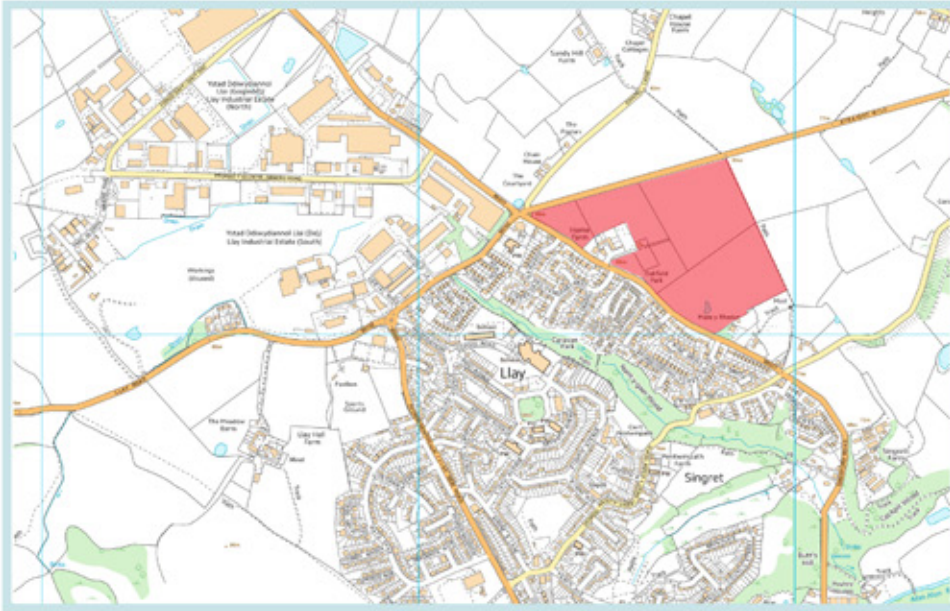


01 Home Farm, Llay

Site analysis- Existing



SITE DESCRIPTION

Home Farm is situated off Gresford Road, opposite the existing housing estate. The immediate area around the site is a mixture of residential and agricultural. The land proposed for development is mostly grade 3b agricultural land.



The site itself is relatively level, and abuts the existing dwellings at New Farm and the adjacent barn conversion scheme. The site includes an area of land currently used as a car park for farm vehicles.

Llay has a well established presence, and has many amenities and facilities that would be strengthened by an increase in the local population.

Llay borders several other villages including Gwersyllt and Gresford. At the 2001 Census, the total population of the community of Llay, including Llay village, was 4,905.

Nearby is Alyn Waters Country Park, which has a small golfing range, and other sporting events take place on the large playing fields, such as football (home of Llay United Youth Football Club).

