

**Flintshire County Council**

**Joint Housing Land Availability Study 2015**

**Draft Statement of Common Ground**

**March 2016**

Consultation on this draft Statement of Common Ground will take place between  
2<sup>nd</sup> March 2016 and 16<sup>th</sup> March 2016

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## **1 Introduction**

- 1.1 This is a Statement of Common Ground (SoCG) prepared by Flintshire County Council and the other members of the Flintshire Study Group for the 2015 Joint Housing Land Availability Study (JHLAS) for Flintshire for April 2014 to April 2015.

The Flintshire Study Group consisted of:

Sandie Lloyd	Flintshire County Council
Andy Roberts	Flintshire County Council
Arwyn Evans	Pennaf
Phil Danson	North Wales Housing Association
Bryn Davies	Cymdeithas Tai Clwyd
Craig Sparrow	Wales & West Housing Association
Mark Harris	Home Builders Federation
Rhidian Clement	Dwr Cymru / Welsh Water
Ruth Prichard	EAW
Penny Storr	Flintshire County Council
Andrew Taylor	David Wilson Homes
Mike Pender	Anwyl
	Watkin Jones
Mark Waite	Bloor Homes
Sean McBride	Persimmon Homes

- 1.2 This SoCG follows the process set out in the agreed delivery timetable for the preparation of the Flintshire County Council JHLAS for 2015 and has been prepared in accordance with the requirements of Planning Policy Wales and Technical Advice Note 1, Joint Housing Land Availability Studies (TAN 1).
- 1.3 This SoCG has been prepared for the Welsh Government, and as there are disputed sites, to assist the Planning Inspectorate in making a recommendation to the Welsh Government on the housing land supply for Flintshire for 2015.

## **2 Agreed Matters - 5 Year Land Supply Sites**

- 2.1 Flintshire County Council published the site schedules and site proformas for the 2015 JHLAS report for public consultation between 2nd December 2015 and 16<sup>th</sup> December 2015.
- 2.2 The proposed schedule of agreed sites can be found in Appendix 1 and the individual site proformas for these sites can be found in Appendix 2.
- 2.2 All the details within the agreed site schedules have been agreed with the study group members, subject to the minor modifications and / or factual corrections which are set out in Appendix 3.

## Large and Small Site Completions for 1<sup>st</sup> April 2014 to 31<sup>st</sup> March 2015

Total number of completions	Large site completions	Small site completions
574	493	81

- 2.3 It has not been possible to agree the details relating to 17 housing sites. It should be noted that not all the units on three of the disputed sites are in dispute – these are noted on the summary tables. The units in dispute on these sites total 1320 dwellings within the 5 year period. The figures in dispute equate to 3.2 year's supply using the 5 year past completion rate, 3.6 year's supply the 10 year past completions rate, 1.5 year's supply using the residual method and 1.6 year's supply using the residual method with past completions. Details relating to the nature of the dispute are set out in Section 3 below.

### Method of Calculation

- 2.4 Flintshire County Council still has continuing concerns about the appropriateness of using the residual method (and the false measure of supply that this produces), and therefore has included for comparison calculations using the past completions method, together with a calculation using the residual method with past completions. These different methods of calculation show a huge difference in the land supply figure between the residual and past completions methods and also given the fact that as the UDP expires at the end of 2015 there is not a true residual in any case. Figures showing all three methodologies are set out below.

## 3 Matters of Dispute - 5 Year Land Supply Sites

- 3.1 Responses to the consultation on sites were received from the HBF and Anwyl.
- 3.2 A number of comments claim that sites have been in the Study since 2003/4 and therefore should be deleted. It is the case that the UDP allocations were first included in the 2004 Study, following publication of the deposit UDP in 2003. However, these sites were recorded separately in a second set of site schedules under the heading 'unadopted plan sites' and did not count to the housing land supply figure. The majority of these sites did not appear in the 5 year housing land supply figure until the 2012 Study, following adoption of the UDP in 2011. During this period the Council resisted applications on allocated sites which had received objections until such time as the Inspectors report was received and considered by the Council. Indeed appeals were dismissed during this period on the basis that they were premature. The comments of Anwyl in particular seem to give the impression that sites have been languishing in the housing land supply figure, without being delivered, when in fact they have only recently contributed to supply.

<b>Site Ref</b>	BAG031
<b>Site Name</b>	Wern Farm, Bagillt
<b>Planning History</b>	Site is allocated in adopted UDP
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	The site was first included in the 2004 Study as an unadopted Plan site and categorised as 3i and was not included in the 5 year supply figure until the 2012 Study.
<b>Total Number of Dwellings in 5 year supply</b>	45 with forecast completions of 20 in 2019 and 25 in 2020
<b>Anwyl's Stated Position</b>	
in study since 2004 – no pl app/pp – no response from developer/builder – so delete (clarified that this means the site should be put in category 4)	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
<p>The site may have been in the Study since 2004 (deposit UDP) but It did not contribute to 5 year housing land supply figure until the 2012 Study, following adoption of the UDP. The greenfield site is small and unconstrained and could easily be built out during the 5 year Study period. The owner has previously had discussions with potential developers but has been unwilling to sell on the back of the market downturn. However, with market conditions improving there is no reason why the site should not come forward for development.</p> <p>The submission indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical or other constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.</p>	
<b>Evidence to support this position</b>	

<b>Site Ref</b>	BUC080
<b>Site Name</b>	FG Whitleys Depot and adjacent allocated site
<b>Planning History</b>	Site (part) allocated in UDP / Remainder allocated in previous Alyn & Deeside Local Plan
<b>Planning Status</b>	There is currently full planning permission for the whole site. Part of the site has a full planning permission (35613) which is extant due to works both on site and off site which constituted a material start to development. The remainder of the site also has a full planning permission (48597).
<b>JHLAS History</b>	The UDP allocation part of the site was first included in the 2004 Study as an unadopted Plan site and categorised as 3i and was not included in the 5 year supply figure until the 2011 Study. The remainder of the site has been in the 5 year supply since the 2004 Study.
<b>Total Number of Dwellings in 5 year supply</b>	39 dwellings with forecast completions of 9 in 2017, 15 in 2018 and 15 in 2019
<b>HBF's Stated Position</b>	Been in study long time any progress since last year, notes not changed? Move to Cat 3 until work starts.
<b>Evidence to support this position</b>	None
<b>Anwyl's Stated Position</b>	Appears to be no movement and no re-location of business – in study for over 5 years delete (clarified that this means the site should be put in category 4)
<b>Evidence to support this position</b>	None
<b>Council's Stated Position</b>	<p>This is partly a UDP allocation with the whole site having detailed planning permission and is in the ownership of a local housebuilder who is presently developing in Mold and Hawarden. The developer is presently marketing on the company website these two sites with the Whitley Depot site being shown as a future development.</p> <p>This is an attractive site on the edge of Buckley adjacent to and overlooking open countryside in a strong market area (as witnessed by Redrow achieving completions of 47 units in the previous 12 months at The Heathlands). HBF arguing site should be in Category 3 until work starts on site. TAN1 defines category 3 as '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'. In the light of this, neither the HBF nor Anwyl have put forward any evidence about the lack of viability and the market conditions which make the site unviable. In terms of Anwyl's comments the site is vacant as Whitleys moved out of the site several years ago and are now operating out of Broncoed Business Park in Mold.</p> <p>The submission by Anwyl indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical or other constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward. In the light of the Council's comments above it is appropriate that the site remains within the 5 year supply.</p>

