

**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 1<sup>st</sup> 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**

<b>Housing Land Supply (1<sup>st</sup> April 2017 to 1<sup>st</sup> April 2022) – Large Sites</b>					
	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes Completed Since Last Study (Large and small sites)
	Cat 1 (u/c)	Cat 2	Cat 3	Cat 4	
<b>Total</b>	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
<b>Total</b>	<b>2698</b>

## 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
<b>5 year average (452/5)</b>					<b>90</b>

- 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 31<sup>st</sup> March 2017, and that there is a clear intention from the applicant to develop the site.

**Table 4 – Supply from S106 Sites**

<b>Sites</b>	<b>Units</b>
Small sites	33
Large sites	17
<b>Total</b>	<b>50</b>

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

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

### **3.0 CONCLUSION**

- 3.1 Given that the Council is currently unable to demonstrate a 5 year land supply, a guidance note for developers has been produced which seeks to ensure that speculative sites put forward on the basis of a lack of housing land supply are genuine 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 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](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.



## Appendix 1 – Site Schedules

### Private Sector

Address	Built 2016/17	Site Capacity	Units Remaining	U/C	Categorisation								Comment
					2018	2019	2020	2021	2022	3	4		
<b>AFONWEN</b>													
Wilcox Coach Works		19	19			5	7	7					
<b>BAGILLT</b>													
Central Garage		11	2	2								Under construction	
Former British Legion Club		10	10	4	3	3						Under construction	
<b>BROUGHTON</b>													
South of Retail Park	48	271	0									Complete	
Compound Site		24	24			12	12						
Chester Road		36	36			10	10	10	6				
<b>BUCKLEY</b>													
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	
<b>CAERWYS</b>													
Summerhill Farm		54	54			18	18	18					
<b>COED TALON / PONTYBODKIN</b>													
Station Yard / Depot		49	49				19	20	20				
<b>CONNAH'S QUAY</b>													
Adj 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	
<b>EWLOE</b>													
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								Comment
					2018	2019	2020	2021	2022	3	4		
<b>FFYNNONGROYW</b>													
Crown Inn, Main Road		11	11			4	4	3					
<b>FLINT</b>													
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	
<b>FLINT MOUNTAIN</b>													
Pen y Glyn Hall	7	24	1		1							Under construction	
<b>GARDEN CITY</b>													
North West of Garden City		1325	1325			60	105	135	150	875			
Gateway to Wales Hotel		21	21	21								Under construction	
<b>GRONANT</b>													
East of Gronant Hill		27	27			9	9	9					
West Wing at Talacre Abbey		11	11	11									
<b>GWERNYMYNYDD</b>													
Rainbow Inn, Ruthin Road		17	17	9	4	4							
<b>HAWARDEN</b>													
Land at Friar's Gap	2	31	4		1	1	1				1	Under construction	
<b>HIGHER KINNERTON</b>													
Land at Kinnerton Lane		56	56		5	15	15	20					
<b>HOLYWELL</b>													
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				
<b>HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD</b>													
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							Comment
					2018	2019	2020	2021	2022	3	4	
<b>LIXWM</b>												
Land at Mansfield		31	1		1						Under construction	
<b>MANCOT</b>												
Rear of 11 Ash Lane	1	12	0								Complete	
<b>MOLD</b>												
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	
<b>MOSTYN</b>												
Ffordd Pennant West		71	71				23	24	24			
<b>MYNYDD ISA</b>												
Rose Lane		58	58				19	20	19			
Issa Farm		59	59				20	20	19		New site	
<b>NEW BRIGHTON</b>												
New Brighton Service Station		23	23				11	12				
Rock Bank, Main Road	5	13	4		4						Under construction	
<b>NORTHOP HALL</b>												
Cae Eithin, Village Rd	3	71	37	10	17	10					Under construction	
<b>PENYFFORDD</b>												
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	
<b>PENYFFORDD/PENYMYNYDD</b>												
Wood Lane Farm	15	224	0								Complete	
Rhos Road, Penyffordd		40	40			10	15	15				
<b>QUEENSFERRY</b>												
1-3 Pierce Street		16	16		16	16					New site	
<b>RHES Y CAE</b>												
The Stores House	1	10	9			4	5					
<b>SALTNEY</b>												
142 High Street	4	54	4								Complete	
<b>SYCHDYN</b>												
Sewage Works, Wats Dyke Way		39	39				19	20				
<b>WHITFORD</b>												
Altbridge House		41	41				7	34				

## Social Housing

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

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

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

## Appendix 2 – Past Completions Data

Year	Number of Homes Completed on:		
	Large Sites	Small Sites	All Sites
2007	158	159	317
2008	334	160	494
2009-2010 <sup>1</sup>	347	131	478
2011	210	69	279
2012	195	69	264
2013	328	54	382
2014	473	128	601
2015	493	81	574
2016	575	87	662
2017	319	102	421

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

### Appendix 3 – Previous Land Supply Data

Year	5 year supply – number of homes (TAN1 categories)			Number of years supply	Supply beyond 5 years – number of homes		
	1	2	2*		3i	3ii	
2007							
2008	54	1171	0	2.57-4.19	586	0	
2009-10 <sup>2</sup>	62	1068	0	6.03	948	0	
2011	12	1454	0	6.8	878	0	
2012	152	3362	0	4.5	1591	0	
2013	299	2983	0	4.1	1212	0	
2014	397	2316	0	3.7	1414	0	
	<b>1</b>	<b>2</b>	<b>Small</b>	<b>S106</b>		<b>3</b>	<b>4</b>
2015	263	2774	401	0	n/a	1306	196
2016	272	2544	419	41	n/a	1037	191
2017	210	2488	452	50	n/a	1083	21

<sup>2</sup> 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