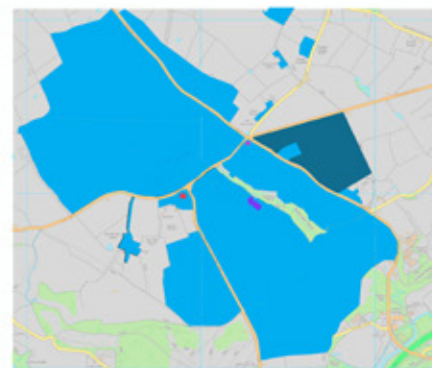
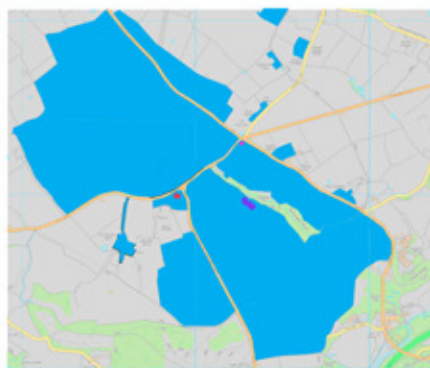
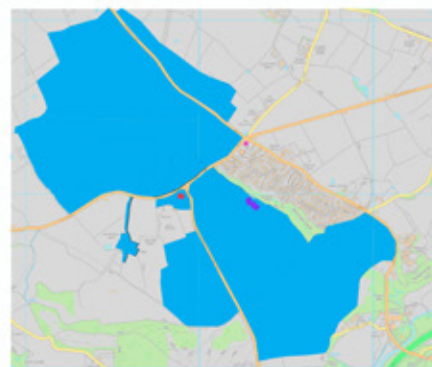
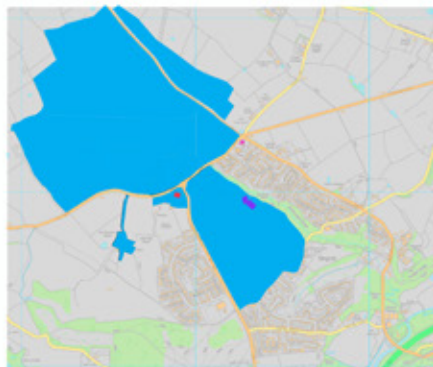
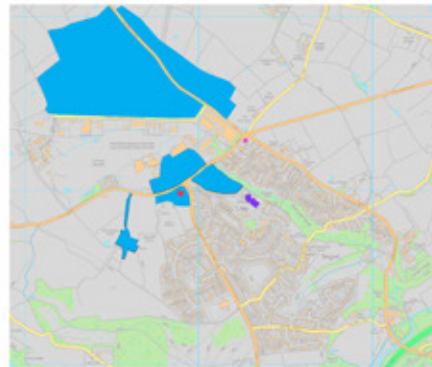
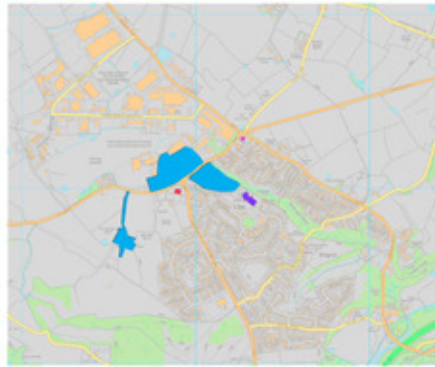
The site is well served by local transport links. There are bus stops adjacent to the site, and it is bounded on two sides by the B5102, Straight Mile, linking to the A483 and the B5373 Gresford Road.

The nursery and primary school are less than 500 metres away, as is the post office. The site is within 250 metres of the nearest pub, and within walking distance of shops and churches.

There is an industrial estate in Llay, similar in size to the whole village itself.

02 Home Farm, Llay

Site Analysis- Historical



These historical maps illustrate the development patterns of Llay over the last Century from 1912 to the present day. The areas highlighted in blue represent land that has been developed up to the date specified.

The Llay area was agricultural until 1906. In 1913 a proposal to set up a colliery and village was agreed with Hickleton Manin colliery, and new company Llay Main Collieries Ltd incorporated on 7th August 1913.

In 1922 there was "talk of a small town being built at Llay". 200 houses were built, and 200 were under construction.

By 1931, the population of Llay was 3,627. Of these, 633 were Welsh speaking and additionally there were 17 who could speak Welsh but not English (census 1931). By April 1923, houses at 1st Avenue, 2nd, 3rd, 4th, and 6th Avenue were built.

In August 1926 Llay's first purpose built school opened.

Since this time Llay has grown significantly.

Each stage of growth and development has been a natural and sizeable addition to the village. The new proposals represent the next stage in the development and growth of Llay as a community.

03 Home Farm, Llay Planning

Planning

The site is considered Agricultural land. The areas to the south of the site are designated as Primarily Residential Areas. To the West, East and North is Agricultural land.

Wrexham does not currently have a 5 year housing land supply as required by paragraph 9.2.3 of Planning Policy Wales (PPW).

Primary Planning Considerations associated with the site therefore include UDP policies, strategic policies, the PPW and Planning Policy technical advice notes.

