

FLINTSHIRE COUNTY COUNCIL

**JOINT HOUSING LAND AVAILABILITY STUDY
2012**

BETWEEN FLINTSHIRE COUNTY COUNCIL AND THE STUDY GROUP:

**HOME BUILDERS' FEDERATION
PENNAF
NORTH WALES HOUSING ASSOCIATION
CYMDEITHAS TAI CLWYD
WALES & WEST HOUSING ASSOCIATION
DWR CYMRU / WELSH WATER
ENVIRONMENT AGENCY WALES
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1.0 SUMMARY

- 1.1 The is the Flintshire County Council Joint Housing Land Availability Study for 2012 which presents the housing land supply for the area at the base date of 1st April 2012. It replaces the report for the previous base date of 2011.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking JHLASs which can be found respectively at:
- <http://wales.gov.uk/topics/planning/policy/tans/tan1/?lang=en>
- and
- <http://wales.gov.uk/topics/planning/policy/guidanceandleaflets/jhlasguidancenote/?lang=en>
- 1.3 Section 2 sets out the details of housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN1 Flintshire County Council has 4.5 years housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:

Home Builders Federation (HBF)
Pennaf
North Wales Housing Association
Cymdeithas Tai Clwyd
Wales & West Housing Association
Dwr Cymru / Welsh Water
Environment Agency Wales
David Wilson Homes
Anwyl
Watkin Jones
Bloor Homes

Report Production

- 1.5 Flintshire County Council issued draft site schedules and site proformas for consultation on 14th September 2012 for a period of three and a half weeks until 8th October 2012. Comments were provided by the HBF and other parties within this period. A Statement of Common Ground (SOCG) was subsequently prepared and, following consultation with the Study Group was submitted to the Welsh Government on 4th December 2012.
- 1.6 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule and the method of calculation could not be agreed by all parties through the SOCG stage.
- 1.7 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations of the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Flintshire County Council and this information has been incorporated into this report.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 This document incorporates a commentary by Flintshire County Council in relation to the method of calculation which can be found in Section 3 because the Council does not consider that the shortfall of 0.5 years in its housing land supply calculation exists in practice.

Large Site Supply

- 2.3 The land supply below has been calculated using the residual method in line with TAN1, however as the adopted development plan only covers part of the five year period, TAN1 and the Welsh Government Advice Note 2012 advise that for the remaining years the average annual Unitary Development Plan (UDP) housing provision should be extrapolated. For this study therefore, as the UDP expires in 2015, the average annual UDP housing provision needs to be extrapolated for 2016 and 2017.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1st April 2012 to 1st April 2017) – Large Sites								
	Proposed Homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes Completed Since Last Study
		Under Construction	1	2	2*	3 (i)	3 (ii)	
Total	5287	182	152	3362	0	1591	0	195

2.4 Five year land supply breakdown (i.e. Categories 1, 2, 2* and under construction)

Private	3506
Public / Housing Association	190
Total	3696

Small Site Supply

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

Table 2 – Small Site Completions for the Previous 5 Years

2007-08	2008-10 ¹	2010-11	2011-12	Total
160	131	69	69	429

2.6 The overall **total 5 year land supply** (large and small sites) is **4125 (3696 + 429)**.

¹ Figures cover a 2 year period

Table 2a 5 Year Land Supply Calculation (Residual Method for the three remaining years of UDP and Expected Completions for 2 years)

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	3831
C	Residual Requirement – 3 yrs	3569
	Expected completions – 2 yrs	987
D	5 Year Requirement	4556
E	Annual Need	911
F	Total 5 Year Supply	4125
G	Land Supply in Years (F/E)	4.5 years

Table 2b 5 Year Land Supply Calculation (Past Building Rates Method – 5 year completions)

A	Total Previous 5 Year Completions (2007-2012)	1515
B	Average Annual Completions	303
C	Total 5 Year Land Supply	4125
D	Land Supply in Years (C/B)	13.6

Table 2c 5 Year Land Supply Calculation (Past Building Rates Method – 10 year completions)

