

**FLINTSHIRE COUNTY COUNCIL**

**HOUSING LAND MONITORING STATEMENT  
APRIL 2016**

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## **Flintshire County Council Housing Monitoring Statement April 2016**

### **1.0 SUMMARY**

- 1.1 There is currently no up-to-date development plan for Flintshire as the Unitary Development Plan is time expired and there is no adopted Local Development Plan (LDP). Welsh Government Guidance as set out in TAN1 Joint Housing Land Availability Studies (JHLAS), January 2015 states 'Therefore local planning authorities that do not have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a 5 year housing land supply and effectively will be considered not to have a 5 year supply. Those LPAs without an adopted development plan will be unable to produce a JHLAS until an adopted LDP is in place. However, it is still important to monitor the level of housing provision and annual completions.
- 1.2 This document summarises the housing data as at 1<sup>st</sup> April 2016 for the purposes of monitoring and to contribute towards the evidence base for the LDP. It follows the guidance in TAN1 and contains the Council's estimates of the number of units likely to be completed in the next five years.

### **2.0 HOUSING LAND SUPPLY**

- 2.1 The five year land supply comprises large and small sites with planning permission (outline or full), remaining site allocations for housing in adopted development plans, and sites with a resolution to grant planning permission subject to a S106 agreement being signed, categorised as prescribed in TAN 1.
- 2.2 This document incorporates a calculation of housing supply based on the past completions rate. TAN1 requires Local Authorities to use the residual method but this is not possible as the UDP is time expired, and in addition to this, the Council is not of the view that this provides an accurate picture of the housing land supply.

## Large Site Supply

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply (1<sup>st</sup> April 2016 to 1<sup>st</sup> April 2021) – Large Sites</b>					
	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes Completed Since Last Study (Large and small sites)
	Cat 1 (u/c)	Cat 2	Cat 3	Cat 4	
<b>Total</b>	272	2544	1037	191	662

**Table 2 – Five year land supply breakdown – large sites (i.e. Categories 1 and 2)**

Private	2718
Public / Housing Association	98
<b>Total</b>	2816

## Small Site Supply

- 2.3 The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

**Table 3 – Small Site Completions for the Previous 5 Years**

2011-12	2012-13	2013-14	2014-15	2015-16	Total
69	54	128	81	87	419
<b>5 year average (419/5)</b>					<b>84</b>

- 2.4 The overall 5 year supply from these sources (large and small sites) is **3235 (2816 + 419)**.

## Supply from S106 Sites

- 2.5 As stated in paragraph 2.1, sites that have a resolution to grant planning permission subject to the signing of a S106 agreement can contribute to the 5 year supply. This is on the basis that the resolution to grant was during the 12 months to the study base date i.e. between 1<sup>st</sup> April 2015 and 31<sup>st</sup> March 2016, and that there is a clear intention from the applicant to develop the site.

**Table 4 – Supply from S106 Sites**

<b>Sites</b>	<b>Units</b>
Small sites	24
Large sites	17
<b>Total</b>	<b>41</b>

- 2.6 In total, all the source of the 5 year land supply amount to 3275 units.

<b>Source</b>	<b>Units</b>
Large sites (category 1 and 2)	2816
Small sites	419
Sites pending S106 (large and small sites)	41
<b>Total</b>	<b>3276</b>

### **3.0 CONCLUSION**

3.1 Given that the Council is currently unable to demonstrate a 5 year land supply, a guidance note for developers has been produced which seeks to ensure that speculative sites put forward on the basis of a lack of housing land supply are genuine development proposals, as opposed to simply adding supply on paper only (Appendix ?). The Council is of the opinion that the present TAN1 methodology is flawed in respect of an assumption that Local Authorities with no adopted LDP are deemed not to have a 5 year supply, and also that using the residual method does not provide an accurate reflection of the actual land supply.

3.2 Although unable to undertake a formal land supply calculation, the Council consider it important to provide an informal measurement of land supply based on a past completions calculation. This at least provides a measurement of land supply against the performance of the house building industry. Based on the past building rates method over a 5 year and 10 year period the land supply amounts to 6.6 and 8.1 years respectively. The Council is of the view that past building rates method clearly show the actual level of supply, compared with what the development industry is achieving on the ground, and is more reflective of recent economic conditions and reduced levels of house building.

3.3 The Council considers the most appropriate means by which to increase housing land supply is through the preparation of the Local Development Plan. The Council has undertaken a Call for Candidate Sites and these site are being consulted upon and assessed. The Council has commenced engagement and consultation on the strategic growth and spatial options in the run up to the pre-deposit consultation draft Plan (Preferred Strategy). The LDP will ensure that sites can be identified based on a rigorous and transparent assessment and against an agreed spatial strategy rather than on an ad hoc basis. The Council does not therefore intend to implement any formal steps to increase housing land supply, as to do so would divert resources away from progressing the LDP.