Highways

We have undertaken traffic assessments around the site, and at relevant junctions in the surrounding area. Three new accesses are proposed, including one directly onto the straight mile, helping to reduce any impact on the Gresford Rd/ Llay Rd Junction.

Our proposals are being developed with detailed consultation with the local highways officer and a specialist highways consultant.

Schools

A commuted sum will be payable to the local council by the Developer in accordance with the Local Planning Guidance notes 27 'Developer contribution to schools'.

Affordable housing

A number of the properties will be for affordable housing use. This is in line with Local planning Guidance Notes 28 'Affordable Housing'.

Pre-App Discussions

Discussions have been had with council officers in the following departments:

- Planning
- Highways
- Landscape
- Minerals
- Education
- Environmental Health
- Ecology
- Affordable Housing

The outcomes of these discussions have led to an informed and considered outline plan for development.

The points stated above outline the planning restraints and guidelines that will be adhered to in the design and development of the site. The design will comply with relevant Local planning Guidance Notes and National Policy.

In order to inform the design constraints and opportunities we will be working with the most recent National Policy Framework and the Wrexham Unitary Development Plan.

National Policy

Wrexham Unitary Development Plan
Planning Policy Wales (Edition 7)
Mineral Planning Policy Wales
Technical Advice Note 1: Joint Housing Land Availability Studies
Technical Advice Note 2: Planning and Affordable Housing
Technical Advice Note 5: Nature Conservation and Planning
Technical Advice Note 11: Noise
Technical Advice Note 12: Design
Technical Advice Note 18: Transport
Technical Advice Note 22: Sustainable Buildings.
Minerals Technical Advice Note Wales 1: Aggregates

Strategic Policies

Broad Location of Development
PS1
PS2
PS3
PS4

Specific Policies

GDP1: Development Objectives
EC2: Agricultural Land
EC4: Hedgerows, Trees and Woodlands
EC6: Biodiversity Conservation
EC13: Surface Water Run-off
H7: Affordable Housing
S6: Local Need Shopping
CLFS: Open Space Requirements from new Residential Developments
T8: Parking
MW9: Protection of Mineral Resources

Local Planning Guidance Notes:

LPG7: Landscape and Development
LPG10: Public Open Space on New Housing Development
LPG16: Parking
LPG17: Trees and Development
LPG21: Space Around Dwellings
LPG24: Designing Out Crime
LPG27: Developer Contribution to Schools
LPG28: Affordable Housing
LPG30: Design A Guide for Developers and Architects when Designing Residential
LPG32: Biodiversity and Development



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04 Home Farm, Llay

Design



Indicative Site Plan for Outline Planning Permission

- The site consists of 365 dwellings and one commercial unit.
- Large areas of dedicated green space surround the houses with a village green as a central focus.
- Green Barriers act as buffers around the boundary of the site opposite the residential area and also along Straight Mile.
- Public green space will link the village with the footpaths through the site.

- The wider community will benefit from new areas of green space which has previously been private land.
- The plan will be used as an outline guide for the principles of future development.

05 Home Farm, Llay

Benefits



Improved Housing Supply

An improved housing stock for Llay will help to fulfill Wrexham Council's 5 year supply and may also help to reduce the waiting list for housing.



Potential for Job Creation

Potential for the creation of jobs in the local construction industry and training and apprenticeship opportunities for local young people.



Green Space

Dedicated green space will be included in the development to serve the members of the wider community. Spaces will include children's playground facilities, landscaped pond and new public footpaths to link in to the Wales and UK National Trails Network.



Economic Boost

An economic boost for the local area as new residents spend their money in shops and services.



Significant Investment

Significant investment in new housing for Llay.



Raised Revenue

Raised revenue for the Council through additional Council Tax receipts from new residents.

New homes and the wider benefits

Wrexham Borough Council has an ambitious target to deliver a 5 year supply for housing. In addition to providing high-quality new homes in line with the Council's aspirations, the plans for Home Farm would provide other benefits for both the local community and the area as a whole.