A	Total Previous 10 Year Completions (2002-2012)	3118
B	Average Annual Completions	311.8
C	Total 5 Year Land Supply	4125
D	Land Supply in Years (C/B)	13.2

3.0 COMMENTARY

The Council acknowledges that the current housing land supply, as measured by the residual method, is below the 5 year requirement contained in TAN1. In this situation TAN1 requires LPA's to take steps to increase the land supply and to include a statement in the JHLAS Report outlining the measures it is taking to address the shortfall.

i) method of calculation

The Council does not consider that the shortfall of 0.5 years in its housing land supply exists in practice. The housing land available in terms of number of units is higher than at any time since work commenced on the UDP. Sites have only recently been through scrutiny at inquiry and were considered by the Inspector to be constraint free and suitable for allocation. Comparing this amount of supply against what is being built on the ground over a 10 year period, using the past completions method gives a supply of 13.2 years. This gives a robust comparison of what is actually being delivered in the County over a 10 year period and shows a healthy supply of land. To illustrate this point, the 2011 Study shows a 5 year supply of 2120 units to give a 6.8 year supply whereas the 2012 Study with a 5 year supply of almost double that amount, at 4125 units, yet giving a supply of 4.5 years.

The Council has adopted the UDP late in its Plan period and at the base date of this Study has only 3 years left before its end date. Combined with the downturn in the economy, as expressed through reduced levels of house building, the residual method (which extrapolates the Plan's annual requirement beyond the end of the Plan period) results in a backlog of unmet housing requirement which cannot possibly be delivered on the ground in the Study period. For this reason, the residual method indicates a shortage which simply does not exist in practice. This is fully recognised in para 7.5.3 of TAN1 *'In some circumstances, that calculation has indicated land shortages or surpluses, which do not exist in practice. In such cases, a comparison of available land with past building rates can provide a measure of the adequacy of land supply that is more relevant to the achievement of the general objectives of the development plan. Any such departure from the use of the residual method should be justified'*.

The Council considers that the revised guidance, which places greater emphasis on the use of the residual method, whilst applicable in many instances, is not appropriate given the circumstances that the Council finds itself. With a recently adopted Plan, and completions which have consistently fallen below the Plan's annual housing requirement, due largely to economic circumstances which are beyond its control, the Council considers that there is sufficient justification for the use of the past completions method.

The Council also considers that the housing land supply could be calculated using a hybrid of the two methods. This would involve a residual calculation for the first three years of the Study period and a past completions method for the remaining two years, following the end date of the UDP. Such a calculation gives a supply that exceeds the 5 year minimum requirement.

ii) Measures to address shortfall

The Council does not accept that in practice there is any shortfall in housing land supply on the ground which needs to be addressed through specific action in the short term. Nevertheless:

a) 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.

b) The UDP allocated land for a large mixed use development at Northern Gateway. This allocation originally envisaged a single developer and a housing element amounting to approximately 650 units. However, the site is now divided into two land ownerships. The Northern site (Praxis) has outline consent for a mixed use development with some 650 units. For the southern site (Pochin) the Council is processing an outline application for a mixed use development which comprises approx 600 houses. The application is likely to be reported to a special planning committee in the autumn of 2013 with a recommendation for approval. Planning permission has also been granted for flood defence works along the R. Dee in order to facilitate development of the Northern Gateway site. The Council has been working closely with both developers on a masterplan / development brief in order to inform the submission of reserved matters applications and both developers are eager to start on site in 2014. The site also has the added impetus of being located within the Deeside Enterprise Zone. The Council considers that the proposed housing on the southern site represents a considerable windfall site, not envisaged in the UDP, or taken account of in the 2012 Study, and is likely to make a significant contribution to housing supply in the County over the next few years.

c) There are a number of large sites where a significant proportion of the total number units falls within 3i. It is considered that the likely contribution to the 5 year supply figure has been underestimated as set out below:

- South of Retail Park, Broughton – the study shows anticipated completions of 40 per year with some 120 units falling within 3i. The Council is now processing a detailed application for the site and it is established that two developers (Bloor Homes and Bellway) will be involved in developing the site. Given the strategic location of this site and the presence of two housebuilders, it is quite possible that the site will be developed at a quicker rate than anticipated, thereby reducing the number of units in 3i.