**Evidence to support this position**

See company website <http://www.fgwhitley.co.uk/homes/4588498837>

<b>Site Ref</b>	BUC086
<b>Site Name</b>	Somerfields, Buckley
<b>Planning History</b>	Site is allocated in adopted UDP
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	The site was first included in the 2004 Study as an unadopted Plan site and categorised as 3i and was not included in the 5 year supply figure until the 2012 Study.
<b>Total Number of Dwellings in 5 year supply</b>	30 with forecast completions of 30 in 2019
<b>Anwyl's Stated Position</b>	
in study since 2004 – no pl app /pp , no movement – delete (clarified that this means the site should be put in category 4)	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
The site is cleared land which is readily available for development and next to the existing Somerfield Store which is still trading.	
The site is on the edge of the town centre and is in a prominent position in terms of ongoing regeneration activity in and around Buckley town centre. In May 2011 the Buckley Masterplan was approved by FCC Executive and then Council as a means of:	
<ul style="list-style-type: none"> <li>• Enhancing the indoor shopping precinct</li> <li>• Creation of a new town square and enhancement of the public realm</li> <li>• Delivery of a new foodstore to the rear of the indoor precinct</li> <li>• Delivery of a new FCC community hub</li> </ul>	
In August 2011 a Development Brief was produced for a key development opportunity in the town to the rear of the precinct and this culminated with planning permission being granted for an Aldi store which has been built and opened Dec 2015. The Council has also granted planning permission for a substantial extension of the existing Somerfield Store. FCC commenced with work on a Public Realm Design Scheme in October 2011 which was completed in March 2012. Given the proximity of the site to the precinct and the existing Somerfield store and ongoing investment in the locality, as evidenced by the recent opening of a new Aldi store opposite the site, it would be inappropriate to take out of the 5 year supply a site whose commercial profile is likely to be significantly enhanced.	
The site is suited to a high density form of residential development and there is considered to be sufficient flexibility within the 5 year study period for the site to be built out.	
The submission indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical or other constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.	
<b>Evidence to support this position</b>	



<b>Site Ref</b>	Well Street, Buckley
<b>Site Name</b>	BUC088
<b>Planning History</b>	Site allocated in adopted UDP
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	The site was first included in the 2004 Study as an unadopted Plan site and categorised as 3i and was not included in the 5 year supply figure until the 2010 Study.
<b>Total Number of Dwellings in 5 year supply</b>	162 units with forecast completions of 54 in 2018, 54 in 2019 and 54 in 20120
<b>HBF's Stated Position</b>	Why is this in Inspector said to take it out no real progress, what is the SHARP scheme move to cat.3
<b>Evidence to support this position</b>	
<b>Anwyl's Stated Position</b>	In Study since 2004 – no planning application / planning permission – no movement – delete (clarified that this means the site should be put in category 4)
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	<p>This is an unconstrained UDP allocation in a strong market area (as witnessed by Redrow achieving completions of 47 units in the previous 12 months at The Heathlands). There has been a considerable change in circumstances since the last Study. The site schedule refers to discussions between the Council and Welsh Government about the site being incorporated into the Councils Strategic Housing and Regeneration Programme (SHARP) which aims to bring about 500 new affordable homes over the next 5 years in conjunction with its development partner Waites Living Space. Details of the SHARP programme can be found on the Council's website and in the commentary section in the 2014 Report for the 2014 JHLAS. This represents a positive direction of travel for a site which is on the edge of a key town and adjoining attractive open countryside. Given the lack of physical, environmental or infrastructure constraints, the site is quite capable of delivering completions by April 2018.</p> <p>The submission indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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' The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward. In the light of this new evidence it is appropriate that the site remains within the 5 year supply.</p>
<b>Evidence to support this position</b>	<p>Although details of the discussions relating to the SHARP programme are confidential at this stage, details of the SHARP programme can be found at:<a href="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</a> and <a href="http://www.flintshire.gov.uk/en/Resident/Planning/Development-plans--policies.aspx">http://www.flintshire.gov.uk/en/Resident/Planning/Development-plans--policies.aspx</a></p>

<b>Site Ref</b>	CAE007
<b>Site Name</b>	Summerhill Farm, Caerwys
<b>Planning History</b>	Site allocated in UDP
<b>Planning Status</b>	The site has an outline planning permission and a reserved matters application for 67 dwellings is presently before the Council.
<b>JHLAS History</b>	The site was first included in the 2004 Study as an unadopted Plan site and categorised as 3i and was not included in the 5 year supply figure until the 2010 Study.
<b>Total Number of Dwellings in 5 year supply</b>	54 dwellings with forecast completions of 18 in 2017, 18 in 2018 and 18 in 2019
<b>HBF's Stated Position</b> Should stay in cat 3 until RM determined	
<b>Evidence to support this position</b>	
<p><b>Council's Stated Position</b></p> <p>This site is a UDP allocation with an outline planning permission and a current reserved matters application before the LPA (for 67 units). Progress has also be made in discharging conditions. The only issue remaining with the present reserved matters application is the agreement of a surface water drainage scheme and it envisaged that planning permission will be granted by April / May 2016. Caerwys is a highly attractive small rural town adjacent to the AONB with good communications to the A55 and A541 and serves a large rural area. HBF argue that the site should stay in category 3 until the reserved matters application is determined. TAN1 defines category 3 as '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'. In the light of this, the HBF has put forward no evidence about the lack of viability and the market conditions which would make the site unviable.</p> <p>In the light of the present reserved matters application, there is clearly a direction of travel with this site and it is entirely appropriate that the site is retained within the 5 year supply.</p>	
<b>Evidence to support this position</b> The Council is presently considering application number 054007 for reserved matters as evidenced on the Councils website.	

