



LAND AT MOLD ROAD, GWERSYLLT

Affordable Housing Delivery Statement

September 2026



Castle  Green

the 1990s, the number of people in the world who are under 15 years of age is expected to increase by 1.5 billion, from 1.1 billion in 1990 to 2.6 billion in 2010.

As the world's population grows, the demand for food and other resources will increase. The world's population is expected to reach 9 billion by 2050, and the demand for food will increase by 50% by 2030.

The world's population is also becoming more urban. In 1990, 54% of the world's population lived in urban areas. By 2010, this is expected to increase to 69%.

The world's population is also becoming more diverse. In 1990, 60% of the world's population was of European descent. By 2010, this is expected to decrease to 45%.

The world's population is also becoming more educated. In 1990, 54% of the world's population was illiterate. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more mobile. In 1990, 54% of the world's population lived in rural areas. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more affluent. In 1990, 54% of the world's population lived on less than \$2 a day. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more healthy. In 1990, 54% of the world's population lived in poor health. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more peaceful. In 1990, 54% of the world's population lived in a state of conflict. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more democratic. In 1990, 54% of the world's population lived in a non-democratic country. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more environmentally conscious. In 1990, 54% of the world's population lived in a country that was not a member of the United Nations Framework Convention on Climate Change. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more technologically advanced. In 1990, 54% of the world's population lived in a country that did not have a telephone. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more globally connected. In 1990, 54% of the world's population lived in a country that was not a member of the World Trade Organization. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more environmentally sustainable. In 1990, 54% of the world's population lived in a country that was not a member of the United Nations Convention on Biological Diversity. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more socially responsible. In 1990, 54% of the world's population lived in a country that was not a member of the United Nations Convention on the Rights of the Child. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more environmentally friendly. In 1990, 54% of the world's population lived in a country that was not a member of the United Nations Convention on the Law of the Sea. By 2010, this is expected to decrease to 35%.

The world's population is also becoming more environmentally aware. In 1990, 54% of the world's population lived in a country that was not a member of the United Nations Convention on the Rights of the Child. By 2010, this is expected to decrease to 35%.



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.
- 1.3. The Site is located within Gwersyllt – an Urban Village as identified in the adopted Wrexham Unitary Development Plan. Policy H7 of the Wrexham Unitary Development Plan [UDP] confirms that the Council will enter into negotiations with developers to provide an element of affordable housing on sites of 25 units or more. Whilst H7 does not define the relevant percentage, Local Planning Guidance Note [LPGN] 28 ‘Affordable Housing’ (adopted April 2005, updated April 2013) defines that the Council will normally expect 25% be provided as affordable housing. This percentage was carried through the Local Development Plan [LDP] (now withdrawn), within which 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. Notwithstanding this, the 100% affordable housing proposal is secured outside standard local development plan (UDP/LDP) percentage policy requirements, as an exception to standard policy contributions.

2. The Proposal

- 2.1. The Site Layout shows the location of 83no Affordable Homes to be secured via s106 Agreement as part of the Planning Application. The tenures are to be secured via S106 Agreement, comprised of intermediate rent and social rent in accordance with Wrexham County Borough Council approved tenure requirements.
- 2.2. In total, 83no. of the homes delivered will be secured as affordable in perpetuity, comprising 100% of the total number of homes consented.
- 2.3. The principle of a 100% affordable housing exception site is laid out within Planning Policy Wales [PPW] (Edition 12). PPW does not define the relevant mechanism to securing the affordable housing provision as a preference between s106 or planning conditions. The proposed control is both s106 Agreement and planning condition as appropriate mechanisms.



3. Delivery

- 3.1. Interest has been expressed by a number of housing associations who have experience of delivering affordable housing in Wrexham. The Company remains in discussions with these Registered Providers.
- 3.2. Any breach of planning condition is enforceable through standard planning enforcement powers, providing a clear and robust mechanism for compliance. Compliance monitoring by the LPA would apply to both compliance with s106 obligations and planning conditions.
- 3.3. The tenure of the affordable housing is to be social rent and intermediate rent in accordance with Wrexham County Borough Council approved tenure requirements. The tenure control is to be secured through the S106 Agreement in accordance with WCBC requirements.



Appendix A

Expression of Interest Letter



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