



Appendix 1 Assessment of Obligations

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Obligation	Policy (Core Document List Reference)	Supply & Demand	Calculation Methodology – Financial Contributions	Beneficiary Facilities/ Infrastructure – Off site
Affordable Housing Provision of affordable housing, which is to comprise 25% of the total number of dwellings built on the site <i>And</i> Payment of a commuted sum to secure the full 25% affordable housing in the event of part of the affordable housing requirement being less than a full dwelling unit	UDP Policy H7 (CD40) – Requires affordable housing on developments of 25 or more dwellings where there is a proven need LPGN28 (CD45) – Includes that the Council will normally expect that 25% of the total site capacity to be provided as affordable housing	LDP (2) evidence base <i>Local Housing Needs Assessment</i> , Final Report March 2015 sets out an annual need within the County Borough of 157 dwellings, of which 69 dwellings are within the Western Border sub-area (Discussed in this Written Statement of Evidence at paragraph 6.6)	Commuted sum calculation within Unilateral Undertaking	Commuted sum to be used for the provision of affordable housing within Wrexham County Borough Council administrative area
Public Open Space Arrangements for the management and maintenance of on-site public open space / green space	UDP Policy CLF5 (CD40) – Requires on-site public open space on developments of 10 or more dwellings, and supporting text refers to need to secure maintenance of open space LPGN10 (CD41) – Includes for developers to make own arrangements for the maintenance of open space, which typically involves the establishment of a company, with the arrangements incorporated into an appropriate legal document	To meet need for public open space that is generated by the development	N/A	N/A
Ecology Arrangements for the management and maintenance of any on-site habitat mitigation	UDP Policy EC6 (CD40) – Applies to protected species and their habitats and seeks compensatory measures to mitigate harm	Development generates a potential requirement for on-site habitat mitigation	N/A	N/A

Education Financial contributions towards primary and secondary education	UDP Policy GDP2 (CD40) – Requires a financial contribution for the Council to provide additional capacity, where the capacity of infrastructure/community facilities is likely to be deficient as a consequence of the development LPGN27 (CD44) –Sets out how UDP Policy GDP2 will be applied, including method for calculating contributions	LDP(2) evidence base <i>BP2: Settlement Hierarchy and Development Potential</i> , as revised February 2016, sets out that schools serving Llay are at capacity (see this Written Statement of Evidence Table 4.1 and paragraph 4.15)	In accordance with methodology in LPGN27	TBC in Unilateral Undertaking, taking account of pooling
Transport Financial contributions towards the monitoring of Travel Plans	TAN18 (CD39) – sets out a requirement for a Transport Implementation Strategy and that this should set objectives and targets for travel demand, measures and contributions to achieve them, and a framework for monitoring	Development generates a requirement for a Travel Plan, which in turn generates a requirement for monitoring	The scale and duration of the contribution at £2000 per annum for five years is reasonably related to the development	N/A