<b>Site Ref</b>	CON038
<b>Site Name</b>	Highmere Drive, Connah's Quay
<b>Planning History</b>	Allocated in adopted UDP. Previous refusal of outline application appealed by George Wimpey but appeal withdrawn
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	The site was first included in the 2004 Study as an unadopted Plan site and categorised as 3i and was not included in the 5 year supply figure until the 2010 Study.
<b>Total Number of Dwellings in 5 year supply</b>	90 dwellings with forecast completions of 30 in 2018, 30 in 2019 and 30 in 2020 (remaining 72 units in category 3)
<b>HBF's Stated Position</b>	No planning in study since 2004 doesn't show as being a UDP site move to cat3.
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
<p>This site is a UDP allocation (site schedule will be amended to reflect this). Connah's Quay has always been a strong market area as demonstrated by continuing completions at Llwyni Drive. TAN1 defines category 3 as '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'. In the light of this, the HBF has put forward no evidence about the lack of viability and the market conditions which would make the site unviable. The greenfield site is in an attractive edge of settlement location adjacent to attractive open countryside and close to Wepre Park and close to major centres of employment. With improving market conditions there is no evidenced reason why this site is not capable of delivering completions during the Study period.</p>	
<b>Evidence to support this position</b>	

<b>Site Ref</b>	FLI002
<b>Site Name</b>	Croes Atti, Flint
<b>Planning History</b>	Site promoted as an allocation in the draft North Flintshire Local Plan as an 'exemplar' of good practice in creating a well-designed residential environment. Masterplan and development brief prepared to inform the sites progression.
<b>Planning Status</b>	Sites has had outline consent since 2006 and has reserved matters approvals and numerous approval of conditions being discharged.
<b>JHLAS History</b>	The site has been in the Study for several years ?
<b>Total Number of Dwellings in 5 year supply</b>	300 with forecast completions of 60 per year and the remaining 254 units in category 3
<b>HBF's Stated Position</b>	
why 60/yr notes say 25 each also reduced from 60/year last study. Keep as last years study.	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
<p>Completions of 61 units were achieved on this site in the previous 12 months as a result of Anwyl and Persimmon developing parts of the site. Persimmon have just submitted a planning application for a further 14 units and there is every likelihood that either Persimmon or another developer will develop alongside Anwyl. The suggestion that such a strategic site will continue to be developed by Anwyl alone at a rate of 25 dwellings per year seems implausible as to do so would take another 22 years to complete the site. It is noted that there is a discrepancy between the site schedule for this site (shows two developers at 25 pa) and the site summary spreadsheet (shows 60 pa) and it proposed to amend the spreadsheet to 50 completions for each year of the Study period.</p>	
<b>Evidence to support this position</b>	
61 dwellings were completed during the study period	

<b>Site Ref</b>	GAR002
<b>Site Name</b>	Northern Gateway (North West of Garden City)
<b>Planning History</b>	The site is allocated in the adopted UDP
<b>Planning Status</b>	Site is split into two ownerships (Praxis own northern half and Pochin Rosemund own southern half) and both parts of site now have outline planning permission and a large number of pre-commencement conditions discharged
<b>JHLAS History</b>	
<b>Total Number of Dwellings in 5 year supply</b>	450 with forecast completions of 60 in 2017, 105 in 2018, 135 in 2019 and 150 in 2020 and the remaining 875 units in category 3
<b>HBF's Stated Position</b>	Completion rates per year not supported by agents comments also figures increased for last year's study but no explanation why.
<b>Evidence to support this position</b>	
<b>Anwyl's Stated Position</b>	Phase 1 p land marketed recently with no purchaser - unclear if all pre-commencement conditions discharged to enable a start and this to be in place before any completions / occupations infrastructure . Phase 2 cannot start until Phase 1 completed.- cannot foresee 450 completions within next 4 years as 2014/2015 almost completed – reduce completions to 50 dpa for last 2 years (clarified that this means the remaining units should be put in category 4)
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	<p>Northern Gateway is a major strategic mixed development site at Garden City. It forms an integral part of the Deeside Enterprise Zone and is the largest single development site in North Wales. The importance of the site to the sub-region is recognized by Welsh Government who have funded flood defence improvements along the R. Dee (now completed) and who are funding road improvements including the spine road into the site (application due shortly). The site is in two ownerships and this Study recognizes the existing of outline planning consents on both parts of the site, with significant housing quantum to be delivered on each half of the site. The two developers are now working more closely in bringing the site forward with considerable progress being made in discharging conditions. Smaller plots of land can be delivered without the need for the spine road to be implemented and this is reflected in completions in the early part of the 5 year period. On a site of this size and with two developers promoting each of the two halves it is likely that several housebuilders will be on at any one time. At a rule of thumb of 50 completions per year for a national housebuilder, even completions of 150 for the site as a whole in the last year of the Study period, is a realistic assumption. The Council fully accepts that the site has taken longer than anticipated to come forward but finds it difficult to understand why the HBF continue to take such a pessimistic view of such a strategic site. The developer response as set out in the site schedule is from the developer on the northern half of the site only and does not take account of completions on the southern part of the site.</p> <p>The submission by Anwyl indicates that the remaining units should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector. There are two developers both promoting the site and seeking to resolve outstanding conditions. Welsh Government is also taking an active role in funding strategic infrastructure improvements. Is Anwyl really suggesting that the site would have been allocated if it had major physical constraints? Anwyl has provided no evidence to suggest what</p>

major physical or other constraints exist to prevent the site from coming forward. It is disappointing that Anwyls seek to dismiss so casually such a strategically important site, without offering any substantive evidence.

**Evidence to support this position**

<b>Site Ref</b>	GRO011
<b>Site Name</b>	East of Gronant Hill, Gronant
<b>Planning History</b>	The site is allocated in the adopted UDP
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	The site first appeared in the 2004 Study but as an unadopted Plan site and appeared in category 3i. The site first contributed to 5 year housing land supply in 2012 Study.
<b>Total Number of Dwellings in 5 year supply</b>	27 with forecast completions of 9 in 2017, 9 in 2018 and 9 in 2020
<b>HBF's Stated Position</b> No real certainty of progress put in cat.3.	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b> The site is now held in the Council's Housing Revenue Account and discussions have been taking place as part of the Strategic Housing and Regeneration Programme (SHARP) for the site to be brought forward by the Council's development partner Wates Living Space. There are few housing development opportunities in this rural part of the County and it is therefore appropriate and realistic that this small UDP allocation is able to deliver completions within the 5 year period.	
<b>Evidence to support this position</b> Although details of the discussions relating to the SHARP programme are confidential at this stage, details of the SHARP programme can be found at: <a href="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</a> and <a href="http://www.flintshire.gov.uk/en/Resident/Planning/Development-plans--policies.aspx">http://www.flintshire.gov.uk/en/Resident/Planning/Development-plans--policies.aspx</a>	

