



FLINTSHIRE COUNTY COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2013

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
NATURAL RESOURCES WALES
DAVID WILSON HOMES
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BLOOR HOMES
PERSIMMON HOMES**

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1.0 SUMMARY

1.1 This is the Flintshire County Council Joint Housing Land Availability Study for 2013 which presents the housing land supply for the area at the base date of 1st April 2013. It replaces the report for the previous base date of 2012.

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 4.1 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
Persimmon Homes

Report Production

- 1.5 Flintshire County Council issued draft site schedules and site proformas for consultation on 30th October 2013 for a period of three and a half weeks until 22nd November 2013. 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 29th November 2013.
- 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 on 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 0.9 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.
- 2.4 As a comparison, three other methods of calculating the number of years land supply have been included in this report. Table 2b shows the land supply using the residual method for the remaining two years of the UDP and past completions for three years. Tables 2c and 2d show the land supply based on past completions over 5 years and 10 years respectively.

Table 1 – Identified Housing Land Supply

Housing Land Supply (1st April 2013 to 1st April 2018) – Large Sites								
	Proposed Homes	Under Construction	5 Year Land Supply (TAN 1 categories)			Beyond 5 Years		Homes Completed Since Last Study
			1	2	2*	3 (i)	3 (ii)	
Total	4685	191	299	2983	0	1212	0	328

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

Private	3308
Public / Housing Association	165
Total	3473

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

2008-10 ¹	2010-11	2011-12	2012-13	Total
131	69	69	54	323

2.6 The overall **total 5 year land supply** (large and small sites) is **3796 (3473 + 323)**.

¹ Figures cover a 2 year period

Table 2a 5 Year Land Supply Calculation (Residual Method for the two remaining years of UDP and Expected Completions for 3 years) as used by the Inspector in determining the 2013 supply

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	4213
C	Residual Requirement – 2 yrs	3187
	Expected completions – 3 yrs	1480
D	5 Year Requirement	4667
E	Annual Need	933.4
F	Total 5 Year Supply	3796
G	Land Supply in Years (F/E)	4.1 years

Table 2b 5 Year Land Supply Calculation (Residual Method for the two remaining years of UDP and Past Completions* for 3 years)

A	Total Housing Requirement (as set out in the adopted Development Plan)	7400
B	Completions to base date (large and small sites)	4213
C	Residual Requirement – 2 yrs	3187
	Expected completions – 3 yrs	841.8
D	5 Year Requirement	4028.8
E	Annual Need	805.8
F	Total 5 Year Supply	3796
G	Land Supply in Years (F/E)	4.7 years

* based on 5 year past completion rates

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

A	Total Previous 5 Year Completions (2008-2013)	1403
B	Average Annual Completions	280.6
C	Total 5 Year Land Supply	3796
D	Land Supply in Years (C/B)	14.2

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

A	Total Previous 10 Year Completions (2003-2013)	3190
B	Average Annual Completions	319
C	Total 5 Year Land Supply	3796
D	Land Supply in Years (C/B)	11.9

3.0 COMMENTARY

The Council acknowledges that the current housing land supply, as required to be measured by the residual method, is below the 5 year requirement contained in TAN1. However, TAN1 also recognizes that *'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'*. The Council therefore considers that the past building rates figure should also be included in the Study Report as a comparison. Based on the past building rates method over a 5 year and 10 year period the land supply increases to 14.2 and 11.9 years respectively. The past building rates method clearly shows that the actual level of supply, compared with what the development industry is achieving on the ground, is much higher than that determined by the residual method, and is more reflective of recent and current economic conditions and reduced levels of house building. Given this, and the low developer build rates being put forward for the 2014 study, this places a serious doubt in the Council's mind about the usability of the residual calculation method in future studies as it is not reflective of reality and is therefore not fit for purpose. This is illustrated by the table and chart in Appendix 3 which despite showing a significant and increased level of absolute supply, because of the method of calculation doesn't reflect this in terms of years supply.

Given the lack of a 5 year supply based on the residual method, 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.

The Council considers the most appropriate means by which to increase housing land supply is through the preparation of the Local Development Plan. Following approval of the Delivery Agreement the Council has embarked on a Call for Candidate Sites and is commencing engagement and consultation as part of the preparation of the pre-deposit consultation draft. 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 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.

