

# Flintshire Deposit Local Development Plan 2015 - 2030

## Background Paper 10 Housing Land Supply and Delivery

September 2019

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## **1.0 Introduction**

- 1.0.1 Flintshire County Council is in the process of preparing a new Local Development Plan (LDP) which will guide development in the County for the period up to 2030. The LDP will include new allocations for housing and employment, whilst also seeking to protect and enhance other areas from development. Once formally adopted, the LDP will form the basis of making decisions on individual planning applications in the County.
- 1.0.2 This background paper is one of a range of papers prepared to support the Deposit LDP and provides further detail and context in relation to the Housing Land Supply and deliverability. It justifies the approach towards the supply and delivery of housing land and demonstrates that it is effective and consistent with national policy. Separate papers have been produced on related topics, including population projections and the housing requirement figure, the provision of Affordable Housing, Viability, and Gypsy & Traveller Site Provision. A further paper comprising an Urban Capacity Study for Flintshire has also been produced and is available to support the Deposit LDP. Each background paper can be read in isolation or in conjunction with other background papers.

## **1.1 Purpose of the Document**

- 1.1.1 The deliverability of the housing land supply is a key element of the LDP. In order to ensure that the allocated housing sites in the LDP are capable of development and can contribute to the delivery of the LDP Strategy. Sites have been assessed to determine both their 'suitability', and 'deliverability' over the Plan Period. In preparing the LDP, the Council has taken a significant number of sites into consideration, including, Urban Capacity Sites, Officer Sites, Candidate Sites submitted at the start of the plan preparation process and Alternative Sites submitted at Preferred Strategy stage. Consultations have been carried out with landowners, agents, and developers in respect of all of the new allocations and the Council is confident that they are deliverable within the timescale of the LDP.
- 1.1.2 The purpose of this background paper is principally therefore to:
- Clarify the LDP Housing Requirement and overall Provision as set out in policy STR1 of the Deposit LDP;
  - Identify, explain and justify the components of the Housing Land Supply and demonstrate that sufficient land is genuinely available or will become available over the lifetime of the plan to meet the housing

requirement and ensure the provision of a 5 year land supply both on adoption of the LDP and throughout the LDP period;

- Provide a commentary on the housing allocations identified in the Deposit Plan;
- Provide a housing trajectory which clearly demonstrates the phasing and timing of the delivery of housing sites over the Plan period.

## **1.2 National Planning Policy and Relevant Evidence**

### ***Planning Policy Wales (Edition 10, November 2018)***

1.2.1 PPW recognises that up to date Development plans are the basis of the Planning system and set the context for rational and consistent decision making. Paragraph 4.2 requires Planning Authorities to understand all aspects of the housing market in their areas, including the requirement, supply and delivery of housing.

1.2.2 Para. 4.22 Requires the planning system to '*identify a supply of land to support the delivery of the housing requirement to meet the differing needs of communities across tenures*'. The supply of land to meet the requirement must be deliverable. To achieve this PPW requires development plans to include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the Plan period.

1.2.3 It is a requirement of national planning policy, as set out in paragraph 4.2.15 of PPW, that local planning authorities ensure that there is a 5 year supply of land for housing. The sites included within this land supply must be free or readily freed from planning, physical and ownership constraints and be economically viable for development.

### ***Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2015)***

1.2.4 The requirement to maintain a 5 year supply of readily developable housing land, as contained in paragraph 2.1 of TAN 1, is a key planning policy requirement of the Welsh Government. Through the LDP process, enough land must be provided to allow for new home building that will ensure a 5 year land supply for housing is maintained.

1.2.5 It is highlighted in paragraph 2.3 of TAN 1 that housing land availability needs to be soundly based on meeting the housing requirements, which requires an adopted LDP to be in place.

1.2.6 Paragraph 3.2 indicates that Housing land availability, and the need to demonstrate a five-year housing land supply, is a key part of the LDP examination process. Local planning authorities are required to demonstrate that there is a five-year housing land supply at the time the plan is adopted and the latest approved JHLAS can be used as an important piece of evidence. Whilst Flintshire has not got an up to date approved JHLAS, the housing supply has been monitored on an annual basis in order to inform the LDP and the latest Monitoring Report (base date 1st April 2018) is available to view on the LDP Consultation Portal. Whilst not a formal JHLAS, the Report has followed the JHLAS process as far as possible, including consultation with developers and the Home Builders Federation.

### ***Development Plans Manual Edition 3: Consultation Draft (June 2019)***

1.2.7 The Development Plans Manual is a reference document for practitioners involved in the preparation and implementation of Local Development Plans. It contains practical guidance on preparing & revising LDP'S, and requires them to be underpinned by robust evidence to ensure that they are effective and deliverable.