<b>Site Ref</b>	HOL013
<b>Site Name</b>	Former Kwik Save Site, Holywell
<b>Planning History</b>	Windfall site
<b>Planning Status</b>	The site has the benefit of reserved matters approval at the base date of the Study
<b>JHLAS History</b>	The site was first included in the 5 year supply in the 2008 Study
<b>Total Number of Dwellings in 5 year supply</b>	10 with all completions in 2018
<b>HBF's Stated Position</b>	Been in study a long time has consent now expired or has work started move to cat3 otherwise.
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
Reserved matters approval (050193) has been granted (18.06.13) for 10 units (8no. 3 bed semis and 2no. 3 bed detached) and is still valid at the base date of the Study. The site does not form part of the operational land associated with the Lidl store and is the residue from the previous Kwik Save Store. The land has been cleared and levelled and is ready for development. Given its proximity to the town centre of Holywell and the reserved matters approval it would be inappropriate to delete the site from the 5 year supply.	
<b>Evidence to support this position</b>	



<b>Site Ref</b>	MOL020
<b>Site Name</b>	Bromfield Timber, Mold
<b>Planning History</b>	Windfall site
<b>Planning Status</b>	The site has reserved matters approval for an apartment scheme of 122 units (047039). Several applications for discharging conditions.
<b>JHLAS History</b>	First included in 5 year supply in 2003 Study (35 units based on outline consent). Included in 5 year supply in 2010 and subsequent studies, based on apartment scheme for 122 units.
<b>Total Number of Dwellings in 5 year supply</b>	122 with forecast completions of 30 in 2017, 30 in 2018, 30 in 2019 and 32 in 2020
<b>HBF's Stated Position</b>	No recent planning been in study since 2003 what evidence to suggest will come forward move to cat.3. Taken out of study by Inspector last year
<b>Evidence to support this position</b>	
<b>Anwyl's Stated Position</b>	in study since 2004 – pl permission appears to have lapsed some years ago – no response from developer – delete (clarified that this means the site should be put in category 4)
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	<p>The site has a valid detailed planning permission for 122 units in the form of an apartment scheme. During late 2013 and early 2014 a number of conditions were discharged with only a small number remaining to be discharged. In addition to this, some works have been undertaken on site that were sufficient to implement and secure the permission. The site is presently being marketed by Jackson Stops Staff with offers invited - for sale by informal tender. There is clearly an intention by the present owner to progress detailed matters relating to the existing permission and to actively market the site. Completions of 30 per year are entirely feasible, particularly given the recent build rates demonstrated by Stewart Milne Homes on two other sites in Mold.</p> <p>The submission by Anwyl indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. However, Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.</p>
<b>Evidence to support this position</b>	<p>Site is presently being marketed:  <a href="http://www.jackson-stops.co.uk/cgi-bin/properties/summary-details.pl?propID=59918">http://www.jackson-stops.co.uk/cgi-bin/properties/summary-details.pl?propID=59918</a></p>

<b>Site Ref</b>	MOL045
<b>Site Name</b>	Former Broncoed Works
<b>Planning History</b>	Windfall site
<b>Planning Status</b>	The site has the benefit of reserved matters approval on 18/11/08 (044930)
<b>JHLAS History</b>	The site first appeared in the 5 year housing land supply in 2008 Study
<b>Total Number of Dwellings in 5 year supply</b>	69 units with forecast completions of 30 in 2016, 30 in 2017 and 9 in 2018
<b>Anwyl's Stated Position</b>	is this a stalled site with little/no prospect of an early start? (clarified that this means the site should be put in category 4)
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	The site is under construction and the site schedule indicates completions have been secured on the site. The site is presently being marketed on the developer's website. In this context, the completion rates within the site schedule are entirely realistic
<b>Evidence to support this position</b>	FG Whitley marketing of Phase 1 of Broncoed Park - <a href="http://www.fgwhitley.co.uk/homes/4588498837">http://www.fgwhitley.co.uk/homes/4588498837</a>

<b>Site Ref</b>	MOL050
<b>Site Name</b>	Queens Park, Mold
<b>Planning History</b>	Site is allocated in UDP
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	First included in 2004 Study as an unadopted UDP allocation in 3(i). Did not appear in 5 year land supply until 2012 Study
<b>Total Number of Dwellings in 5 year supply</b>	51 units with forecast completions of 11 in 2018, 20 in 2019 and 20 in 2020
<b>HBF's Stated Position</b>	
What evidence will come forward is it due to be marketed?	
<b>Evidence to support this position</b>	
<b>Anwyl's Stated Position</b>	
in study since 2004 – no pl app/pp – no response from owner/Council – any resolution to dispose – delete (clarified that this means the site should be put in category 4)	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
<p>The site schedule incorrectly shows that this site is in Council ownership when it is in the ownership of a local housebuilder M.B. Building Company Ltd. The site is an unconstrained greenfield site on the edge of Mold which has seen several sites completed in recent years (Morris Homes at Denbigh Road and Stewart Milne Homes at Ruthin Road and at Upper Bryn Coch and Whitleys at Broncoed). A modest sized site such as this is quite capable of delivering completions over a 5 year period.</p> <p>The submission by Anwyl indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical or other constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.</p>	
<b>Evidence to support this position</b>	

<b>Site Ref</b>	MOS006
<b>Site Name</b>	Ffordd Pennant West, Mostyn
<b>Planning History</b>	Site allocated in adopted UDP
<b>Planning Status</b>	Outline planning consent granted 13/01/14 on appeal
<b>JHLAS History</b>	First included in 2004 Study as an unadopted UDP allocation in 3(i). Did not appear in 5 year land supply until 2012 Study
<b>Total Number of Dwellings in 5 year supply</b>	71 with forecast completions of 19 in 2017, 18 in 2018, 18 in 2019 and 16 in 2020
<b>HBF's Stated Position</b>	Is this level of delivery rate achievable in this location?
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	This allocated site now has outline planning permission and is one of only a few such sites in the rural northern part of the County. Mostyn benefits from being in close proximity to employment opportunities at Mostyn Docks and is also close to Greenfield Industrial Estate. In the absence of other competing housing sites, the forecast completion rates of 16-19 units per year are considered to be achievable.
<b>Evidence to support this position</b>	Appeal ref APP/A6835/A/13/2203820