Nevertheless, 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 (perhaps by granting a short term permission) otherwise they would not be capable of meeting the requirements of TAN1.

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 2012-13			
	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	2230	64	1243	36	907	75	305	25	234	71	94	29
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	421	12	48	1.4	320	26	48	4	32	10	0	0
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 2012 to 31st March 2013)

	Apartments / Flats	Houses	Total
Number of Units	21	307	328
Percentage	6%	94%	100%

Appendix 1 – Site Schedules

Private Sector

Address	Built 2012/13	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2014	2015	2016	2017	2018	3(i)	
AFONWEN											
Wilcox Coach Works		13	13			6	7				
BAGILLT											
Central Garage		11	2		2						
Former British Legion Club		10	10		10						
Mayfair House	21	21	21								Complete
Wern Farm		45	45				20	25			
BROUGHTON											
South of Retail Park		280	280			50	50	50	50	80	
Compound Site		48	48			12	12	12	12		
BUCKLEY											
Rear of 34 Muirfield Road		21	8							8	
Rear of Pottery Cottage	9	60	0								Complete
Land at Field Farm Lane	17	89	57	7	23	27					Under construction
Land between 65 & 81 Mold Rd		23	23		11	12					
Rear of Risboro, Nant Mawr Rd		10	10			10					New site
Mount Pool (rear of Hillcrest)		15	15			15					
F G Whitley's Depot		37	37			7	10	10	10		
Lane End Brickworks	54	293	203	10	40	40	40	40	33		Under construction
Holmleigh, Cheshire Lane		16	16							16	
Somerfields		30	30					30			
Well Street		162	162			40	40	40	42		
Adj Aldans and Langdale		20	20			10	10				
CAERWYS											
Summerhill Farm		54	54			18	18	18			
COED TALON / PONTYBODKIN											
Station Yard / Depot		57	57				15	15	7	20	

Address	Built 2012/13	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2014	2015	2016	2017	2018	3(i)	
CONNAH'S QUAY											
Llwyni Drive	11	137	121	10	25	25	25	25	11	0	Under construction
The Old Fire Station		24	24				24				
29/31 Wepre Lane		25	25			6	6	6	7		
Adj Fair Oaks Drive		87	87			20	30			37	
Highmere Drive		162	162				30	30	30	72	
Ffordd Llanarth		20	20							20	
DRURY AND BURNTWOOD											
Land at Waverley Farm	2	71	15	12	3						Under construction
South of Clydesdale Road	45	48	3	3							Under construction
EWLOE											
Rear of Bon Accord	16	42	0								Complete
adj Ewloe Green Primary School		24	24			12	12				
South of the Larches		10	10	3	3	4					Under construction
FLINT											
Croes Atti		637	637			60	60	60	60	397	
NW of Cornist School	1	32	0								Complete
Tyddyn Farm		38	38			19	19				
Flint Working Men's Club		15	15		7	8					
Former Leasowe's Garage		14	14			7	7				New Site
FLINT MOUNTAIN											
Pen y Glyn Hall		24	14	3	3	3	3	2			Under construction
GARDEN CITY											
North West of Garden City		650	650			30	75	105	120	320	
Former Snooker Hall		38	38			38					
Gateway to Wales Hotel		32	32			32					
GRONANT											
East of Gronant Hill		27	27			9	9	9			
HAWARDEN											
Land at Friar's Gap		31	6			1	1	1	2	1	
Overlea Drive		45	45		10	10	10	10	5		
HIGHER KINNERTON											
Main Road	13	34	23	1	10	12					

