

FLINTSHIRE COUNTY COUNCIL

**HOUSING LAND MONITORING STATEMENT
APRIL 2018**

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Flintshire County Council Housing Monitoring Statement April 2018

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 Technical Advice Note 1 (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 1st April 2018 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. The supply also includes those site allocations in existing adopted development plans which the local authority considers are likely to come forward. A number of existing development plan allocations have been removed from the study as in the local authority's view development is unlikely.
- 2.2 This document incorporates a calculation of housing supply based on the past completions rate. While it is acknowledged that TAN1 requires Local Authorities to use the residual method when calculating the housing land supply this is not possible in the case of Flintshire as the UDP is time expired. In addition to this, the Council does not consider that using the residual method alone provides an accurate or complete picture of the housing land supply.

2.3 TAN1 categorises sites as follows:

Category 1	Sites or the phases of sites which are under construction (relating only to the area where building is in progress).
Category 2	Sites or the phases of sites where development either can commence immediately or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years.
Category 3	Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints. (Although Category 3 sites will not form part of the 5-year supply, their identification may assist local planning authorities, developers and landowners in finding opportunities to improve site viability and deliverability.)
Category 4	Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.

Large Site Supply

Table 1 – Identified Housing Land Supply

Housing Land Supply (1st April 2018 to 1st April 2023) – Large Sites					
	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	
Total	372	1934	1146	0	504 + 104 = 608

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

Private	2105
Public / Housing Association	201
Total	2306

Small Site Supply

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

Table 3 – Small Site Completions for the Previous 5 Years

2013-14	2014-15	2015-16	2016-17	2017-18	Total
128	81	87	102	104	502
5 year average (502/5)					100

- 2.5 The overall 5 year supply from these sources (large and small sites) is **2808 (2306 + 502)**.

Supply from S106 Sites

- 2.6 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 prior to 31st March 2018, and that there is a clear intention from the applicant to develop the site within a five year period.

Table 4 – Supply from S106 Sites

Sites	Units
Small sites	6
Large sites	58
Total	64

- 2.7 In total, all the source of the 5 year land supply amount to 2872 units.

Source	Units
Large sites (category 1 and 2)	2306
Small sites	502
Sites pending S106 (large and small sites)	64
Total	2872

3.0 CONCLUSION

- 3.1 Given that the Council is currently unable to demonstrate a 5 year land supply under the terms of TAN 1, 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 and developed development proposals, as opposed to simply adding supply on paper only and not an exercise in simply adding value to land (<http://www.flintshire.gov.uk/en/PDFFiles/Planning/FCC-Developer-Guidance-Note-Speculative-Housing-Development.pdf>) .
- 3.2 With regard to housing land supply, the Council welcomes the Ministers letter of 18/07/18 and the dis-application of para 6.2 of TAN1 (removal of the 'considerable' weight to be given to increasing housing land supply), alongside a wider 'Call for Evidence'. In its submission in response to the call for evidence the Council has expressed its view that the present TAN1 methodology is flawed in respect of the assumption that Local Authorities with no adopted LDP are deemed not to have a 5 year supply, and also that using the residual method alone does not provide an accurate reflection of the actual land supply. The Council has experienced a large number of speculative planning applications, some of which have been granted planning permission and some which have been refused. This has generated concern for local communities and undermined the preparation of the LDP in terms of the diversion of resources.
- 3.3 Actual housing completions in the County have averaged 564 units over the first three years of the LDP period. This average annual completion rate is actually slightly in excess of the annual housing requirement that the LDP seeks to achieve (509 units per annum as set out in the Preferred Strategy consultation document).
- 3.4 Under the terms of TAN 1 the Council is unable to undertake a formal Joint Housing Land Availability Study incorporating a land supply calculation based on the 'residual' method. To provide some informal indication of the level of the land supply Appendix 5 of the Report therefore incorporates tables indicating how the identified land supply relates to the level of past building rates over 5 year and 10 year periods. While the Council acknowledges that this is not a formal calculation under the current terms of TAN 1, it at least shows the level of supply compared with what the development industry is achieving on the ground.
- 3.5 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 have been consulted upon and are being assessed. The Council has undertaken engagement and consultation on the strategic growth and spatial options and more recently on 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. Although the LDP is beyond the published date for Deposit consultation, the Plan is substantially drafted and ready for consultation.

