LDP-EBD-HP10

FLINTSHIRE COUNTY COUNCIL

HOUSING LAND MONITORING STATEMENT
APRIL 2017

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Flintshire County Council Housing Monitoring Statement April 2017

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 2017 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 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 2017 to 1st April 2022) – Large Sites					
	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Cat 1 (u/c)	Cat 2	Cat 3	Cat 4	Homes Completed Since Last Study (Large and small sites)
Total	210	2488	1083	21	421

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

Private	2639
Public / Housing Association	64
Total	2698

Small Site Supply

2.4 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

2012-13	2013-14	2014-15	2015-16	2016-17	Total
54	128	81	87	102	452
				5 year average (452/5)	**90**

2.5 The overall 5 year supply from these sources (large and small sites) is **3150 (2698 + 452)**.

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 2017, and that there is a clear intention from the applicant to develop the site.

Table 4 – Supply from S106 Sites

Sites	Units
Small sites	33
Large sites	17
Total	**50**

2.7 In total, all the source of the 5 year land supply amount to 3200 units.

Source	Units
Large sites (category 1 and 2)	2703
Small sites	452
Sites pending S106 (large and small sites)	50
Total	**3200**

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 and developed development proposals, as opposed to simply adding supply on paper only and not an exercise in in simply adding value to land (http://www.flintshire.gov.uk/en/PDFFiles/Planning/FCC-Developer-Guidance-Note-Speculative-Housing-Development.pdf).

3.2 The Council is of the opinion 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.

3.3 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. As shown in Appendix 4, the past building rates method indicate a 5 year supply of 7.1 and 7.6 years using 5 year past completions and 10 year past completions respectively.

3.4 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.

3.5 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, particularly in relation to deliverability.

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 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.

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Appendix 1 – Site Schedules

Private Sector

Address	Built 2016/17	Site Capacity	Units Remaining	U/C	Categorisation 2018	2019	2020	2021	2022	3	4	Comment
AFONWEN												
Wilcox Coach Works		19	19			5	7	7				
BAGILLT												
Central Garage		11	2	2								Under construction
Former British Legion Club		10	10	4	3	3						Under construction
BROUGHTON												
South of Retail Park	48	271	0									Complete
Compound Site		24	24			12	12					
Chester Road		36	36			10	10	10	6			
BUCKLEY												
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	18	312	0									Complete
Well Street, Buckley		162	162				54	54	54			
Holmleigh, Cheshire Lane	4	16	16	12								Under construction
Adj Aldans and Langdale	9	20	20		3	8						Under construction
Land off Alltami Road	24	24	0									Complete
Side of 61 Brunswick Road		10	10		10							New site
CAERWYS												
Summerhill Farm		54	54			18	18	18				
COED TALON / PONTYBODKIN												
Station Yard / Depot		49	49				19	20	20			
CONNAH'S QUAY												
Adj Fairoaks Drive		37	37	2	17	18						Under construction
Ffordd Llanarth		20	20								20	
Highmere Drive		162	162				30	30	30	72		
Llwyni Drive	9	137	5	5								Under construction
Custom House School	12	12	0									Complete
Territorial House, High Street		11	11		11							New site
EWLOE												
adj Ewloe Green Primary School	1	23	0									Complete
South of the Larches	2	10	5	2	3							Under construction
Greenhill Ave / Springdale	4	41	37	4	10	10	13					
Boar's Head Inn, Holywell Rd		13	13			5	5	3				

Address	Built 2016/17	Site Capacity	Units Remaining	U/C	Categorisation 2018	2019	2020	2021	2022	3	4	Comment
FFYNNONGROYW												
Crown Inn, Main Road		11	11			4	4	3				
FLINT												
Croes Atti *	39	647	487	26	65	65	65	65	65	136		Under construction
Tyddyn Farm		38	38					19	19			
Flint Working Men's Club		15	15	15								Under construction
Former Leasowe's Garage		14	14			7	7					
Earl Lea Site		73	73		25	25	23					
The Walks	4	92	88	38	25	25						Under construction
FLINT MOUNTAIN												
Pen y Glyn Hall	7	24	1		1							Under construction
GARDEN CITY												
North West of Garden City		1325	1325			60	105	135	150	875		
Gateway to Wales Hotel		21	21	21								Under construction
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						
HAWARDEN												
Land at Friar's Gap	2	31	4		1	1	1				1	Under construction
HIGHER KINNERTON												
Land at Kinnerton Lane		56	56		5	15	15	20				
HOLYWELL												
Old Depot, Halkyn Rd		10	10					5	5			
East of Halkyn Rd		45	45			15	15	15				
Lluesty Hospital		89	89			20	20	20	29			
HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD												
West of Abermorddu School	27	35	4	4								Under construction
Ty Carreg, Stryt Isa		19	19			10	9					

