

Planning Department
Wrexham County Borough Council
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Wrexham
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P/2023/0050
RP/TH/CR/DLB
05/10/2026
Lee Bruce
01978 298814

By email only: planning@wrexham.gov.uk

Dear Sirs,

Re: P/2023/0050 – Land at Mold Road, Gwersyllt – Affordable Housing Comments.

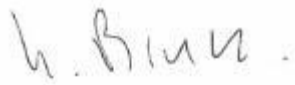
Thank you for your email of 23rd September 2026. I have reviewed the information and would comment as follows:

- It is noted that the proposal would provide 83 dwellings, all of which are proposed by the applicant to be affordable housing in perpetuity.
- The Council's Local Housing Market Assessment (LHMA) and Housing Register demonstrate an identified need for affordable housing within the North Wrexham and Gresford Housing Market Area, within which the site at Mold Road, Gwersyllt is located.
- There is also an identified need for a range of property types and sizes, including larger family accommodation and accommodation capable of meeting the needs of households requiring accessible or specialist housing.
- I am generally supportive of sustainable development which increases the supply of affordable housing within the County Borough and responds appropriately to identified local housing need.
- As with all residential development, the affordable housing should be constructed to a high standard, provide an appropriate level of internal space for its intended occupancy and be tenure neutral in its design and external appearance.
- All affordable homes should comply with the applicable Welsh Development Quality Requirements (WDQR 2021). An initial review of a selection of the proposed house types indicates that the floor areas of some units may not meet the relevant WDQR requirements. All proposed affordable house types should therefore be reviewed and confirmed as WDQR compliant before the affordable housing provision is agreed.
- Given the inclusion of bungalows and the need to ensure the development provides suitable accommodation for households with accessibility requirements, consideration should also be given to [Lifetime Homes - CAE](#) and the provision of appropriately designed accessible and wheelchair accommodation.

- Continued engagement with the Council's Affordable Housing team is encouraged to finalise the proposed affordable housing provision, including the mix, tenure split and delivery arrangements.
- **The Affordable Housing team would require all 83 dwellings to be secured as affordable housing in perpetuity through an appropriate legal mechanism, with the tenure mix and delivery arrangements agreed with the Council. For clarity, while the submitted documentation states that all 83 dwellings will be affordable housing in perpetuity, the reference to securing 25% affordable housing through the Section 106 Agreement should be clarified to ensure that the legal mechanism reflects the proposed 100% affordable housing provision.**
- Any service charges, estate management charges or other recurring charges associated with the affordable homes should be kept to a minimum to ensure that the overall housing costs remain affordable to occupiers.

Subject to the matters outlined above being satisfactorily addressed, the Affordable Housing team is supportive in principle of the proposed provision of affordable housing on the site.

Yours sincerely,



Lee Bruce MRICS
Accommodation Project Manager