- Lane End Brickworks, Buckley – the study shows anticipated completions of 10 units for 2012 and 20 per year thereafter with 170 units in 3i. The actual level of completions during 2012 was significantly higher than that anticipated and it is quite possible that the site can be developed at a quicker rate than identified in the Study, thereby reducing the number of units in 3i.
- Croes Atti, Flint – the study shows anticipated completions of 29 units in 2013, followed by two years at 50 dwellings and one year at 60 dwellings with 448 units in 3i. Construction has since commenced on site with upgrades to the sewage system and a new roundabout and it is clear that the site is now to be developed by Anwyl and Persimmon. With two housebuilders on site and a number of reserved matters applications approved it is quite possible that the site will be developed at a quicker rate than anticipated, with a reduction in the amount of units in 3i.
- Wood Lane Farm, Penyffordd – the study shows anticipated completions of 13 units in 2014, 35 in 2015 and 35 units in 2016 with 130 units in 3i. Construction has commenced on site with 29 units being completed during 2012. Given the early start on the site it is quite possible that completions will be higher than those anticipated thereby reducing the number of units in 3i.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 4 Re-Use of Previously Developed Land (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3ii Categories				Completions 2011-12			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	1843	68	861	32	2355	77	714	23	76	36	134	64
2012	2495	68	1201	32	1139	72	452	28	117	60	78	40
2013												
2014												
2015												
2016												

Table 5 Sites Subject to Flood Risk Constraints (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3ii Categories				Completions 2011-12			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	235	9	154	6	501	16	20	1	15	7	32	15
2012	421	11	130	3.5	350	22	20	1	23	12	0	0
2013												
2014												
2015												
2016												

Categories defined in TAN15:

C1 – Areas of floodplain which are developed and served by significant infrastructure, including flood defences

C2 – Areas of floodplain without significant flood defence infrastructure

Table 6 Completions by House Type (1st April 2011 to 31st March 2012)

	Apartments / Flats	Houses	Total
Number of Units	30	165	195
Percentage	15%	85%	100%

Appendix 1 – Site Schedules

Private Sector

Address	Built 2011/12	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2013	2014	2015	2016	2017	3(i)	
AFONWEN											
Wilcox Coach Works		13	13				6	7			
BAGILLT											
The Feathers		18	18				18				<input type="checkbox"/>
28 High Street		11	11				11				<input type="checkbox"/>
Central Garage		11	2		2						<input type="checkbox"/>
Former British Legion Club		10	10			10					<input type="checkbox"/>
Mayfair House		21	21	21							Under construction
Wern Farm		45	45					20	25		<input type="checkbox"/>
BROUGHTON											
Land off Beeston Road	8	23									Complete
Land off Main Road	12	16									Complete
South of Retail Park		282	282		10	50	50	50	50	72	
Compound Site		48	48			12	12	12	12		
BUCKLEY											
Land off Victoria Drive		20	20				20				
Rear of 34 Muirfield Road		21	8							8	
Rear of Pottery Cottage	4	52	9	4			5				Under construction
Land at Field Farm Lane	15	89	89	3		23	24	24			Under construction
Land between 65 & 81 Mold Rd		23	23							23	
Land site of 39 Elfed Drive	8	24									Complete
Mount Pool (rear of Hillcrest)		15	15				15				
F G Whitley's Depot		49	49			8	8	8	8	17	
Lane End Brickworks	7	297	254	15	10	20	20	20	20	164	Under construction
Holmleigh, Cheshire Lane		16	16					16			
Somerfields		30	30							30	
Well Street		162	162				50	50	62		
CAERWYS											
Summerhill Farm		54	54				18	18	18		
COED TALON / PONTYBODKIN											
Station Yard / Depot		57	57					28	29		<input type="checkbox"/>

