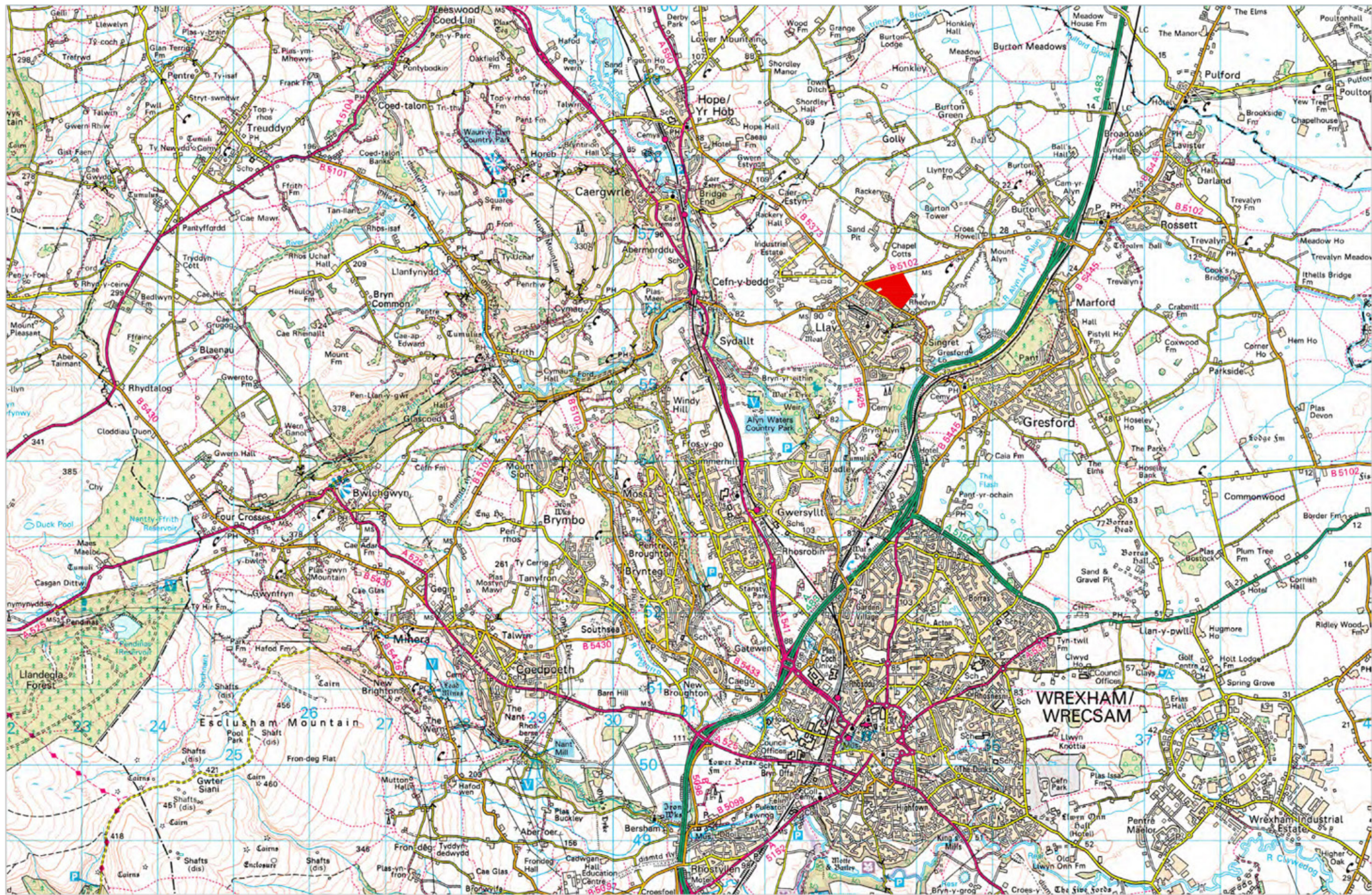
3. Assessment of Alternative Sites

Alternative Site submissions will be assessed against the following:

- LDP vision, objectives and Preferred Strategy** – sites will be assessed for the contribution they can make towards delivering the Plan's vision and objectives and whether they comply with the Preferred Strategy.
- Detailed site assessment** – if sites contribute towards the Plan's vision and objectives and comply with the Preferred Strategy then a more detailed assessment will consider issues such as the viability and deliverability of the site, the physical constraints and environmental impact, infrastructure and site accessibility.
- Sustainability appraisal (SA)** – As part of the Alternative Candidate Site submission it is the responsibility of those submitting the site to test the effects of the site using the SA framework. This assessment should be included with the submission.

4. Further information

More detailed information is contained in the *Assessment of Alternative Sites Guidance Note* which can be found on the LDP Consultation Portal at www.wrexham.gov.uk/ldp or can be requested by e-mailing planning_policy@wrexham.gov.uk.



PLAN 01: LOCATION PLAN
not to scale

653 LLAY HOUSING

PLAN 01: SITE LOCATION

19 OLD HALL STREET
LIVERPOOL
L3 9JQ
TELEPHONE +44 (0)151 242 6161
FACSIMILE +44 (0)151 236 4467
office@bcandscape.co.uk
www.bcandscape.co.uk



BCA Landscape
15.543-01

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Notes

This drawing is the copyright of Michael Cunningham Architects. It must not be reproduced or used in any way without written permission from Michael Cunningham Architects.

All dimensions in millimeters and to be checked on site prior to commencement of any works.

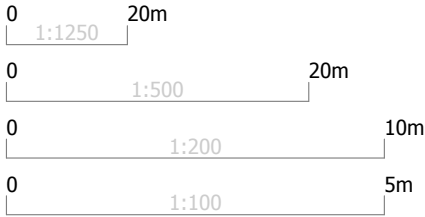
Do not scale from this drawing.

Builder to verify all dimensions, heights and levels prior to commencement of work.

No encroachment onto neighbours property without written permission.

The contractor in preparing his estimate shall visit the site and acquaint himself with the problems involved & shall allow in his price for any detail whether indicated or not which may be reasonably considered necessary to ensure a neat structurally sound & workmanlike job.

The contractor shall issue all statutory notices to the Local Authority at commencement, during progress & completion of the works.



michael
cunningham
architects

Revision		Drawn
Date		Checked
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Job Title

Home Farm
Gresford Road
Llay
Wrexham
LL12 0NW
UK

Drawing Name

OS MAP

Drawing Status

Planning

Drawn by

AJ

Checked by

Drawing Scale

1:1250@A1

Layout ID

653 P (00) 001

