



LAND AT MOLD ROAD, GWERSYLLT

Affordable Housing Delivery Statement

January 2026



Castle  Green

the 1990s, the number of people in the world who are under 15 years of age is expected to increase from 1.1 billion to 1.5 billion.

As the world's population grows, the demand for food and other resources will increase. This will put pressure on the environment and on the world's food supply.

One way to meet this demand is to increase the amount of food that is produced. This can be done by using more land for agriculture.

Another way to meet this demand is to increase the efficiency of food production. This can be done by using better farming techniques.

There are many ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.

One way to do this is to use sustainable farming practices. This means using methods that will not deplete the soil or harm the environment.

Another way to do this is to use better irrigation techniques. This means using water more efficiently and reducing waste.

There are many other ways to increase food production and efficiency. It is important to find ways that will not harm the environment.



1. Introduction

- 1.1. This Affordable Housing Statement [the Statement] has been prepared by Castle Green Homes [the Company] in support of planning application P/2023/0050 [the Application] which seeks full planning consent for residential development of 83no. affordable dwellings and associated infrastructure (as amended) at Mold Road, Gwersyllt [the Site].
- 1.2. This Statement has been prepared to summarise how the affordable housing will be secured in perpetuity to support securing of available grant funding.
- 1.3. The Site is located within the North Wrexham and Gresford Sub-Market Area as set out in Policy H2 of the Wrexham Local Development Plan [LDP] [now unadopted). Policy H2 of the LDP confirms that on developments of 10 units or more, 25% of the homes delivered shall be Affordable Housing. Therefore, on a scheme of 83no. homes, 21no. homes are required to be Affordable Housing.

2. The Proposal

- 2.1. The Site Layout (Ref: MRGWR-SP.01 Rev K) sets out the location of the 21no. Affordable Homes to be secured via s106 Agreement as part of the Planning Permission – comprising 25% of the total number of homes to be delivered on-site in accordance with Policy H2 and delivered in the following tenures: –
 - 15no. (70%) Social Rent;
 - 6no. (30%) Intermediate
- 2.2. In addition to the 21no. homes to be secured through s106 Agreement, it is proposed that the remaining 62no. homes will be delivered as Affordable Homes over and above the Council's affordable housing policy requirement.
- 2.3. It is proposed that these 'additional' 62no. affordable homes will **not** be secured via s106 Agreement but will instead be secured via planning condition and the Affordable Housing Tenure Plan (Ref: MRGWR-ATP.REF.01) forming an approved plan on the Planning Permission.



- 2.4. In total, 83no. of the homes delivered will be secured as affordable in perpetuity, comprising 100% of the total number of homes consented.