Address	Built 2011/12	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2013	2014	2015	2016	2017	3(i)	
CONNAH'S QUAY											
Llwyni Drive	5	137	132	4	16	17	26	26	26	17	Under construction
The Old Fire Station		24	24					24			
29/31 Wepre Lane		25	25			6	6	6	7		New site
Adj Fair Oaks Drive		87	87			20		30		37	
Highmere Drive		162	162					30	30	102	
Ffordd Llanarth		20	20							20	
DRURY AND BURNTWOOD											
Land at Waverley Farm		71	17	14		3					Under construction
South of Clydesdale Road		48	48	25	16	7					Under construction
EWLOE											
Rear of Bon Accord adj Ewloe Green Primary School	25	47	21	14		7					Under construction
South of the Larches		10	10	3		3	4				Under construction
69 Wood Lane	3	37									Complete
FLINT											
Croes Atti		637	637			29	50	50	60	448	
NW of Cornist School	21	32	1	1							Under construction
Tyddyn Farm		38	38				19	19			
Flint Working Men's Club		15	15			7	8				
FLINT MOUNTAIN											
Pen y Glyn Hall		24	14	3		3	3	3	2		Under construction
GARDEN CITY											
North West of Garden City		650	650				100	100	100	350	
Former Snooker Hall		38	38				38				New site
Gateway to Wales Hotel		32	32				32				New site
GRONANT											
East of Gronant Hill		27	27				9	9	9		
HAWARDEN											
Land at Friar's Gap		31	6				1	2	2	1	
Overlea Drive		45	45			15	15	15			
HIGHER KINNERTON											
Main Road		34	34		16	18					

Address	Built 2011/12	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2013	2014	2015	2016	2017	3(i)	

HOLYWELL											
Gwenlllys, 1 Pen y Maes Rd	12	22									Complete
former Kwiksave site		24	24				24				
Old Depot, Halkyn Rd		15	15			7	8				
The Ridgeway, Milwr	6	40	8	4	4						Under construction
Llwyn Onn		21	21				21				
Holywell Cottage Hospital		20	20							20	
Former Textile Mill		120	120							120	
East of Halkyn Rd		44	44		10	20	14				
Lluesty Hospital		70	70				20	20	30		

HOPE/CAERGWRL/ABERMORDDU/CEFNYBEDD											
Bridge Farm, Fagl Lane		53	53			13	13	13	14		
West of Abermorddu School		35	35		18	17					

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

LIXWM											
Land at Mansfield	4	31	3	2		1					Under construction

MANCOT											
Rear of 11 Ash Lane		10	10			2	3	5			New site

MOLD											
Former Bromfield Timber & Joinery		122	122			54	54	14			
Former Broncoed Works		78	78			12	12	12	12	48	
53 New Street		24	24				24				
Side of Glanrafon Rd		18	18			9	9				
St David's House		12	12	8		4					New site
Upper Bryn Coch Lane		15	15			5	5	5			
West of St Mary's Park		48	48	15		15	18				
Queen's Park		51	51				11	20	20		

MOSTYN											
Ffordd Pennant West		54	54			12	12	15	15		

MYNYDD ISA											
Rose Lane		57	57			14	14	15	15		

NEW BRIGHTON											
New Brighton Service Station		23	23			5	6	6	6		

Address	Built 2011/12	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2013	2014	2015	2016	2017	3(i)	
NORTHOP											
Connah's Quay Road	24	35	11	9	2						
Northop Service Station		14	14	14							
NORTHOP HALL											
Plas Bellin		10	10			10					
Cae Eithin, Village Rd		93	93			12	12	12	15	42	
PENYFFORDD											
Llys Dewi		15	15					7	8		
PENYFFORDD/PENYMYNYDD											
White Lion, Penyffordd		132	132			33	33	33	33		
Wood Lane Farm		213	213		18	38	30	35	30	62	
SALTNEY											
Land off Boundary Lane	26	128	23	7		8	8				Under construction
Land at Saltney Ferry Road	4	14									Complete
SEALAND											
Caxios Ltd	11	40									Complete
SYCHDYN											
Sewage Works, Wats Dyke Way		39	39				10	14	15		
WHITFORD											
Altbridge House		41	41				7	34			
PRIVATE SECTOR	195	5520	5097	166	122	566	959	940	753	1591	