Address	Built 2012/13	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2014	2015	2016	2017	2018	3(i)	
HOLYWELL											
former Kwiksave site		10	10				10				
Old Depot, Halkyn Rd		15	15							15	
The Ridgeway, Milwr	1	40	7	4	1	2					Under construction
Former Textile Mill		120	120							120	
East of Halkyn Rd		44	44			14	15	15			
Lluesty Hospital		70	70			20	20	30			
HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD											
Bridge Farm, Fagl Lane	8	53	45	13	10	10	12				Under construction
West of Abermorddu School		35	35		5	10	10	10			
LEESWOOD											
Maxwell's Estate		36	25							25	
Former Laura Ashley site		30	30				15			15	
LIXWM											
Land at Mansfield	2	31	1		1						Under construction
MANCOT											
Rear of 11 Ash Lane		10	10		2	3	5				
MOLD											
Former Bromfield Timber & Joinery		122	122			54	54	14			
Former Broncoed Works		78	78			20	20	20	20	16	
53 New Street		25	25	25							Under construction
Side of Glanrafon Rd		18	18		9	9					
St David's House	8	12	12			4					Under construction
Upper Bryn Coch Lane		15	15		5	5	5				
West of St Mary's Park	42	48	6	6							Under construction
Queen's Park		51	51			11	20	20			
MOSTYN											
Ffordd Pennant West		54	54			12	12	15	15		
MYNYDD ISA											
Rose Lane		58	58			14	14	15	15		
NEW BRIGHTON											
New Brighton Service Station		23	23			5	6	6	6		

Address	Built 2012/13	Site Capacity	Units Remaining	U/C	Categorisation						Comment
					2014	2015	2016	2017	2018	3(i)	
NORTHOP											
Connah's Quay Road	11	35	0								Complete
Northop Service Station		14	14	14							
NORTHOP HALL											
Plas Bellin		10	10		10						
Cae Eithin, Village Rd		93	93			20	20	20	20	13	
PENYFFORDD											
Llys Dewi		15	15				7	8			
PENYFFORDD/PENYMYNYDD											
White Lion, Penyffordd	2	87	85	6	15	15	15	15	19		Under Construction
Wood Lane Farm	29	224	195	3	30	35	30	30	30	37	Under Construction
RHES Y CAE											
The Stores House		10	10		5	5					
SALTNEY											
Land off Boundary Lane	11	128	14	0	7	7					Under construction
SYCHDYN											
Sewage Works, Wats Dyke Way		39	39			10	14	15			
WHITFORD											
Altbridge House		41	41			7	34				
PRIVATE SECTOR	303	5314	4520	120	271	856	826	721	514	1212	

Social Housing

Address	Built 2012/13	Site Capacity	Units Remaining	Categorisation							Comment
				U/C	2014	2015	2016	2017	2018	3(i)	
EWLOE											
Yowley Road	0	10	10	0	0	10	0	0	0	0	
GREENFIELD											
Adj Glan y Don	0	56	56	0	20	36	0	0	0	0	
MOLD											
Jasmine Crescent	0	63	63	63	0	0	0	0	0	0	Under construction
SHOTTON & ASTON											
Aston Mead Estate	0	20	20	0	0	10	10	0	0	0	
TREUDDYN											
Land off Ffordd y Rhos	25	41	16	8	8	0	0	0	0	0	Under construction
SOCIAL HOUSING	25	190	165	71	28	56	10	0	0	0	