3.4 Nevertheless, there are two ways in which the Council can facilitate sustainable housing development which will improve the housing land supply:

Firstly, the Council will continue to work with landowners and developers in bringing forward appropriate and sustainable windfall housing sites as well as addressing any difficulties or obstacles preventing the delivery of allocated sites. Applications for sites within settlement boundaries will generally be looked upon favourably provided that they satisfy the Plan's policies. Applications on sites outside of existing settlements will be assessed on their individual merits in terms of whether they represent logical and sustainable development having regard to material planning considerations and will not be approved merely because they would increase housing land supply. They must also be capable of demonstrating that they can positively increase supply in the short term (e.g. by granting a short term permission) otherwise they would not be capable of meeting the requirements of TAN1.

Secondly, the Council is presently progressing its Strategic Housing and Regeneration Programme (SHARP) [http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-\(SHARP\).aspx](http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-(SHARP).aspx) which aims to develop 500 social, affordable and rent to buy homes the next 5 years. The programme also has scope for the Council to include land for the development of private market homes, where sites contribute to the overall Programme i.e. the delivery of affordable housing. The preferred development partner Wates Living Space was appointed in May 2015 and has progressed some schemes including Custom House Court in Connah's Quay (12 units), The Walks in Flint (92 units), and is progressing sites in Leeswood, Connah's Quay and Mold.

## Appendix 1 – Site Schedules

### Private Sector

Address	Built 2015/16	Site Capacity	Units Remaining	U/C	Categorisation						Comment	
					2017	2018	2019	2020	2021	3		4
<b>AFONWEN</b>												
Wilcox Coach Works		19	19			5	7	7				
<b>BAGILLT</b>												
Wern Farm		45						20	25			
Central Garage		11	2	2								
Former British Legion Club		10	10	4	3	3						Under construction
<b>BROUGHTON</b>												
South of Retail Park	141	271	48	12	36							Under construction
Compound Site		29	29			5	12	12				
<b>BUCKLEY</b>												
Rear of 34 Muirfield Road		21	8							8		Under construction
Land at Brook Farm		16	16			8	8					
Mount Pool (rear of Hillcrest)		15	15				7	8				
F G Whitley's Depot		39	39			9	15	15				
Lane End Brickworks	74	312	18	16	2							Under construction
Somerfields		30	30					30				
Well Street		162	162				54	54	54			
Holmleigh, Cheshire Lane		16	16			8	8					
Adj Aldans and Langdale		20	20			10	10					
Ewloe Hall Motors		14	14			7	7					
Land off Alltami Road		24	24	24								Under construction
<b>CAERWYS</b>												
Summerhill Farm		54	54			18	18	18				
<b>COED TALON / PONTYBODKIN</b>												
Station Yard / Depot		49	49					19	20	20		
<b>CONNAH'S QUAY</b>												
Adj Fair Oaks Drive		87	87		10	27		30			37	
Ffordd Llanarth		20	20								20	
Highmere Drive		162	162				30	30	30	72		
Llwyni Drive	54	137	16	6	10							Under construction
Custom House School		12	12	12								New site - U/C
<b>EWLOE</b>												
adj Ewloe Green Primary School	22	23	1		1							Under construction
South of the Larches		10	7	3	4							Under construction
Greenhill Ave / Springdale		41	41			10	15	16				New site



Address	Built 2015/16	Site Capacity	Units Remaining	U/C	Categorisation								Comment
					2017	2018	2019	2020	2021	3	4		

#### FFYNNONGROYW

Crown Inn, Main Road		11	11			4	4	3					
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#### FLINT

Croes Atti *	63	636	423	16	65	65	65	65	65	62		Under construction
Tyddyn Farm		38	38					19	19			
Flint Working Men's Club		15	15			7	8					
Former Leasowe's Garage		14	14		7	7						
Earl Lea Site		73	73		25	25	23					New site
The Walks		92	92		30	30	32					New site

#### FLINT MOUNTAIN

Pen y Glyn Hall		24	8	4	2	2			2			Under construction
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#### GARDEN CITY

North West of Garden City		1325	1325			60	105	135	150	875		
Former Snooker Hall	16	16	0									Comp 2016
Gateway to Wales Hotel		21	21			21						

#### GRONANT

East of Gronant Hill		27	27			9	9	9				
West Wing at Talacre Abbey		11	11	11								

#### GWERNYMYNYDD

Rainbow Inn, Ruthin Road		17	17	9	4	4						
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#### HAWARDEN

Land at Friar's Gap		31	6	2	1	1	1					Under construction
Overlea Drive	16	44	0									Comp 2016

#### HOLYWELL

Former Kwiksave site		10	10				10					
Old Depot, Halkyn Rd		15	15								15	
Former Textile Mill		120	120								120	
East of Halkyn Rd		45	45			15	15	15				
Lluesty Hospital		47	47			15	15	17				

#### HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD

West of Abermorddu School	4	35	31	16	10	5			10			Under construction
Ty Carreg, Stryt Isa		19	19			10	9					New site