This includes the identification of sites to allocate for housing. The publication of Planning Policy Wales 10 in December 2018 will delay the publication of the Plan as a full compliance check is required given that it is so different to PPW9. Subject to agreeing a revised Delivery Agreement with Welsh Government it is anticipated that the Plan will be placed on Deposit in June 2019.

- 3.6 As per TAN1, 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 that are policy compliant 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, particularly in relation to deliverability. As the LDP approaches Deposit, prematurity may also be a consideration.
- 3.7 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 with more currently in progress and others due to come forward. The table below shows the SHARP schemes as of February 2019.

Site	Settlement	Units	Status
Batch 1			
The Walks, Duke St	Flint	92	Complete
Custom House, Mold Rd	Connah's Quay	12	Complete
		104	
Batch 2			
Redhall, St Marks Ave	Connah's Quay	5	Complete
Former Dairy, Mold Rd	Connah's Quay	6	Complete
Maes Meillion	Leeswood	8	Complete
Heol y Goron	Leeswood	5	Complete

Ysgol Delyn, Alexandra Rd	Mold	16	Complete
Melrose Centre, Melrose Ave	Aston	9	Complete
		49	
Batch 3			
Maes Gwern	Mold	162	u/c
Nant y Gro	Gronant	41	pp
Llys Dewi	Pen-y-ffordd	27	pp
Depot	Dobshill	24	pp
Former library, Sealand Ave	Garden City	12	Current p.app
		264	

Appendix 1 – Site Schedules

Private Sector

Address	Built 2017/18	Site Capacity	Units Rmng	U/C	Categorisation								Comment
					2019	2020	2021	2022	2023	3	4		
AFONWEN													
Wilcox Coach Works (AFN006)		19	19								19		Application for extension of time awaiting approval & owners eager to dispose of site
BAGILLT													
Central Garage (BAG034)		11	2	2									Under construction
Former British Legion Club (BAG038)		10	10	4	3	3							Under construction
BROUGHTON													
Compound Site (BRO014)	24	24	0										Complete
Chester Road /Parc Jasmine (BRO029)	36	36	0										Complete
BUCKLEY													
Land at Brook Farm (BUC065)		16	16					8	8				Renewal granted, and site to be marketed
Mount Pool (rear of Hillcrest) (BUC079)		15	15					7	8				Owners in discussion with developer
F G Whitley's Depot (BUC080)		39	39	6	3	10	10	10					Under construction
Well Street, Buckley (BUC088)		162	162				54	54	54				Likely 'SHARP' scheme
Holmleigh, Cheshire Lane (BUC104)	12	16	0										Complete
Adj Aldans and Langdale (BUC179)	8	20	3	3									Under construction
Red Lion, Liverpool Rd. (BUC190)	2	11	0										Complete
Side of 61 Brunswick Road (BUC202)		10	10			5	5						Start on site expected Sept. 19
Jubilee Rd./West of Manor Drive (BUC206)		14	14	14									Under construction
CAERWYS													
Summerhill Farm (CAE007)		67	67		1	18	18	18	12				Dev. to start on site December '18
COED TALON / PONTYBODKIN													
Station Yard / Depot (COE007)		49	49			9	20	20					Reserved matters now approved & owner looking to dispose of site for development.