<b>Site Ref</b>	MYN028
<b>Site Name</b>	Rose Lane, Mynydd Isa
<b>Planning History</b>	The site is allocated in the adopted UDP
<b>Planning Status</b>	Outline planning permission has been granted on appeal (048042 – 16/10/15)
<b>JHLAS History</b>	First included in 2004 Study as an unadopted UDP allocation in 3(i). Did not appear in 5 year land supply until 2012 Study
<b>Total Number of Dwellings in 5 year supply</b>	58 with forecast completions of 19 in 2018, 20 in 2019, 19 in 2020
<b>Anwyl's Stated Position</b>	
appeal hearing in 15/9/2015 – no decision – no pl permission at 01/04/2015 – delete (clarified that this means the site should be put in category 4)	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
<p>The site now has a valid outline permission which was granted on appeal. This clearly represents a statement of intent and investment by the developer to secure a planning permission and to progress the site. In this context what evidence does Anwyl possess to challenge the intentions of another developer? This is a modest sized scheme on the edge of Mynydd Isa, close to Mold and is on the edge of attractive open countryside. Being located between Mold and Buckley it is in a strong market area. The site is quite capable of delivering completions over the Study period.</p> <p>The submission by Anwyl indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical or other constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.</p> <p>The site was recently the subject of a public inquiry where the Inspector considered a wide range of issues including viability, deliverability, highways, contamination, ecology, flood risk etc. In the context of this scrutiny by a Planning Inspector, why does Anwyl still maintain that the site is constrained? Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.</p>	
<b>Evidence to support this position</b>	
Appeal reference - APP/A6835/A/13/2206419	

<b>Site Ref</b>	NEW008
<b>Site Name</b>	Rear of Rock Bank, Main Road, New Brighton
<b>Planning History</b>	Windfall site
<b>Planning Status</b>	Full planning permission granted 12/09/14 (051424)
<b>JHLAS History</b>	n/a
<b>Total Number of Dwellings in 5 year supply</b>	13 with forecast completions of 3 in 2016 and 10 in 2017
<b>Anwyl's Stated Position</b>	
pl p expired Oct 2015 – no start – so delete (clarified that this means the site should be put in category 4)	
<b>Evidence to support this position</b>	
<b>Council's Stated Position</b>	
This site has recently secured detailed planning permission and construction is already under way on site. The site is also being marketed by the developer Edwards Homes. In this context it is quite reasonable for a small development such as this to be built out well within the Study period.	
<b>Evidence to support this position</b>	
Developers marketing on website - <a href="http://edwardshomes.co.uk/latest-developments/oakfields/">http://edwardshomes.co.uk/latest-developments/oakfields/</a>	

<b>Site Ref</b>	PFD002
<b>Site Name</b>	Llys Dewi, Pen y ffordd
<b>Planning History</b>	Site allocated in adopted UDP
<b>Planning Status</b>	n/a
<b>JHLAS History</b>	First included in 2004 Study as an unadopted UDP allocation in 3(i). Did not appear in 5 year land supply until 2012 Study
<b>Total Number of Dwellings in 5 year supply</b>	15 units with forecast completions of 7 in 2017 and 8 in 2018
<b>HBF's Stated Position</b> Any indication it will come forward is it due to be marketed?	
<b>Evidence to support this position</b>	
<b>Anwyl's Stated Position</b> no pl app/pp – Council owned but no response from owner/developer – delete (clarified that this means the site should be put in category 4)	
<b>Evidence to support this position</b>	
<p><b>Council's Stated Position</b></p> <p>The site is now held in the Council's Housing Revenue Account and discussions have been taking place as part of the Strategic Housing and Regeneration Programme (SHARP) for the site to be brought forward by the Council's development partner Wates Living Space. There are few housing development opportunities in this rural part of the County and it is therefore appropriate and realistic that this small UDP allocation is able to deliver completions within the 5 year period.</p> <p>The submission by Anwyl indicates that the site should be moved to category 4. In the new TAN1 this is defined as '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'. The site was allocated in the UDP in good faith and was also recommended to be retained in the Plan by the UDP Inspector following consideration of objections. The site would not have been allocated in the UDP if there had been major physical or other constraints. Anwyl has provided no evidence to suggest what major physical or other constraints exist to prevent the site from coming forward.</p>	
<b>Evidence to support this position</b>	
<p>Although details of the discussions relating to the SHARP programme are confidential at this stage, details of the SHARP programme can be found at:  <a href="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</a>  and  <a href="http://www.flintshire.gov.uk/en/Resident/Planning/Development-plans--policies.aspx">http://www.flintshire.gov.uk/en/Resident/Planning/Development-plans--policies.aspx</a></p>	

## 4 Five Year Land Supply Calculations

### Agreed position

4.1 It has not been possible to agree all site specific details.

### Disputed position

4.2 It has not been possible to agree details on the sites set out in section 3 above. The tables below present calculations on the basis of the LPA's assessed 5 year land supply and subsequently the 5 year land supply calculation on the approach proposed by the HBF and Anwyl.

4.3 The 5 year land supply is calculated using the residual method set out above and in line with TAN1, as the development plan period ends towards the end of the five year study period, five years data is extrapolated for the study period. However, the Council considers that comparisons should be given based on i) the residual method with the five years of the study period being based on past completions and ii) 5 year and 10 year past completions calculations and has therefore included comparison tables below.

4.4 It has not been possible to agree details on the sites set out in section 3 above. The tables below show both calculations based on the LPA's assessed 5 year supply, and subsequently the 5 year land supply calculation based on the disputed sites. It should be noted that the total number of units on disputed sites within the 5 year period is 1344 but includes 24 which are under construction and factual, therefore the actual number of units that are in dispute is 1320.

## FLINTSHIRE COUNTY COUNCIL 5 YEAR LAND SUPPLY CALCULATION

### 5 Year Land Supply Calculation (Residual Method for the 0 remaining years of the UDP and Expected Completions for 5 years)

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	5388
C	Residual Requirement – 0 yrs	2012
	Expected completions – 5 yrs	2467
D	5 Year Requirement	4479
E	Annual Need	895.8
F	Total 5 Year Supply	3438
G	<b>Land Supply in Years (F/E)</b>	<b>3.8 years</b>

TABLE A



**5 Year Land Supply Calculation (Residual Method for the Remaining 0 years of the UDP and Past Completions\* for 5 years)**

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	5388
C	Residual Requirement – 0 yrs	2012
	Expected completions – 5 yrs	2100
D	5 Year Requirement	4112
E	Annual Need	822.4
F	Total 5 Year Supply	3438
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>4.2 years</b>

\* based on 5 year past completion rate

**TABLE B**

**Comparison Based on Past Build Rates**

**- 5 Year Past Completions**

5 year small site completions		All completions		Total 5 year land supply (All sites)	
<b>2010/11</b>	69	<b>2010/11</b>	279		
<b>2011/12</b>	69	<b>2011/12</b>	264	<b>U/C (Cat 1)</b>	263
<b>2012/13</b>	54	<b>2012/13</b>	382	<b>Cat 2</b>	2774
<b>2013/14</b>	128	<b>2013/14</b>	601	<b>Small sites</b>	401
<b>2014/15</b>	81	<b>2014/15</b>	574		
	<b>401</b>		<b>2100</b>		<b>3438</b>

**TABLE C**

On the basis of the above the average annual completions figure for 2010-2015 =

$$\frac{2100}{5} = 420 \text{ pa.}$$

Table D below comprises a comparison of PPW land supply based on this average build rate in Flintshire over the previous 5 years of 400.2 per annum.

