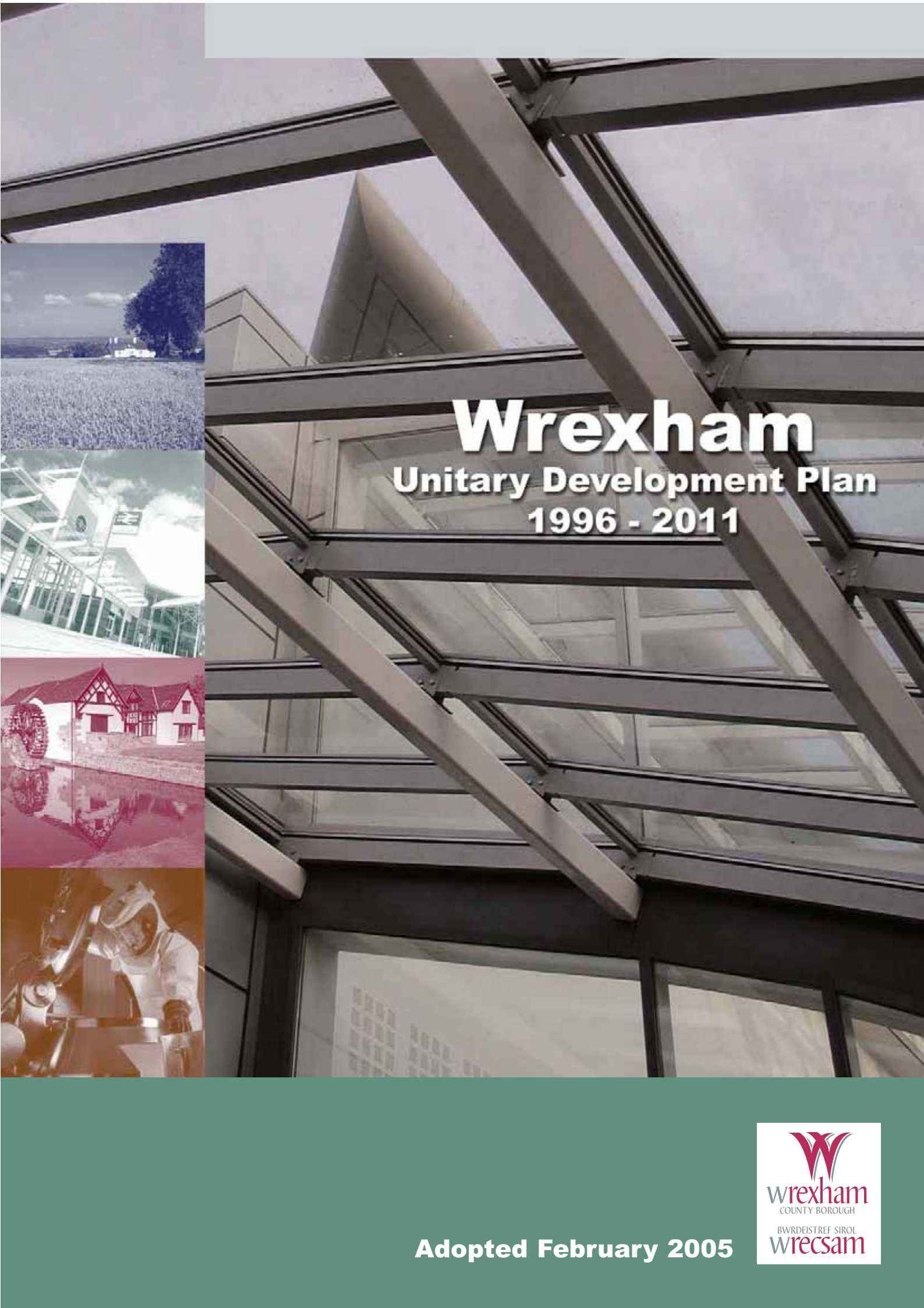




Appendix 5
Extract from
UDP Chapter 6
(Housing
Allocations)



Wrexham

Unitary Development Plan 1996 - 2011

Adopted February 2005

6. Housing

Background

6.1 Housing is a major land user in the County Borough. Between 1971 and 1991 the number of households increased by 26.0% even though the population rose by only 7.0%. This is primarily a result of a decrease in the average household size from 3.16 persons in 1971 to 2.52 persons in 1991, which has resulted in a proportionately higher demand for new homes. Approximately 4.0% of the housing stock is vacant; very few homes are second or holiday homes and most vacancies are temporary and due to normal market turnover and improvement activities.