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

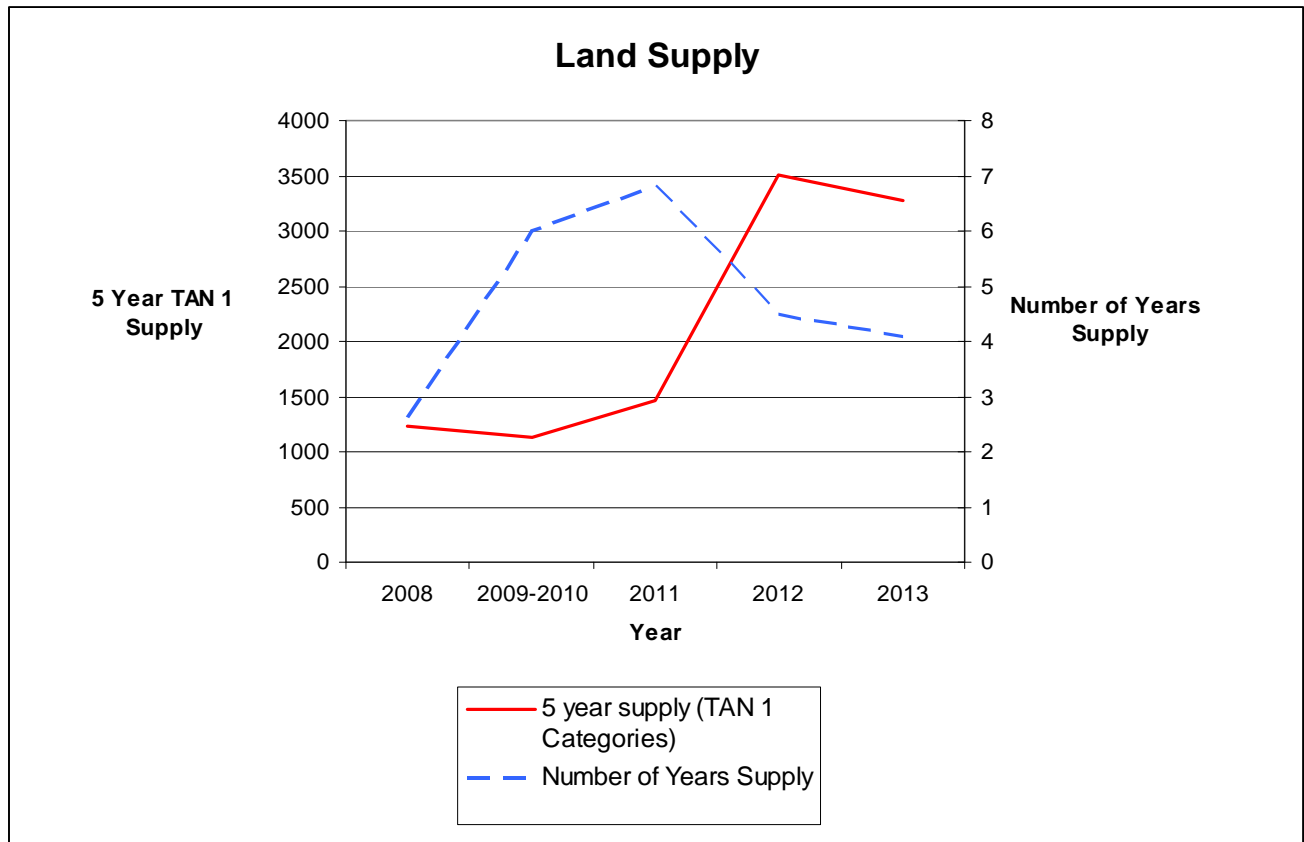
Appendix 2 – Past Completions Data

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
2013	628	54	382

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
2013	299	2983	0	4.1	1212	0



³ Figures cover a 2 year period

Appendix 4 – Inspector’s Recommendation Report



Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai

Report on Joint Housing Land Availability Study

gan P J Davies BSc (Hons) MA MRTPI
Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 29/04/2014

by P J Davies BSc (Hons) MA MRTPI
an Inspector appointed by the Welsh Ministers
Date: 29/04/2014

Ref: JHLAS/13/A6835/515908
Local Planning Authority: Flintshire County Council

- This report concerns the Flintshire County Council Joint Housing Land Availability Study (JHLAS) 2013.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in November 2013.

Recommendation

1. That the 2013 JHLAS housing land supply figure for the Flintshire County Council area be determined as 4.1 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 area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

Main Issue

4. The Local Planning Authority (LPA) accepts that that the appropriate method for calculation of the five year land supply is the residual method, in line with paragraph 7.5.2 of TAN 1 and Welsh Government’s ‘Guidance Note Joint Housing Land Availability Study process: Version 2 – September 2012’. Although a comparison with past building rates has also be provided, having regard to the advice in TAN 1 and WG guidance, I consider that the residual method is appropriate in this case. No other

¹ PPW Edition 6 paragraph 9.2.3

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

Appendix 4 – Inspector’s Recommendation Report

JHLAS/13/A6835/S15908

Study Group member commented on the method of calculation. However, there is disagreement over the total number of units considered to be genuinely available in the land supply. There are 28 sites in dispute. The main issue therefore is whether, at the base date of the study, the 28 disputed sites should be counted as contributing to the 5-year housing land supply.