Social Housing

Address	Built 2011/12	Site Capacity	Units Remaining	Categorisation							Comment
				U/C	2013	2014	2015	2016	2017	3(i)	
EWLOE											
Yowley Road	0	10	10	0	0	10	0	0	0	0	
GREENFIELD											
Adj Glan y Don	0	56	56	0	0	20	36	0	0	0	
MOLD											
Jasmine Crescent	0	63	63	2	30	31	0	0	0	0	Under construction
SHOTTON & ASTON											
Aston Mead Estate	0	20	20	0	0	0	20	0	0	0	net loss of 23
TREUDDYN											
Land off Ffordd y Rhos	0	41	41	14	0	9	9	9	0	0	Under construction
SOCIAL HOUSING	0	190	190	16	30	70	65	9	0	0	

NB There were no units identified within Categories 2* or 3(ii)

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 ²	347	131	478
2011	210	69	279
2012	195	69	264

² 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
2008	54	1171	0	2.57-4.19	586	0
2009-10 ³	62	1068	0	6.03	948	0
2011	12	1454	0	6.8	878	0
2012	152	3362	0	4.5	1591	0

³ Figures cover a 2 year period



The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Argymhelliad i Lywodraeth Cymru ar Gyd-astudiaeth Argaeledd Tir ar gyfer Tai **Recommendation to Welsh Government on Joint Housing Land Availability Study**

gan **P J Davies BSc (Hons) MA MRTPI**
Arolygydd o'r Arolygiaeth Gynllunio
Dyddiad: 12/04/2013

by **P J Davies BSc (Hons) MA MRTPI**
an Inspector of the Planning Inspectorate
Date: 12/04/2013

Ref: APP/A6835/JHLAS/12/515703
Local Planning Authority: Flintshire County Council

-
- This report concerns the Flintshire County Council Joint Housing Land Availability Study (JHLAS) 2012.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) dated December 2012, and amended in March 2013.

Recommendation

1. That the 2012 JHLAS housing land supply figure as at 1 April 2012 for the Flintshire County Council planning area be determined as 4.5 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Flintshire County Council's area of responsibility as local planning authority, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

¹ PPW Edition 5 paragraph 9.2.3

² TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

Appendix 4 – Inspector’s Recommendation Report

APP/A6835/JHLAS/12/515703

Main Issues

4. The main issues are the appropriate method to be used in determining the land supply, and whether or not each of the disputed sites should be counted as contributing to the 5-year land supply of land for housing at the time of the base date of the study.

Reasons

Method of Calculation

5. TAN 1 advises that to meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan. Where the adopted development plan covers only part of the study period, and in the absence of published development plan modifications, then the average annual provision from the last 5 years of the time covered by the development plan should be extrapolated to give an estimate of the land required. This is reiterated in Note 3 of the Welsh Government (WG) Guidance Note on the JHLAS process (Version 2 – September 2012). The Flintshire Unitary Development Plan (UDP) was adopted in September 2011, and therefore unlike the previous study period, an up to date development plan was in place at the time of the base date of this study period.
6. Given that completions have not kept pace with the UDP annual house building requirement, the Council consider that a comparison with past build rates should be made in order to identify actual local delivery levels. Such comparisons indicate a significantly higher land supply figure than that calculated by the residual method. Nonetheless, TAN 1 advises that any departure from the residual method should be justified. Further, the WG Guidance Note advises that where an adopted development plan is in place it is expected that the residual method will be used; any departure from this method is likely to be exceptional and should be fully justified. Whilst I have had regard to comparisons with past build rates, the UDP was adopted fairly recently, and the annual housing requirement was accepted at that time. In addition, allocated sites are now included in the land supply. In the circumstances, I do not consider that a departure from the residual method would be justified.