6.2 The level of private house building has declined significantly since the early 1970's but demand for housing is still fairly buoyant. Housing completions (including conversions) 1981-1996 inclusive averaged 470 homes per annum.

6.3 Planning policy has, over the last twenty five years, given priority to new housing development in the urban villages located to the west and south of Wrexham in order to stem population decline, maintain community services, encourage redevelopment of disused sites, and generally to improve confidence in those villages. At the same time, a reasonable level of housing provision, appropriate to the general development strategy and set within the prevailing framework of environmental constraints, has been achieved in Wrexham town and, to a lesser extent, the rural villages.

6.4 Attention is drawn to the following recent housing distribution trends:

- * between 1984 and 1997 inclusive, the erection of 3,019 new homes in the urban villages, 1,677 new homes in Wrexham town and 1400 new homes in the rural villages.
- * from the mid-1970's a consistent and relatively high level of housing development in Broughton, Rhos, and Gwersyllt supplemented by large developments in Coedpoeth and Chirk during the 1970's in particular and, over the last few years, Penycae and Rhostyllen. An annual average of 232 homes has been completed over the last ten years.
- * very rapid increases in the number of homes in Wrexham town during the mid 1960's and 1970's but with the rate of development having slowed over the last ten years to an annual average of 123 homes.
- * limited growth in the rural villages excepting phases of rapid expansion during the late 1960's and early 1970's in Bangor-is-y-Coed and Marchwiell, and, during the 1970's in Gresford/Marford. The last ten years witnessed an annual average of 115 homes.



Housing Allocations

Policy H1 Sufficient land will be allocated for housing development between 2001 and 2011 as follows:-

URBAN VILLAGES

Ref. Number	Location	Area (ha)	Units
1.	Acrefair: Llangollen Road	2.40	60
2.	Broughton : Former Gatewen Colliery Site	8.57	214
3.	Broughton: Southsea Road/New Road	3.28	77
4.	Chirk : Lodgevale Park	0.70	18
5.	Gwersyllt: Bottom Road	1.33	33
6.	Llay : Llay Road	1.31	31
7.	Penycae: Afoneitha Road	0.53	12
8.	Pentre Broughton : High Street	0.70	18
9.	Rhos : High Street/Hall Street	0.25	9
10.	Rhostyllen : Wrexham Road	7.57	160
11.	Ruabon : Station Road	1.17	23
12.	Ruabon: New Hall Road	3.50	80
13.	Tanyfro: Bryn Gwenfro	2.33	56
14.	Trevor: Former Brickworks, Llangollen Road	1.40	40
Urban Villages Sub Total		35.04	831

WREXHAM TOWN

Ref. Number	Location	Area(ha)	Units
15.	Rhosrobin: Pontrobin Farm	1.22	36
16.	Bridge Street/Cambrian Yard	4.73	260
17.	Former Brewery, Central Road	2.80	100
18.	Former Depot, Crescent Road	0.54	13
19.	Salop Road / Greenbank Road	1.06	30
20.	Stansty Road/Garden Road	2.05	60
21.	Ruthin Road	11.00	327
22.	Watery Road	1.23	37
Wrexham Town Sub Total		24.63	863

RURAL VILLAGES

Ref. Number	Location	Area (ha)	Units
23.	Bronington : Former Garden Centre, New Hall Lane	0.63	12
24.	Dolywern : Adjacent to Y Wern	0.30	5
25.	Gresford : Bryn y Groes	2.87	43
26.	Holt : Wrexham Road	0.67	12
27.	Lavister : Waterways Garden Centre	0.94	12
28.	Minera : Adjacent to Eversley Court	0.25	6
29.	Penley : Polish Hospital	4.05	66
Rural Villages Sub Total		9.71	156