Reasons

5. The agreed number of units in the five year land supply is 2,307 and 1,675 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. The TAN also provides advice on sites that have remained in the land supply for periods well in excess of five years. I have considered the disputed sites on the available evidence and in line with the advice in the TAN and the WG Guidance.
6. BAG031: Wern Farm, Bagliff (45 units in dispute): This site is allocated in the Flintshire Unitary Development Plan 2000 – 2015 (‘the UDP’) and this is the second year in which the site has been included in the 5 year land supply. I note that the Home Builders Federation (HBF) and Anwyl consider that the site should not be included in the land supply, as it first appeared in the schedule in 2004. However, as the site was classified as Category 3i until the adoption of the UDP in September 2011, I do not consider that it meets the presumption to reclassify into Category 3i in Paragraph 7.4.1 of TAN 1. I note that the owner’s aspirations for the sale of the site have not yet been met. However, the LPA indicates that the site is free of constraints. In the absence of any evidence of constraints on the site, and given that the site is allocated in the adopted UDP, I find that these 45 disputed units should be counted towards the 5 year land supply.
7. BRO012: South of Retail Park, Broughton (200 units in dispute): This site is allocated in the UDP and at the base date of the study was subject to an outline planning permission. Anwyl has queried the inclusion of the site in the 5 year land supply. The LPA confirms that there are two house builders associated with the application and that the site is in a strategic location. In the absence of any evidence of constraints to development, I therefore find that these 200 disputed units should be counted towards the 5 year land supply.
8. BUC052: Land off Victoria Road (53 Brunswick Road, Buckley), Buckley (20 units in dispute): This site is included in the matters of dispute in the SoCG. However, the LPA indicates that it agrees with HBF’s view that the site should be removed from the land supply, due to the fact that planning permission has now expired. I therefore find that these 20 units should not be counted towards the 5 year land supply.
9. BUC053: Rear of 34 Muirfield Road, Buckley (8 units in dispute): This site has been included in the matters of dispute in the SoCG. However, the LPA indicates that it agrees with HBF’s view that these units should be classified as Category 3i, due to the fact that there are constraints to development on site and that, consequently, none of the units are expected to be completed within the study period. I therefore find that these 8 units should not be counted towards the 5 year land supply.
10. BUC071: 65 – 81 Mold Road, Buckley (23 units in dispute): This site is subject to a full planning permission for 23 units. HBF considers that the site should be reclassified as Category 3i, as it has been included in the land supply since 1996. Paragraph 7.4.1 of TAN 1 states that where a site has remained undeveloped for more than 5 years there is a presumption to reclassify to Category 3i, unless there is an

Appendix 4 – Inspector’s Recommendation Report

JHLAS/13/A6835/515908

explanation as to why the site should remain in the land supply. The relevant full planning permission was granted in 2009, and was still live at the base date of the study. I consider this to be sufficient explanation as to why the site should resist reclassification. I therefore find that these 23 units should be counted towards the 5 year land supply.

11. **BUC079: Mount Pool, Buckley (15 units in dispute):** This site is allocated in the adopted UDP. I note the concerns of HBF that this site has been in the land supply figure for more than 7 years. However, the LPA provides information which indicates that progress is being made towards signing the Section 106 agreement relating to renewal of outline planning permission. Whilst taken in isolation this is not a determinant factor, when coupled with the information provided by the LPA to the effect that the site is in a location which should prove attractive to the market and its status as an allocated site in the recently adopted UDP, and in the absence of any information regarding constraints to development, I find that there is sufficient explanation as to why it should resist the presumption to reclassify as Category 3i. I therefore find that these 15 units should be counted towards the 5 year land supply.
12. **BUC080: Whitleys Depot, Buckley (37 units in dispute):** The inclusion of this site was queried by HBF and Anwyl. The LPA has confirmed that 22 units on this site are subject to an extant planning permission, secured through the implementation of on and off site works. The remainder of the site is both allocated in the UDP and subject to a planning permission for 17 units. The LPA suggests that inclusion of 37 units within the study period is therefore entirely reasonable. In the absence of any information regarding constraints to development, I therefore find that 37 of the disputed units should be counted towards the 5 year land supply.
13. **BUC085: Lane End Brickworks, Buckley (43 units in dispute):** The LPA forecasts 193 units within the study period. NJL Consulting queries this rate, and asserts that 30 dwellings per annum should be the maximum, i.e. 150 units in the study period. However, I note that the NJL Consulting is not in the JHLAS Study Group. No member of the Study Group has offered any comment on the LPA’s forecast. I therefore find that the LPA’s forecast is not being disputed by the Study Group, and that the 43 units queried by NJL Consulting should be counted towards the 5 year land supply.
14. **BUC086: Somerfields, Buckley (30 units in dispute):** HBF objects to the inclusion of this site, as it has featured in the land supply since 2004. However, the site is allocated in the recently adopted UDP, and the LPA offers information which indicates that this location will benefit from regeneration activity in and around the town centre. I consider that there is sufficient explanation as to why the site should resist reclassification to Category 3i. I therefore find that these 30 units should be counted towards the 5 year land supply figure.
15. **BUC088: Well Street, Buckley (162 units in dispute):** HBF queries the inclusion of this site, indicating that all units should be reclassified as Category 3i, as it has been in the land supply since 2004. However, the LPA indicate that this is incorrect; they state that the first inclusion was in 2008. Anwyl considers that as WG are the landowners, any progress is likely to be slow and indicates that only 60 units should be included in the land supply. However, this site was included in the 2012 JHLAS on the basis that it was allocated in the recently adopted UDP, in the absence of any constraints to development and the fact that WG was considering a disposal strategy for their land assets. As there is no additional information relating to constraints this year, I find no reason why the site should not resist reclassification for this year’s study also. I