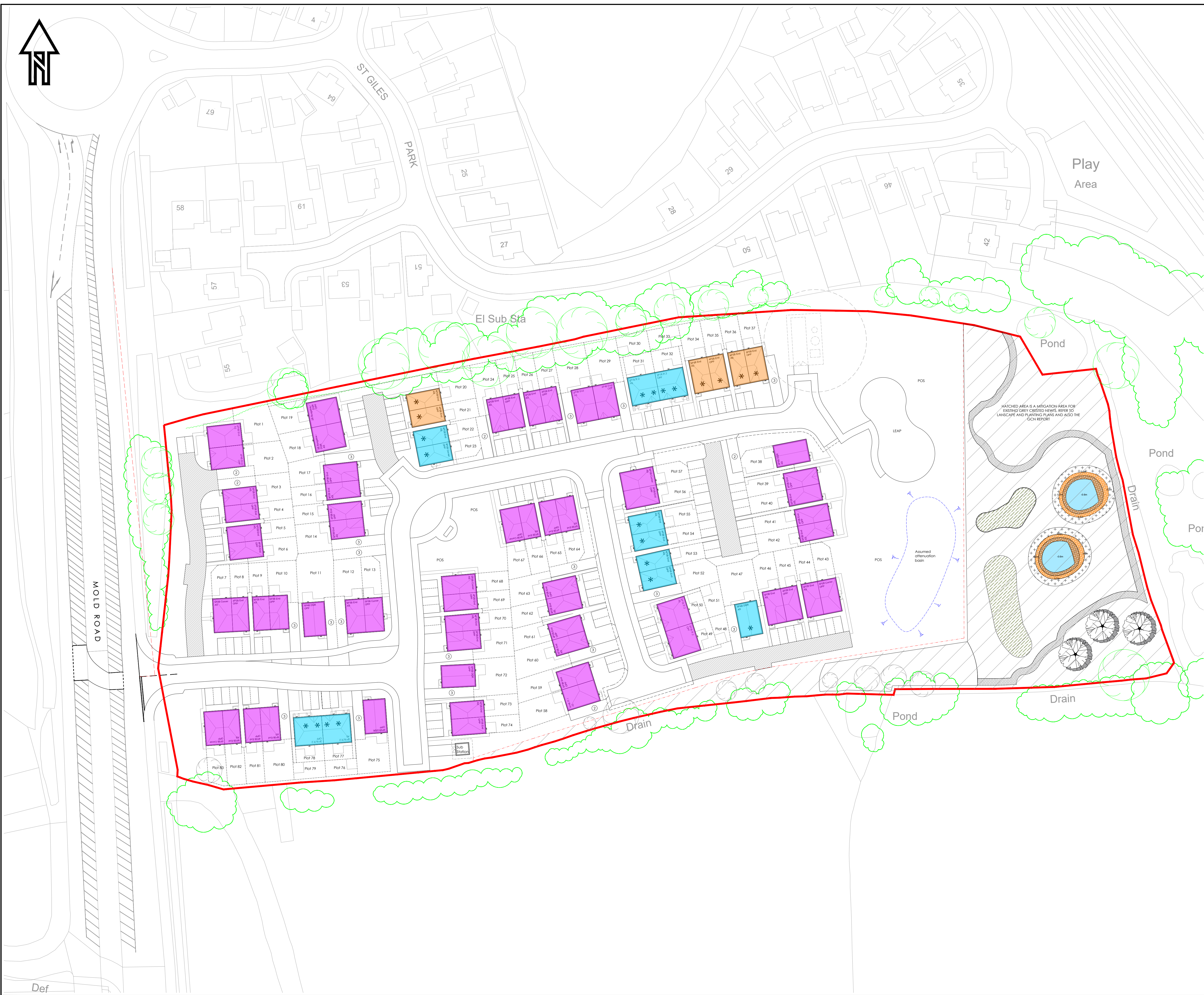
3. Delivery

- 3.1. The securing of the additional affordable homes via planning condition rather than s106 agreement opens up the ability for the Company's Registered Provider [RP] partner to seek grant funding to support the acquisition of the additional affordable homes. Should all homes be secured via the s106 agreement then the RP would not be able to access Welsh Government grant funding to acquire the properties, as they are viewed as a planning obligation and a way of capturing uplift in land value from achieving Planning Permission.
- 3.2. It is considered that securing the additional affordable homes via planning condition provides the necessary security and legal comfort to the Local Planning Authority that homes will be retained as affordable homes in perpetuity. Any proposals to vary the tenure of plots to open market homes will require a variation of the planning permission via a minor material amendment to the approved Affordable Housing Tenure Plan, of which the Council would be the determining authority. The Council therefore retains the ability to refuse any application, unless minded to approve.
- 3.3. The Company does not yet have a Registered Provider partner secured to deliver the affordable homes, however remains in discussion with a number of housing associations who have experience of delivering affordable housing in Wrexham.
- 3.4. To provide appropriate reassurance to the Council that a Registered Provider will be secured to deliver the affordable homes, it is proposed that a Grampian planning condition be included on the decision notice preventing commencement of development until an Affordable Housing Scheme has been submitted to and approved by the Local Planning Authority.



Appendix A

Affordable Housing Tenure Plan



Schedule of Accommodation				
HouseType	Description	SQFT	Number	Percentage
2P1B - Affordable	1 Bed, Walk up flat - Ground Floor	562 SQFT	4	4.82
2P1B - Affordable	1 Bed, Walk up flat - First Floor	652 SQFT	4	4.82
4P2B - Affordable	2 Bed, 2 Storey, Semi Detached	884 SQFT	7	8.43
5P3B - Affordable	3 Bed, 2 Storey, Semi Detached	1004 SQFT	4	4.82
5P3B CT - Affordable	3 Bed, 2 Storey, Corner Turner	1004 SQFT	1	1.20
6P4B - Affordable	4 Bed, 2 Storey	1197 SQFT	1	1.20
2P1B	1 Bed, Walk up flat - Ground Floor	562 SQFT	2	2.41
2P1B	1 Bed, Walk up flat - First Floor	652 SQFT	2	2.41
2B Bungalow	2 Bed, 1 Storey, Semi Detached	627 SQFT	2	2.41
4P2B	2 Bed, 2 Storey, Semi Detached	884 SQFT	30	36.14
5P3B	3 Bed, 2 Storey, Semi Detached	1004 SQFT	10	12.05
5P3B CT	3 Bed, 2 Storey, Corner Turner	1004 SQFT	7	8.43
6P4B - Semi Detached	4 Bed, 2 Storey, Semi Detached	1197 SQFT	4	4.82
6P4B	4 Bed, 2 Storey	1197 SQFT	5	6.02
TOTAL		75260 SQFT	83	100.00
Gross Site Area		7.73 Acres	3.13 Hectares	
GCN Mitigation area		1.45 Acres	0.59 Hectares	
POS / Pump Station / Sub-station		1.09 Acres	0.44 Hectares	
Existing Landscaping & Buffer zone		0.21 Acres	0.08 Hectares	
Site Entrance & Single-Sided Road		0.045 Acres	0.02 Hectares	
NETT SITE AREA:		4.935 ACRES	2.00 HECTARES	
Gross Density:		10.74 Units/Acre	26.53 Units/Hectare	
NETT DENSITY:		16.82 UNITS/ACRE	41.56 UNITS/HECTARE	
Gross Footage:		9736.09 SQFT/Acre	2235.08 SQM/Hectare	
NETT FOOTAGE:		15250.25 SQFT/ACRE	3550.84 SQM/HECTARE	

Key:

Affordable Rent

Intermediate Rent

Additional affordable housing to be secured through planning condition.

Rev:	Description:	Date:
-		



Castle Green
Unit 20,
St. Asaph Business Park, St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site: Mold Road, Gwersyllt

Title: Site Layout - Affordable Tenure Plan

Scale: 1:500 at A1

Date: 12/01/2026

Ref: MRGWR-ATP.REF.01

Rev: --



Please Recycle
Printed on 100% recyclable paper

Castle|||Green

Castle Green Homes Ltd
Unit 20, St Asaph Business Park, St Asaph, Denbighshire, LL17 0LJ

@castlegreenhomes
www.castlegreenhomes.uk
01745 536 677