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CONNAH'S QUAY

	9	87	78	8	11	21	21	17				
Highmere Drive (CON038)		162	162				30	30	30	72		UDP Allocation
Llwyni Drive (CON039)		137	0									Complete
Territorial House, High Street (CON111)		11	11	11								Under construction
Land off Church St. (CON113)	10	10	0									New site-complete

EWLOE

South of the Larches (EWL043)	2	10	3	2	1							Under construction
Greenhill Ave / Springdale (EWL044)	22	41	15	12	3							Under construction
Boar's Head Inn, Holywell Rd (EWL059)		13	13				13					App. for increased numbers & likely start Jan. 19 - Pennaf

FFYNNONGROYW

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FLINT

FLINT MOUNTAIN

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GARDEN CITY

GRONANT

GWERNMYNYDD

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HAWARDEN

Land at Friar's Gap (HAW013)		31	4	1	1	1	1					Under construction
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HIGHER KINNERTON

Land at Kinnerton Lane (HIG022)		56	56	12	3	15	15	11				Under construction
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Address	Built 2017/18	Site Capacity	Units Rmng	U/C	Categorisation								Comment
					2019	2020	2021	2022	2023	3	4		
HOLYWELL													
Lluesty Hospital (HOL028)		89	89			30	30	29				Work now commenced	
HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD													
West of Abermorddu School (HCA027)	4	35	0									Complete	
Ty Carreg, Stryt Isa (HCA071)		19	19			10	9					Construction likely to start in near future	
LIXWM													
Land at Mansfield (LIX004)	1	31	0									Complete	
MOLD													
Former Bromfield Timber Yard (MOL020)		122	122			30	30	30	32				
Former Broncoed Works (MOL045)	41	88	18	5	13							Under construction	
44-46 High Street (MOL099)	6	10	0									Complete	
94 Wrexham Road (MOL100)		11	2	2								Under construction	
MYNYDD ISA													
Issa Farm (MYN033)		59	59			29	30					Macbryde homes	
NEW BRIGHTON													
New Brighton Service Station (NEW005)	1	24	23	13	2	8						Under construction	
Rock Bank, Main Rd. (NEW008)	4	13	0									Complete	
NORTHOP HALL													
Cae Eithin, Village Rd (NOH001)	49	94	9	5	4							Under construction	
PENYFFORDD													
Llys Dewi (PFD002)		27	27		10	17							
Off Rhewl Fawr Road (PFD001)	1	18	8		8							Under construction	
Land north of Coed Mor (PFD020)		23	23			7	8	8				Site recently sold	
PENYFFORDD/PENYMYNYDD													
Rhos Road, Penyffordd (PYF039)		40	40			20	20					Hilbre homes	
Hawarden Rd., Penyffordd (PYF041)		32	32			11	11	10				Sale ongoing to developer	
QUEENSFERRY													
1-3 Pierce Street (QUE013)		16	16				6	10				Info. from developer	

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 ¹	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
2017	319	102	421
2018	504	104	608

¹ 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 ²	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	
	1	2	Small	S106		3	4
2015	263	2774	401	0	n/a	1306	196
2016	272	2544	419	41	n/a	1037	191
2017	210	2488	452	50	n/a	1083	21
2018	372	1934	502	64	n/a	1146	0

² Figures cover a 2 year period

APPENDIX 4

**Supply from Sites Pending S106
(Approved subject to S106 prior to 1/4/2018)**

Address	Total units	Already accounted for in land supply	Contribution to 5 year supply	Large/ Small site
BUCKLEY				
Withen Cottage & Cheshire Lane, Altami Road	14	N	14	Large
FLINT				
Former Flint Chapel, Chester Road	5	N	5	Small
GWERNAFFIELD				
Bayonne, Hafod Road	1	N	1	Small
HOLYWELL				
Halkyn Road	44	N	44	Large
Total contribution to 5 year supply			64	
Small sites			6	
Large sites			58	

APPENDIX 5

Past Completions Calculations

As stated above the 5 year supply is 2872 in total.

5 Year Past Completions

A	Total Previous 5 Year Completions (2013-2018)	2866
B	Average Annual Completions	573
C	Total 5 Year Land Supply	2872
D	Land Supply in Years (C/B)	5.0 years

10 Year Past Completions

A	Total Previous 10 Year Completions (2008-2018)	4269
B	Average Annual Completions	427
C	Total 5 Year Land Supply	2872
D	Land Supply in Years (C/B)	6.7 years