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therefore find that the 162 disputed units should be counted towards the land supply figure.

16. BUC104: Homefelgh, Cheshire Lane, Buckley (16 units in dispute): HBF queries the inclusion of this site, as it is not allocated in the adopted UDP and there is no current planning permission. The LPA has confirmed that there is an application before it, but at the base date of the study there was no planning permission in place. I therefore find that these 16 disputed units should not be counted towards the land supply figure.
17. COE007: Station Yard / Depot, Pontybodkin (57 units in dispute): This is an allocated UDP site; 20 of the units on this site are within a C2 flood zone. HBF asserts that the site has been in the supply and remained undeveloped since 2004, however the LPA confirms that it first featured in the supply in 2008. As it has not yet met the five year period in Paragraph 7.4.1 of TAN 1, I do not consider that it would be appropriate to reclassify the entire site as Category 3i. However, the information supplied by the LPA indicates that any development would require closure of the scrapyard and ground remediation works. This coupled with the fact that part of the site is in a C2 flood zone indicates that it may be unrealistic to expect all 57 units to come forward in the study period. Based on the information before me, I find that 37 of the disputed units should be counted towards the 5 year land supply.
18. CON036: Adjacent Fair Oaks Drive, Connah’s Quay (30 units in dispute): This allocated UDP site has been noted as having a capacity of 87 units. Originally, the LPA posited that 50 units should be included in the land supply. HBF suggests that only 20 units should be included within the land supply, based on a planning application which had been submitted to the LPA. That application was dismissed by the LPA and in the SoCG it confirms that it is considering a different scheme for 42 dwellings. In any case, I can attribute little weight to an application which was undetermined as at the base date of this study. In the absence of any information indicating that there are any constraints to development, I find that the LPA’s original forecast is the most appropriate. I therefore find that the 30 disputed units should be counted towards the 5 year land supply.
19. CON038: Highmere Drive, Connah’s Quay (90 units in dispute): This allocated UDP site first entered the supply in 2008, despite claims from HBF that it has been in the supply since 2004. The LPA has submitted information which indicates that the market in the Connah’s Quay area is strong, and there are no major physical constraints to development. I do not consider that the site meets the terms of Paragraph 7.4.1 of TAN 1, so the site should not be reclassified as Category 3i at this time. There is no information before me to indicate that the LPA’s forecast of 30 dwellings per annum in the last three years of the study period is unachievable. I therefore find that the 90 disputed units should be counted towards the 5 year land supply.
20. EW1039: Yowley Road, Ewloe (10 units in dispute): HBF queried the inclusion of this site on the basis that the information provided indicated that the full planning permission associated with the site had expired without being implemented. The LPA has now confirmed that the expiry date of the relevant permission is, in fact, April 2015. At the base date of the study period, this site benefitted from full planning permission; I therefore find that the 10 disputed units should be counted towards the 5 year land supply figure.
21. FL1002: Crops Atti, Flint (50 units in dispute): The LPA originally allocated 269 units in the five year supply. Although not a study group representative, NJL Consulting

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queried this and suggested that 190 units would be a better reflection of the current market and ownership situation on site. The LPA concedes that completions in the first year of the study period now seem unlikely, and has therefore revised its forecast to 240 units within the study period. Given that Anwyl, the key promoter on the site, are supportive of this revised forecast, I find that the 50 disputed units should be counted towards the 5 year land supply.