	(a) Completions	(b) Average annual completions (a) ÷ 5	(c) Units available by 2020 (as at 1/4/2015)	(d) PPW supply in years (c) ÷ (b)
	2100	420	3438	8.2

**TABLE D**

The Welsh Government Guidance Note (September 2012) states that a 10 year period may be more appropriate than a 5 year one when using the past completions method. Therefore the above calculations are repeated using a 10 year period as follows:

10 year small site completions		All completions		Total 5 year land supply (All sites)	
2005/6	152	2005/6	318		
2006/7	159	2006/7	317		
2007/8	160	2007/8	494		
2008/10	131	2008/10	478		
2010/11	69	2010/11	279		
2011/12	69	2011/12	264	U/C	263
2012/13	54	2012/13	382	Cat 2	2774
2013/14	128	2013/14	601	Small sites	401
2014/15	81	2015/15	574		
	<b>1003</b>		<b>3707</b>		<b>3438</b>

**TABLE E**

On the basis of the above the average annual completions figure for 2010-2015 =

$$\frac{3707}{10} = 370.7 \text{ pa.}$$

Table F below comprises a comparison of PPW land supply based on this average build rate in Flintshire over the previous 10 years of 370.7 per annum.

(a) Completions	(b) Average annual completions (b) ÷ 10	(c) Units available by 2019 (as at 1/4/2014)	(d) PPW supply in years (c) ÷ (b)
3707	370.7	3438	9.3

**TABLE F**

## DISPUTED SITES 5 YEAR LAND SUPPLY CALCULATION

### 5 Year Land Supply Calculation (Residual Method for the 0 remaining years of the UDP and Expected Completions for 5 years)

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	5388
C	Residual Requirement – 0 yrs	2012
	Expected completions – 5 yrs	2467
D	5 Year Requirement	4479
E	Annual Need	895.8
F	Total 5 Year Supply	2118
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>2.4 years</b>

**TABLE A**

### 5 Year Land Supply Calculation (Residual Method for the Remaining 0 years of the UDP and Past Completions\* for 5 years)

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	5388
C	Residual Requirement – 0 yrs	2012
	Expected completions – 5 yrs	2100
D	5 Year Requirement	4112
E	Annual Need	822.4
F	Total 5 Year Supply	2118
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>2.6 years</b>

\* based on 5 year past completion rate

**TABLE B**

### Comparison Based on Past Build Rates

#### - 5 Year Past Completions

5 year small site completions		All completions		Total 5 year land supply (All sites)	
<b>2010/11</b>	69	<b>2010/11</b>	279		
<b>2011/12</b>	69	<b>2011/12</b>	264	<b>U/C (Cat 1)</b>	263
<b>2012/13</b>	54	<b>2012/13</b>	382	<b>Cat 2</b>	1454
<b>2013/14</b>	128	<b>2013/14</b>	601	<b>Small sites</b>	401
<b>2014/15</b>	81	<b>2014/15</b>	574		
	<b>401</b>		<b>2100</b>		<b>2118</b>

**TABLE C**

On the basis of the above the average annual completions figure for 2010-2015 =

$$\frac{2100}{5} = 420 \text{ pa.}$$

Table D below comprises a comparison of PPW land supply based on this average build rate in Flintshire over the previous 5 years of 400.2 per annum.

	<b>(a) Completions</b>	<b>(b) Average annual completions (a) ÷ 5</b>	<b>(c) Units available by 2020 (as at 1/4/2015)</b>	<b>(d) PPW supply in years (c) ÷ (b)</b>
	2100	420	2118	5.0

**TABLE D**

The Welsh Government Guidance Note (September 2012) states that a 10 year period may be more appropriate than a 5 year one when using the past completions method. Therefore the above calculations are repeated using a 10 year period as follows:

<b>10 year small site completions</b>		<b>All completions</b>		<b>Total 5 year land supply (All sites)</b>	
<b>2005/6</b>	152	<b>2005/6</b>	318		
<b>2006/7</b>	159	<b>2006/7</b>	317		
<b>2007/8</b>	160	<b>2007/8</b>	494		
<b>2008/10</b>	131	<b>2008/10</b>	478		
<b>2010/11</b>	69	<b>2010/11</b>	279		
<b>2011/12</b>	69	<b>2011/12</b>	264	<b>U/C</b>	252
<b>2012/13</b>	54	<b>2012/13</b>	382	<b>Cat 2</b>	1454
<b>2013/14</b>	128	<b>2013/14</b>	601	<b>Small sites</b>	401
<b>2014/15</b>	81	<b>2015/15</b>	574		
	<b>1003</b>		<b>3707</b>		<b>2118</b>

**TABLE E**

On the basis of the above the average annual completions figure for 2010-2015 =

$$\frac{3707}{10} = 370.7 \text{ pa.}$$

Table F below comprises a comparison of PPW land supply based on this average build rate in Flintshire over the previous 10 years of 370.7 per annum.

<b>(a) Completions</b>	<b>(b) Average annual completions (b) ÷ 10</b>	<b>(c) Units available by 2019 (as at 1/4/2014)</b>	<b>(d) PPW supply in years (c) ÷ (b)</b>
3707	370.7	2118	5.7

**TABLE F**

**Summary**

Given the number of years remaining for the UDP period and the fact that completions have been less than anticipated in the UDP, which is partly due to national economic circumstances, whilst the Council accepts the use of the residual method, it is still the Council's view that a comparison with past build rates provides the more relevant and realistic measure of the land which is genuinely available for housing.

Appendix 1

## **Site Schedules**

## Appendix 1

### AGREED SITES

The forecasts in respect of the majority of sites in the schedule have been agreed between the Council and other members of the Study Group (or deemed to have been agreed, due to no objections being forthcoming). Details of these sites, including the forecast figures, are provided below.