#### LEESWOOD

Maxwell's Estate		36	25								25	
Former Laura Ashley site		30	30			15					15	

\* Figures assume two developers

Address	Built 2015/16	Site Capacity	Units Remaining	U/C	Categorisation								Comment
					2017	2018	2019	2020	2021	3	4		
<b>LIXWM</b>													
Land at Mansfield		31	1		1							Under construction	
<b>MANCOT</b>													
Rear of 11 Ash Lane	3	12	1	1								Under construction	
<b>MOLD</b>													
Former Bromfield Timber Yard		122	122			30	30	30	32				
Former Broncoed Works	13	88	57	12	15	15	15					Under construction	
Upper Bryn Coch Lane	21	22	0									Comp 2016	
Queen's Park		51	51				11	20	20				
44-46 High Street	4	10	6	6								Under construction	
94 Wrexham Road	5	11	2	2								Under construction	
<b>MOSTYN</b>													
Ffordd Pennant West		71	71				23	24	24				
<b>MYNYDD ISA</b>													
Rose Lane		58	58				19	20	19				
<b>NEW BRIGHTON</b>													
New Brighton Service Station		23	23					11	12				
Rock Bank, Main Road	4	13	9	5	4							Under construction	
<b>NORTHOP HALL</b>													
Cae Eithin, Village Rd	30	71	38	13	15	10						Under construction	
<b>PENYFFORDD</b>													
Llys Dewi		15	15			7	8						
Off Rhewl Fawr Road		11	2		2							Under construction	
<b>PENYFFORDD/PENYMYNYDD</b>													
Wood Lane Farm	55	224	15	15								Under Construction	
<b>RHES Y CAE</b>													
The Stores House	1	10	9			4	5						
<b>SALTNEY</b>													
142 High Street	39	54	4	4								Under construction	
<b>SYCHDYN</b>													
Sewage Works, Wats Dyke Way		39	39				19	20					
<b>WHITFORD</b>													
Altbridge House		41	41				7	34					
<b>PRIVATE SECTOR</b>	576	5373	3740	194	186	483	654	713	488	1037	191		

## Social Housing

Address	Built 2015/16	Site Capacity	Units Remaining	Categorisation								Comment
				U/C	2017	2018	2019	2020	2021	3	4	
<b>GREENFIELD</b>												
Adj Glan y Don		58	58	58								Under construction
<b>MOLD</b>												
Side of Glanrafon Road		20	20	20								Under construction
Bryn Gwalia Bowling Green	11	11	0									Comp 2016
<b>SHOTTON &amp; ASTON</b>												
Aston Mead Estate		20	20			10	10					Loss of 23 net
<b>SOCIAL HOUSING</b>	11	109	98	78	0	10	10	0	0	0	0	

**Supply from Sites Pending S106  
(Approved subject to S106 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2016)**

<b>Address</b>	<b>Total units</b>	<b>Already accounted for in land supply</b>	<b>Contribution to 5 year supply</b>	<b>Large / Small site</b>
<b>FLINT</b>				
Pandy Garage, Chester Road	17	N	17	Large
<b>GARDEN CITY</b>				
31 Welsh Road	6	N	6	Small
<b>HAWARDEN</b>				
17,19,21a,21b Glynne Way	6	N	6	Small
<b>HIGHER KINNERTON</b>				
Old School House, Main Road	4	N	4	Small
<b>HOLYWELL</b>				
The Church in the Park, Post Office Lane	8	N	8	Small
<b>PENYFFORDD</b>				
Off Rhewl Fawr Road	9	Y	0	Small
<b>Total contribution to 5 year supply</b>			<b>41</b>	
Small sites			24	
Large sites			17	

## Appendix 2 – Past Completions Data

Year	Number of Homes Completed on:		
	Large Sites	Small Sites	All Sites
2007	158	159	317
2008	334	160	494
2009-2010 <sup>1</sup>	347	131	478
2011	210	69	279
2012	195	69	264
2013	328	54	382
2014	473	128	601
2015	493	81	574
2016	575	87	662

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<sup>1</sup> Figures cover a 2 year period

### Appendix 3 – Previous Land Supply Data

Year	5 year supply – number of homes (TAN1 categories)			Number of years supply	Supply beyond 5 years – number of homes		
	1	2	2*		3i	3ii	
2007							
2008	54	1171	0	2.57-4.19	586	0	
2009-10 <sup>2</sup>	62	1068	0	6.03	948	0	
2011	12	1454	0	6.8	878	0	
2012	152	3362	0	4.5	1591	0	
2013	299	2983	0	4.1	1212	0	
2014	397	2316	0	3.7	1414	0	
	<b>1</b>	<b>2</b>	<b>Small</b>	<b>S106</b>		<b>3</b>	<b>4</b>
2015	263	2774	401	0	n/a	1306	196
2016	272	2544	419	41	n/a	1037	191

<sup>2</sup> Figures cover a 2 year period

## APPENDIX 4

### Past Completions Calculations

As stated above the 5 year supply is 3276 in total.

#### 5 Year Past Completions

A	Total Previous 5 Year Completions (2011-2016)	2483
B	Average Annual Completions	497
C	Total 5 Year Land Supply	3276
D	Land Supply in Years (C/B)	6.6 years

#### 10 Year Past Completions

A	Total Previous 10 Year Completions (2006-2016)	4051
B	Average Annual Completions	405
C	Total 5 Year Land Supply	3276
D	Land Supply in Years (C/B)	8.1 years