22. **GAR002: North West of Garden City (280 units in dispute):** This site is allocated in the UDP and at the base date of the study, part of the site benefitted from an outline planning permission. The LPA originally forecast 400 units coming forward within the study period, but subsequently revised this figure to 330. HBF considers that this should be reduced to 100 units, to allow a sufficient ‘ramping up’ period. Anwyl Construction asserts that 50 units within the study period is the best case scenario, stating that substantial infrastructure works are required. NJL Consulting provides a forecast based on the current situation regarding planning permission on site and ownership by Praxis Holdings and PRDL. This forecast seems to account for the need to install site infrastructure and also relies on an assumption that the maximum number of homes likely to be delivered by each developer on a site is 30 per annum. This forecast shows no homes in 2013/14, but a total of 330 within the study period. Whilst NJL are not a part of the Study Group, the LPA accepts that NJL’s figures are more realistic, and that the figure should be lowered to 330 units within the study period. The LPA also provides information regarding flood defence works beginning in September 2013 and Welsh Government funding for internal road infrastructure to support delivery on site. In last year’s JHLAS it was found that it was not unrealistic to expect 100 units per annum in the last 3 years of that study period. Having considered the submitted information, I conclude that the NJL forecast as supported by the information provided by the LPA is the most realistic. I therefore find that the 280 disputed units should be counted towards the 5 year land supply figure.
23. **GRO001: East of Gronant Hill, Gronant (27 units in dispute):** This site is Council owned and allocated in the UDP; the LPA also confirms that there are no major constraints to development. Anwyl asserts that only 10 units should be included in the supply due to a lack of developer interest. HBF considers that the site should be classified as Category 3i as there is no planning permission on site and no developer interest at present. However, I find that it would not be appropriate to reclassify a site which has no major constraints to development and is allocated in the UDP which was only adopted in September 2011. In the absence of any information as to why the LPA’s forecast is unrealistic, I therefore find that the 27 disputed units should be counted towards the 5 year land supply figure.
24. **HAW013: Friars Gap, Hawarden (5 units in dispute):** This site had the benefit of a full planning permission for 5 units at the base date of the study. HBF considers that it should be removed from the land supply as there is currently no developer on board. However, the LPA indicates that there is ongoing work as to discharge of pre-commencement conditions. In any case, I do not find that the site meets the parameters of Paragraph 7.4.1 of TAN 1, and therefore does not fall to be reclassified as Category 3i. It does not seem unreasonable to find that five units are capable of being brought forward within the study period in an attractive village. I therefore find that the 5 disputed units should be counted towards the 5 year land supply figure.
25. **HQL013: Former Kwik Save Site, Coleshill Street, Holywell (10 units in dispute):** This site has the benefit of an outline planning permission. I note that the LPA confirms that since the base date of the study a reserved matters application for 10