* Figures assume two developers

Address	Built 2016/17	Site Capacity	Units Remaining	U/C	Categorisation 2018	2019	2020	2021	2022	3	4	Comment
LIXWM												
Land at Mansfield		31	1		1							Under construction
MANCOT												
Rear of 11 Ash Lane	1	12	0									Complete
MOLD												
Former Bromfield Timber Yard		122	122			30	30	30	32			
Former Broncoed Works	6	88	56	13	15	15	13					Under construction
44-46 High Street		10	6	6								Under construction
94 Wrexham Road		11	2	2								Under construction
MOSTYN												
Ffordd Pennant West		71	71				23	24	24			
MYNYDD ISA												
Rose Lane		58	58				19	20	19			
Issa Farm		59	59				20	20	19			New site
NEW BRIGHTON												
New Brighton Service Station		23	23				11	12				
Rock Bank, Main Road	5	13	4		4							Under construction
NORTHOP HALL												
Cae Eithin, Village Rd	3	71	37	10	17	10						Under construction
PENYFFORDD												
Llys Dewi		15	15			7	8					
Off Rhewl Fawr Road		11	2		2							Under construction
Land north of Coed Mor		23	23			7	8	8				New site
PENYFFORDD/PENYMYNYDD												
Wood Lane Farm	15	224	0									Complete
Rhos Road, Penyffordd		40	40			10	15	15				
QUEENSFERRY												
1-3 Pierce Street		16	16		16	16						New site
RHES Y CAE												
The Stores House	1	10	9			4	5					
SALTNEY												
142 High Street	4	54	4									Complete
SYCHDYN												
Sewage Works, Wats Dyke Way		39	39				19	20				
WHITFORD												
Altbridge House		41	41					7	34			

Social Housing

Address	Built 2016/17	Site Capacity	Units Remaining	Categorisation U/C	2018	2019	2020	2021	2022	3	4	Comment
BUCKLEY												
Buckley Health Centre		24	24		8	8	8					New site
FLINT												
Ystrad Goffa Court		19	19		10	19						New site
GREENFIELD												
Adj Glan y Don	58	58	0									Complete
MOLD												
Side of Glanrafon Road	20	20	0									Complete
Ysgol Delyn		16	16		8	8						New site
SHOTTON & ASTON												
Aston Mead Estate		21	21	21								

Supply from Sites Pending S106
(Approved subject to S106 prior to 1/4/2017)

Address	Total units	Already accounted for in land supply	Contribution to 5 year supply	Large / Small site
BRYNFORD				
Llyn y Mawn	3	N	3	Small
FLINT				
Pandy Garage, Chester Road	17	N	17	Large
HAWARDEN				
17,19,21a,21b Glynne Way	6	N	6	Small
The Bluebell, 4 The Highway	3	N	3	Small
HIGHER KINNERTON				
Old School House, Main Road	4	N	4	Small
HOLYWELL				
The Church in the Park, Post Office Lane	8	N	8	Small
PENYFFORDD				
Off Rhewl Fawr Road	9	Y	9	Small
Total contribution to 5 year supply			**50**	
Small sites			33	
Large sites			17	

Appendix 2 – Past Completions Data

	Number of Homes Completed on:		
Year	**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

[1] Figures cover a 2 year period

Appendix 3 – Previous Land Supply Data

	5 year supply – number of homes (TAN1 categories)				Number of years supply	Supply beyond 5 years – number of homes	
Year	**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

[2] Figures cover a 2 year period

APPENDIX 4

Past Completions Calculations

As stated above the 5 year supply is 3205 in total.

5 Year Past Completions

A	Total Previous 5 Year Completions (2012-2017)	2640
B	Average Annual Completions	452
C	Total 5 Year Land Supply	3200
D	Land Supply in Years (C/B)	7.1 years

10 Year Past Completions

A	Total Previous 10 Year Completions (2007-2017)	4155
B	Average Annual Completions	416
C	Total 5 Year Land Supply	3200
D	Land Supply in Years (C/B)	7.7 years