#### AGREED PRIVATE SECTOR SITES

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							
					U/C	2016	2017	2018	2019	2020	Cat 3	Cat 4
Wilcox Coach Works	Afonwen	0	19	19	0	0	5	7	7	0	0	0
		<b>0</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>
Central Garage, High Street	Bagillt	0	11	2	0	0	2	0	0	0	0	0
Former British Legion Club	Bagillt	0	10	10	0	0	10	0	0	0	0	0
		<b>0</b>	<b>21</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
South of Retail Park	Broughton	75	280	224	24	50	50	50	50	0	0	0
Compound Site	Broughton	0	29	29	0	0	5	12	12	0	0	0
		<b>75</b>	<b>309</b>	<b>253</b>	<b>24</b>	<b>50</b>	<b>55</b>	<b>62</b>	<b>62</b>	<b>0</b>	<b>0</b>	<b>0</b>

Appendix 1

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							Cat 3	Cat 4
					U/C	2016	2017	2018	2019	2020			
Rear of 34 Muirfield Road	Buckley	0	21	8	0	0	0	0	0	0	8	0	
Land at Brook Farm, Nant Mawr Road	Buckley	0	16	16	0	0	8	8	0	0	0	0	
Land at Field Farm Lane	Buckley	16	90	0	0	0	0	0	0	0	0	0	
Rear of Risboro, Nant Mawr Lane	Buckley	0	10	10	0	0	10	0	0	0	0	0	
Mount Pool (rear of Hillcrest)	Buckley	0	15	15	0	0	0	7	8	0	0	0	
Lane End Brickworks	Buckley	47	297	84	54	30	0	0	0	0	0	0	
Holmleigh, Cheshire Lane	Buckley	0	16	16	0	0	8	8	0	0	0	0	
Adj Aldans and Langdale, Knowle Lane	Buckley	0	20	20	0	0	10	10	0	0	0	0	
Ewloe Hall Motors	Buckley	0	14	14	0	0	7	7	0	0	0	0	
Land off Alltami Road	Buckley	0	21	21	0	0	7	7	7	0	0	0	
		<b>63</b>	<b>520</b>	<b>204</b>	<b>54</b>	<b>37</b>	<b>50</b>	<b>47</b>	<b>8</b>	<b>0</b>	<b>8</b>	<b>0</b>	
Station Yard / Depot	Coed Talon	0	57	57	0	0	0	19	19	19	0	0	
		<b>0</b>	<b>57</b>	<b>57</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>0</b>	
Adj Fair Oaks Drive	Connah's Quay	0	87	87	0	0	20	30	0	0	37	0	
Ffordd Llanarth	Connah's Quay	0	20	20	0	0	0	0	0	0	0	20	
Llwyni Drive	Connah's Quay	21	137	70	20	25	25	0	0	0	0	0	
		<b>21</b>	<b>244</b>	<b>177</b>	<b>20</b>	<b>25</b>	<b>25</b>	<b>20</b>	<b>30</b>	<b>0</b>	<b>37</b>	<b>20</b>	



Appendix 1

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							
					U/C	2016	2017	2018	2019	2020	Cat 3	Cat 4
Land at Waverley Farm	Drury and Burntwood	13	71	0	0	0	0	0	0	0	0	0
		<b>5</b>	<b>119</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
West of Ewloe Green Primary School South of the Larches	Ewloe	0	23	23	10	0	13	0	0	0	0	0
	Ewloe	0	10	7	0	3	4	0	0	0	0	0
		<b>0</b>	<b>33</b>	<b>30</b>	<b>10</b>	<b>3</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Crown Inn. Main Road	Ffynnongroyw	0	11	11	0	0	4	4	3	0	0	0
		<b>0</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
Tyddyn Farm	Flint	0	38	38	0	0	19	19	0	0	0	0
Flint Working Men's Club	Flint	0	15	15	0	0	7	8	0	0	0	0
Former Leasowe's Garage	Flint	0	14	14	0	0	7	7	0	0	0	0
Fliint House, Chapel Street	Flint	34	34	0	0	0	0	0	0	0	0	0
		<b>34</b>	<b>101</b>	<b>67</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Pen y Glyn Hall	Flint Mountain	6	24	8	3	3	3	2	0	0	0	0
		<b>6</b>	<b>24</b>	<b>8</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Appendix 1

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation								
					U/C	2016	2017	2018	2019	2020	Cat 3	Cat 4	
Former Snooker Hall	Garden City	0	16	16	16	0	0	0	0	0	0	0	0
Gateway to Wales Hotel	Garden City	0	32	32	0	0	32	0	0	0	0	0	0
		<b>0</b>	<b>48</b>	<b>48</b>	<b>16</b>	<b>0</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
West Wing at Westbury Castle	Gronant	0	11	11	0	0	5	6	0	0	0	0	0
		<b>0</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Rainbow Inn, Gwernymynydd	Gwernymynydd	0	17	17	0	4	5	8	0	0	0	0	0
		<b>0</b>	<b>17</b>	<b>17</b>	<b>0</b>	<b>4</b>	<b>5</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Land at Friar's Gap	Hawarden	0	31	6	0	1	1	1	1	1	0	1	
Overlea Drive	Hawarden	22	42	14	9	5	0	0	0	0	0	0	
Former Police Station	Hawarden	11	11	0	0	0	0	0	0	0	0	0	
		<b>33</b>	<b>84</b>	<b>20</b>	<b>9</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	
Main Road	Higher Kinnerton	6	34	0	0	0	0	0	0	0	0	0	
		<b>6</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Former Textile Mill	Holywell	0	120	120	0	0	0	0	0	0	0	0	120
East of Halkyn Road	Holywell	0	44	44	0	0	14	15	15	0	0	0	0
The Ridgeway, Milwr	Holywell	1	40	0	0	0	0	0	0	0	0	0	0
Old Depot, Halkyn Road	Holywell	0	15	15	0	0	0	0	0	0	0	0	15
Lluesty Hospital	Holywell	0	47	47	0	0	15	15	17	0	0	0	0
		<b>1</b>	<b>266</b>	<b>226</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>30</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>135</b>