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- units has been granted permission, but I have not given this any weight in considering the status of the site at the base date of the study. Notwithstanding the aforementioned reserved matters application, HBF’s comments indicate that it considers that this site should be removed once the outline permission expires. The base date of this study is 1st April 2013, and at that stage the outline permission was live. It would therefore be inappropriate to remove this site from the land supply for this year’s study. I find that the 10 disputed units should be counted towards the 5 year land supply figure.
26. MOL019: Old Depot, Halkyn Road, Holywell (15 units in dispute): This council owned site has the benefit of an outline permission for 15 units which does not expire until September 2014. However, HBF indicates that the site has remained in the land supply undeveloped since 1997 and the LPA confirms that there are watercourse and landfill constraints on site which led to problems with a previous potential buyer for the site. I therefore find that this site currently meets the terms of Paragraph 7.4.1 and the presumption to reclassify as Category 3i takes effect. Although the LPA has commissioned consultants to address the constraints, it seems that further work is needed before this site can be remarketed. I do not consider there to be sufficient explanation as to why this site should resist reclassification. For the foregoing reasons I find that these 15 units should not be counted towards the five year land supply.
27. MOL020: Bromfield Trading Estate, Mold (122 units in dispute): HBF objects to the inclusion of this site on the basis that it does not benefit from planning permission. However, the LPA confirms that this site benefits from a reserved matters approval for 122 dwellings. NJL Consulting considers that it is unlikely that this number of units will be delivered on site, as the scheme in question was for apartments and the market for such developments has stalled. As previously stated, NJL is not part of the study group. However, the LPA has responded to NJL’s comments, by indicating that progress is being made to discharge pre-commencement conditions on site, and that it considers the market in Mold capable of delivering the number of units in the original forecast. Even if the anticipated rate of 54 dwellings per annum in years 2 to 4 of the study period proves high, a lower delivery rate of 31 dwellings per annum from 2014/15 onwards would still deliver all 122 units within the study period. I therefore find that these 122 disputed units should be included in the 5 year land supply figure.
28. MOL045: Broncoed Works, Mold (80 units in dispute): Anwyl queries the inclusion of this site on the basis that they were not aware of any planning permissions or house builder interest. The LPA confirms that there is a planning permission in place, and that work has progressed on pre-commencement conditions. On the basis of the information provided by the LPA, I find that these 80 disputed units should be counted towards the 5 year land supply figure.
29. MOL050: Queen’s Park, Hendy Road, Mold (51 units in dispute): This greenfield site was first brought into the 5 year land supply in the 2012 JHLAS, due to its status as an allocated site in the recently adopted UDP. Previously it had been in Category 3i. There are no apparent constraints to development on site and therefore, despite the comments from HBF and Anwyl, I find that these 51 disputed units should be counted towards the 5 year land supply figure.
30. MOL051: Upper Bryn Coch, Mold (15 units in dispute): HBF asserts that this site has been in the land supply since 2004. However, this site has previously been Category 3i, so did not form part of the 5 year land supply in those JHLAS studies. The LPA now proposes its inclusion in the 5 year land supply for this JHLAS due to its status as an allocated UDP greenfield site with no constraints to development. The LPA

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also makes reference to a planning application which was validated on 18th August 2013; however, I attribute little weight to this as it was not validated until after the base date of the study and in any case may not result in the grant of a planning permission. Notwithstanding my reasoning on that application, I conclude that there is no reason to exclude this adopted site from the land supply. I therefore find that these 15 disputed units should be included in the 5 year land supply figure.

31. **MQS006: Ffordd Pennant West, Mostyn (54 units in dispute):** As with the Upper Bryn Coch site above, HBF asserts that this site has been in the supply since 2004, but the LPA clarifies that this is the first JHLAS where the site has been proposed for inclusion in the 5 year land supply. The site is allocated in the UDP, and the only constraint I have been made aware of is restricted to a small area of the site. At the base date of the study there had been an unsuccessful application on the site; despite the fact the application was unsuccessful, it does demonstrate an interest in the site. AnwyI considers that in the absence of a current permission it is only reasonable to include 30 units within the 5 year supply. However, there is no evidence before me that the LPA’s forecast of 12 – 15 units per annum in the last 4 years of the study period is unachievable. I therefore find that these 54 disputed units should be counted towards the 5 year land supply figure.
32. **MYN028: Rose Lane, Mynydd Isa (58 units in dispute):** HBF queries the status of this site. The LPA confirms that it is an allocated UDP site, and that whilst there is no planning permission associated with it at present, there was an application pending determination at the base date of the study. Although this was subsequently refused by the LPA, it does demonstrate interest in developing the site. In the absence of any information about constraints to development, I find no reason to exclude this site from the land supply. I therefore find that these 58 disputed units should be counted towards the 5 year land supply figure.
33. **PFD002: Llys Dewi, Penyfordd (15 units in dispute):** HBF queries the inclusion of this site, raising the fact that site was previously considered Category 3i. The LPA clarifies that the site is allocated in the recently adopted UDP, and this was considered to be sufficient justification for inclusion of the site in the land supply for the 2012 JHLAS. The LPA also confirms that there are no constraints to development on the site, and that it is Council-owned with negotiations ongoing with a local Housing Association. For the foregoing reasons, I conclude that there is no justification for excluding the site from the land supply. I find that these 15 units should be counted towards the 5 year land supply.
34. For the foregoing reasons I find that 1,489 units should be added to the agreed 2,307 units, and therefore the total number of units to be included in the 5 year land supply is 3,796.

Conclusion

35. Based on the foregoing analysis and utilising the residual method in line with paragraph 7.5.2 of TAN 1, I conclude that the housing land supply for the Flintshire County Council planning area as at 1st April 2013 is 4.1 years.

P J Davies

Inspector