



Appendix 12
Expressions of
Interest from
Anwyl Homes
and Bellway
Homes Ltd

Our Ref: CORR/MP/GW/110903

23rd June, 2016

Mr. M Cunningham
Principal
MDG Design
41 Shaw Street
Liverpool
L6 1HL

Dear Mr. Cunningham,

Proposed Development of 365 dwellings on land at Home Farm, Llay Wrexham
Expression of interest

Further to our exchanges of correspondence, telephone conversations and meetings. Anwyl Group wishes to express an interest in the above proposals. The Anwyl Group is a well-established regional house builder which is currently building houses across North Wales and North West England.

We believe that the Home Farm, Llay Site is a viable and marketable development site which Anwyl would be keen to be part of. Anwyl would be looking to commence on site immediately following the grant of detailed planning permission which would assist in increasing the supply of housing in the short term.

Please let me know if you need any further information or assistance.

Yours faithfully,

Mike Pender
Planning Manager

Encl

M.P (Direct Line): 01244 421620

Anwyl Homes, Anwyl House, St David's Park, Ewloe, Flintshire, CH5 3DT
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Date: 17 October 2016

Our Ref: JA/Llay//3.1



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North West Division
2 Alderman Road
Liverpool
L24 9LR

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www.bellway.co.uk

Dear Stephenie

I hereby confirm that Bellway Homes Ltd (North West Division) has an interest in the above site and below provide an indication of key dates should planning permission be granted.

Given that full due-diligence has been undertaken on the site I expect that an application for reserved matters could be prepared and submitted within six weeks from the grant of outline as the all supporting information and technical reports will have been prepared as part of due-diligence acquisition.

Provided the Council deal with the application expediently, we would expect to secure a decision in 13 weeks. We then use internal resources to immediately seek to discharge the planning conditions, and, provided it is outside the period for Judicial Review, once discharged Bellway would immediately commence implementation of the planning permission as there are no technical barriers to prevent us from doing so. Following an initial lead-in for pre-commencement of development works, we would expect the first dwellings to be provided within six months and, even as a shared site, to achieve a sales rate of 36 dwellings per annum.

Bellway has recent experience of building within Wrexham Borough County Council on a development scheme known as Cobden Mill (Former Dusseks Site, Watery Road, Wrexham P/2009/0903) at which we built over 60 units in 2015/2016.

Given our intention to deliver this site as part of our 2018/19 housing figures I would be willing to accept a reduced-life outline consent of 12 months if the Inspector feels it necessary.

Yours sincerely
Bellway Homes Ltd (NW Division)

A handwritten signature in black ink that reads "J Aspinall". The signature is written in a cursive, flowing style.

JANE ASPINALL
PLANNING MANAGER