Appendix 1

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							Cat 3	Cat 4
					U/C	2016	2017	2018	2019	2020			
Rear of / incl New Brighton Service Station	New Brighton	0	23	23	0	0	5	6	6	6	0	0	
		<b>0</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	
Cae Eithin	Northop Hall	3	71	68	21	10	10	10	10	7	0	0	
		<b>3</b>	<b>71</b>	<b>68</b>	<b>21</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>7</b>	<b>0</b>	<b>0</b>	
Off Rhewl Fawr Road	Penyffordd	9	11	2	0	2	0	0	0	0	0	0	
		<b>9</b>	<b>11</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
White Lion, Penyffordd	Penyffordd/Penymynydd	34	88	0	0	0	0	0	0	0	0	0	
Wood Lane Farm	Penyffordd/Penymynydd	60	224	70	26	44	0	0	0	0	0	0	
		<b>94</b>	<b>312</b>	<b>70</b>	<b>26</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
The Stores House	Rhes y Cae	0	10	10	0	0	5	5	0	0	0	0	
		<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Land of Boundary Lane	Saltney	12	128	0	0	0	0	0	0	0	0	0	
142 High Street	Saltney	11	58	43	2	27	14	0	0	0	0	0	
		<b>23</b>	<b>128</b>	<b>43</b>	<b>2</b>	<b>27</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
Sewage Works, Wats Dyke Way	Sychdyn	0	39	39	0	0	10	14	15	0	0	0	
		<b>0</b>	<b>39</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>14</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	

Appendix 1

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							Cat 3	Cat 4
					U/C	2016	2017	2018	2019	2020			
Altbridge House	Whitford	0	41	41	0	0	0	0	0	0	0	0	
		<b>0</b>	<b>41</b>	<b>41</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Total agreed private sites</b>		<b>426</b>	<b>2815</b>	<b>1589</b>	<b>203</b>	<b>241</b>	<b>360</b>	<b>282</b>	<b>195</b>	<b>67</b>	<b>45</b>	<b>196</b>	
<b>5 yr supply incl u/c</b>										<b>1348</b>			

## Appendix 1

### DISPUTED SITES

The following sites are those where the completions are disputed between the Council and study group members.

The Council's forecast completions are shown in the following table.

### DISPUTED PRIVATE SECTOR SITES

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							
					U/C	2016	2017	2018	2019	2020	Cat 3	Cat 4
Wern Farm	Bagillt	0	45	45	0	0	0	0	20	25	0	0
		<b>0</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>25</b>	<b>0</b>	<b>0</b>
FG Whitleys Depot	Buckley	0	39	39	0	0	9	15	15	0	0	0
Somerfields	Buckley	0	30	30	0	0	0	0	30	0	0	0
Well Street	Buckley	0	162	162	0	0	0	54	54	54	0	0
		<b>0</b>	<b>231</b>	<b>231</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>69</b>	<b>99</b>	<b>54</b>	<b>0</b>	<b>0</b>
Summerhill Farm	Caerwys	0	54	54	0	0	18	18	18	0	0	0
		<b>0</b>	<b>54</b>	<b>54</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>
Highmere Drive	Connah's Quay	0	162	162	0	0	0	30	30	30	72	0
		<b>0</b>	<b>162</b>	<b>162</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>72</b>	<b>0</b>
Croes Atti	Flint	61	636	565	11	50	50	50	50	50	314	0
		<b>61</b>	<b>636</b>	<b>565</b>	<b>11</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>314</b>	<b>0</b>

Appendix 1

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation							
					U/C	2016	2017	2018	2019	2020	Cat 3	Cat 4
North West of Garden City	Garden City	0	1325	1325	0	0	60	105	135	150	875	0
		<b>0</b>	<b>1325</b>	<b>1325</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>105</b>	<b>135</b>	<b>150</b>	<b>875</b>	<b>0</b>
East of Gronant Hill	Gronant	0	27	27	0	0	9	9	9	0	0	0
		<b>0</b>	<b>27</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>9</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>
Former Kwiksave Site	Holywell	0	10	10	0	0	0	10	0	0	0	0
		<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Former Bromfield Timber Yard	Mold	0	122	122	0	0	30	30	30	32	0	0
Former Broncoed Works	Mold	6	88	82	13	30	30	9	0	0	0	0
Queen's Park	Mold	0	51	51	0	0	0	11	20	20	0	0
		<b>6</b>	<b>261</b>	<b>255</b>	<b>13</b>	<b>30</b>	<b>60</b>	<b>50</b>	<b>50</b>	<b>52</b>	<b>0</b>	<b>0</b>
Ffordd Pennant West	Mostyn	0	71	71	0	0	19	18	18	15	0	0
		<b>0</b>	<b>71</b>	<b>71</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>18</b>	<b>18</b>	<b>15</b>	<b>0</b>	<b>0</b>
Rose Lane	Mynydd Isa	0	58	58	0	0	0	19	20	19	0	0
		<b>0</b>	<b>58</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>20</b>	<b>19</b>	<b>0</b>	<b>0</b>
Rock Bank, Main Road	New Brighton	0	13	13	0	3	10	0	0	0	0	0
		<b>0</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>3</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Llys Dewi	Penyffordd	0	15	15	0	0	7	8	0	0	0	0
		<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total disputed private sites</b>		<b>67</b>	<b>2908</b>	<b>2831</b>	<b>24</b>	<b>83</b>	<b>242</b>	<b>386</b>	<b>449</b>	<b>396</b>	<b>1261</b>	<b>0</b>
										<b>Disputed 5 yr private sector supply incl u/c</b>		<b>1580</b>

## Appendix 1

	<b>1580</b>
n.b. not all units at Croes Atti are in dispute – 114 within the 5 year supply are in dispute only, 136 are agreed and 11 u/c	-147
not all units North West of Garden City are in dispute – 350 within the 5 year supply are in dispute, 100 are agreed	-100
24 units at Broncoed Works are already under construction	-24
<b>Therefore units in dispute =</b>	<b>1320</b>



Appendix 1

**PUBLIC SECTOR SITES (ALL AGREED)**

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation								
					U/C	2016	2017	2018	2019	2020	Cat 3	Cat 4	
Adj Glan y Don	Greenfield	0	58	58	25	22	11	0	0	0	0	0	0
		<b>0</b>	<b>58</b>	<b>58</b>	<b>25</b>	<b>22</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Side of Glanrafon Rd	Mold	0	20	20	0	10	10	0	0	0	0	0	0
Bryn Gwalia Bowling Green	Mold	0	11	11	11	0	0	0	0	0	0	0	0
		<b>0</b>	<b>31</b>	<b>31</b>	<b>11</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Aston Mead Estate	Shotton & Aston	0	20	20	0	0	10	10	0	0	0	0	0
		<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total agreed public sites</b>	<b>0</b>	<b>109</b>	<b>109</b>	<b>36</b>	<b>32</b>	<b>31</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>Total agreed private and public sites</b>	<b>426</b>	<b>2924</b>	<b>1698</b>	<b>239</b>	<b>273</b>	<b>391</b>	<b>292</b>	<b>195</b>	<b>67</b>	<b>45</b>	<b>196</b>	
										<b>5 yr supply incl u/c</b>	<b>1457</b>		

## **Site Proformas**

## Appendix 2

## **Minor Changes / Amendments**

n/a