Disputed Sites

7. There is an agreed land supply of 3658 units. Nine sites are in dispute amounting to 710 units, of which 509 units are in dispute. TAN 1 provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within a five year period. In addition, Section 7.4 of the TAN provides advice on sites that have remained in the land supply for periods well in excess of 5 years. I have assessed each of the disputed sites on the available evidence and in line with the advice in the TAN.
8. BAG025 – 28 High Street, Bagilt (11 units): The site has a valid planning permission and no development constraints are identified. Whilst the site has been in the land supply for more than 5 years, since the outline permission was renewed, a more restrictive growth strategy for Bagilt has been adopted, which is likely to encourage development of the site. I consider that this gives sufficient explanation for the site remaining in the 5 year land supply.
9. BAG014 – The Feathers, High Street, Bagilt (18 units): at the time of the base date of the study, the site had a valid planning permission. Whilst it has been in the land

Appendix 4 – Inspector’s Recommendation Report

APP/A6835/JHLAS/12/515703

supply for some time, a more recent housing strategy for Bagillt would be likely to encourage progression of development. I consider that this gives sufficient explanation for the site remaining in the 5 year land supply.

10. BAG031 – Wern Farm, Bagillt (45 units): The site has been included in previous studies but as category 3(i). It is now identified as an allocated site in the UDP and there are no known constraints to developing the site. I consider that this provides sufficient explanation for the site being included in the five year land supply at this time.
11. BUC088 – Well Street, Buckley (162 units): The site has appeared in previous studies, but it is now an allocated site in the adopted UDP. There are no known constraints to developing the site and the landowners (WG) are reviewing land assets to inform a future disposal strategy. On this basis, I consider that there is sufficient evidence to justify including the site in the 5 year land supply at this time.
12. GAR002 – North West of Garden City (Northern Gateway) (300 units): The site is allocated in the UDP and the developers have demonstrated an intention to progress the site. In discussion with the developers, the Council forecasts 300 units for completion in the last 3 years of the study. I have no reason to doubt the developers’ intentions and I conclude that the 150 disputed units should be included in the 5 year land supply.
13. LEE010 – Former Laura Ashley, Leeswood (15 units): The northern part of the site which is to accommodate the 15 units has a valid planning permission and is allocated in the UDP. The site has been cleared and there are no known constraints to developing the site. I consider that this gives sufficient explanation for the site remaining in the 5 year land supply.
14. MOL050 – Queens Park, Hendy Road, Mold (51 units): The site has been included in previous studies but categorised as 3(i). It is now an allocated site in the UDP and thus meets one of the criteria for inclusion in the 5 year land supply. There are no known constraints to developing this greenfield site and I conclude that it should be included in the 5 year land supply at this time.
15. NOH001 – Cae Eithin, Northop Hall (93 units): The site is allocated in the UDP with an indicative capacity of 93 units. However, there are some constraints relating to the site and whilst the developers have secured planning permission for 51 units on part of the site, the intentions for the rest of the site are not known. There is therefore insufficient evidence to indicate that the site will be fully developed within the five year period. On this basis, and given the identified constraints, I conclude that 42 disputed units should not be included in the 5 year land supply at this time.
16. PFD002 – Llys Dewi, Penyffordd (15 units): Whilst the site has been in the 5 year land supply for some time, it is an allocated site in the UDP and there are no major constraints to developing the site. I consider that this provides sufficient explanation for the site being included in the 5 year land supply at this time.
17. Having regard to the above, I conclude that 467 units should be added to the agreed land supply of 3658 resulting in a land supply of 4125 units. TAN 1 and the WG guidance note advise that where adopted development plans cover only part of the study period then the average annual provision from the last five years of the time covered by the development plan should be extrapolated to give an estimate of the land required. On this basis, it is agreed that the average annual housing

Appendix 4 – Inspector’s Recommendation Report

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requirement is 911 units³ and using the residual method this results in a land supply of 4.5 years.

Overall Conclusions

18. Based on the foregoing analysis I conclude that the housing land supply for the Flintshire County Council planning area as at 1 April 2012 is 4.5 years.

P J Davies

Arolygydd / Inspector

³ Letter dated 13 March 2013 received from Flintshire County Council