TOTAL	69.38	1850
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6.5 The Plan's projected population and household/dwelling requirements are informed by a migration-led projection using migration trends agreed with the National Assembly for 1996 based projections and proxy detailed household formation data which includes some provision for the locality's student population. The population of Wrexham County Borough in 1996 was 125,110. This figure is expected to grow by 1,198 to a 2011 population of 126,308. This is considerably lower than the rate of population increase seen in the recent past, due to reduced inward investment, natural change, and in-migration. Consequently a slower rate of new household formation is projected. The resulting dwelling requirement is expected to increase from 52,470 in 1996 to 58,113 in 2011, an increase of 5,643 new dwellings or 376 new dwellings per annum over the Plan period. A slippage allowance, to



cover unforeseen circumstances (e.g. land ownership or infrastructure constraints, etc.) which may delay the development of the Plan's committed and allocated housing sites, of 10% of the total requirement (i.e. 564 new homes) has been added. Policy PS5 therefore makes provision for the development of 5775 dwellings between 1996 and 2011. It is acknowledged that the population forecast is only one of several factors that influence the Plan's housing requirement. Other factors such as recent housing completion rates, the physical and environmental capacity of settlements to absorb growth, and the extent of existing commitments have also been fully considered as part of the planning strategy.

6.6 The Plan identifies sufficient land to meet this future new housing requirement as follows:-

Total Dwelling Provision 1996-2011	5775
a) Dwellings completed 1996-2001 = 2075, leaving a dwelling requirement for 2001-2011	3700
b) Land with planning permission for new homes as at 1st April 2000 and contributing to the five years supply or likely to start within the five years and contributing beyond	1070
c) Unidentified small sites (9 dwellings or fewer)	1000
d) Residual dwelling requirement from allocations	1630

The residual requirement of 1630 will be increased by 10% (163 dwellings) to allow for possible slippage in the implementation of the allocated sites, and by 107 to allow for slippage in the implementation of the sites with planning permission. The sites allocated under Policy H1 seek to reflect this requirement for 1900 dwellings.

6.7 The Wrexham Housing Needs Study (1999) found a requirement for an additional 1950 dwellings (of which 164 are social sector dwellings) over the 5 year period 1998 to 2003. Most of the additional housing required is in the Wrexham Town (45%), North West (36%) and South West (17%) areas of the County Borough. In addition, the model, based on the continuation of existing trends has projected a total net shortfall of up to about 4,150 dwellings (averaging 320 dwellings per annum) over the period 1998 to

2011. Again, this figure is the result of combining shortages and surpluses of properties of different size and across different tenures. The survey does suggest that generally there is a reasonable balance of accommodation in the County Borough and that there is adequate provision for future allocation within the Unitary Development Plan.

6.8 The housing land allocations identified in Policy H1, in number, range of site types, and variety of location, are considered reasonable and adequate to cater for the County Borough's future housing requirements to 2011. The proportion of new housing allocations on brownfield land is 53%. The proportion of new housing permissions (as at April 2001) on brownfield land is 67%. The combined figure (allocations and permissions) on brownfield land is 59%. Full account has been taken of the constraints of marketing, servicing, phasing, and ownership in defining genuinely available land. Development densities on each site are approximate and vary according to the location, topography, and physical constraints of the allocated sites, and the general character of its surroundings. Allocated sites are well-related in scale and location to existing development and are well integrated within the existing pattern of settlement and surrounding land uses. Further residential land releases could unnecessarily and unreasonably extend development, contrary to the strategy of consolidation/urban regeneration and the protection of countryside, and will be resisted.

Residential Development (of Unannotated Land) within Settlements

Policy H2 Residential development on unannotated land within settlement limits will be permitted subject to compliance with Policy GDP1.

6.9 Although the Plan provides an adequate supply of undeveloped sites, consideration will be given to proposals for the development of unannotated land within settlement limits compatible with the character and form of the built up area. Such development contributes to the economic use of land, avoids pressure on the countryside, and serves to remove the detrimental effect of neglected land in residential areas. However, development should not prejudice either the existing amenity enjoyed by adjacent residents or potential opportunities for redevelopment. Attractive tree-lined, and/or low density residential areas (e.g. the Chester Road/Maes-y-Dre Road/Penymaes Avenue/Park Avenue neighbourhood in Wrexham, or the Wynnstay Lane/Standcliffe Avenue/Pistyll Hill/Hoseley Lane locality in Marford), must not be spoilt by insensitive developments which increase densities; constitute over-development; result in the loss of private or public open space; or detract from the general character of the area.