1.2.8 Edition 2 of the LDP manual was published in 2015 but is in the process of being updated to take account of significant changes to planning legislation and policy (including the publication of PPW 10) since that date. A draft of Edition 3 of the Manual was published for consultation in June 2019 and while there may be some changes to this following consultation and prior to publication of the final version, the draft is referenced in this document as the latest available guidance.

### ***National Development Framework (Consultation draft)***

1.2.9 A Draft of the National Development Framework (NDF) was published for consultation on 7<sup>th</sup> August 2019. The NDF is a new Spatial Development Plan which sets out the direction for future development in Wales and a proposed Strategy for addressing Key National priorities through the planning system. Local Development Plans in Wales are required to be in conformity with the NDF.

1.2.10 The NDF estimates that, based on Welsh Government projections, some 19,400 new homes will be needed in the North Wales Region to 2038 with the Plan's Spatial Strategy focusing growth on the Wrexham- Deeside corridor.

## ***Flintshire Urban Capacity Study : Arcadis (June 2019)***

1.2.11 The Flintshire Urban Capacity Study provides information on the dwelling capacity of the higher order settlements in Flintshire and provides evidence to support the likely future levels of development from windfall sites.

## **2.0 LDP Housing Requirement and Provision**

2.0.1 As set out in Policy STR 1 the housing requirement for the Flintshire Local Development Plan has been established as 6,950 units. This requirement was derived from the Council's chosen employment led growth option following consideration of a number of growth options as initially referenced in the Council's Strategic Options consultation carried out in late 2016. The feedback from this consultation was assessed and used to select the preferred option, as set out in the Council's Preferred Strategy published in November 2017.

2.0.2 A separate Background Paper: Population and Household Projections, which accompanied the Strategic Options consultation, is available which explains the projections in more detail. Furthermore, a separate background paper summarises and explains how the growth and spatial options were derived and assessed, in order to arrive at the preferred growth and spatial option, is also available as part of the Preferred Strategy documentation.

## **2.1 Flexibility Allowance**

2.1.1 It is acknowledged that the complexities of the development process bring about a degree of uncertainty and as a consequence it may be that not all of the housing sites will be delivered to the timescales anticipated. A flexibility allowance of 1,000 units has therefore been added to the housing requirement to provide a contingency which will allow the plan to respond to economic challenges or any unforeseen local circumstances.

2.1.2 This flexibility allowance of 1,000 units equates to nearly 14.4% of the LDP housing requirement figure of 6,950 or 15.9% of the residual requirement figure of 5,259 (6,950 minus completions over a 3 year period between 2015 and 2018 of 1,691 units). Generally an allowance of around 10% has been considered reasonable to provide the necessary level of flexibility in an LDP, and this figure is referenced in para 5.59 of the Development Plans Manual Edition 3, Consultation Draft (June 2019) as the starting point for consideration of the issue of a flexibility allowance.

- 2.1.3 Higher and lower flexibility allowances have however been applied in LDP's, depending on local circumstances. A figure of 5.5% for example was used in the Adopted LDP for the adjoining Authority of Denbighshire, while in the Adopted LDP's for the North Wales Authorities of Conwy and Gwynedd & Anglesey 10% flexibility allowances were included. The submitted LDP for Wrexham also includes a 10% flexibility allowance.
- 2.1.4 The 14.4% flexibility allowance proposed in the Deposit Flintshire LDP is therefore greater than that used in adjoining authorities and also slightly higher than the 13.8% used in the Adopted Flintshire Unitary Development Plan. The Council does however consider this level of contingency to be reasonable and justified given its local circumstances. Of the 41 sites allocated under Policy HSG1 in the Flintshire UDP 13, mostly small to medium sized sites, have not come forward for development, though it should be acknowledged that the adoption of the UDP coincided with a period of economic uncertainty when the level of housebuilding nationally reduced significantly.
- 2.1.5 Only the two larger undeveloped allocations under UDP Policy HSG 1 have been carried forward into the LDP (Well Street Buckley and Highmere Drive, Connah's Quay) though the UDP allocation on land adjoining Fair Oaks Drive, Connah's Quay has now been split into two sites, one of which is under construction and the balance of which is an allocation. The Council is confident, following information obtained from developers & landowners that these sites, together with the new allocations, are capable of being delivered within the Plan period. Nevertheless the flexibility allowance proposed in the Council's view adequately allows for unforeseen circumstances which may prevent all the allocated sites from delivering within the Plan period.

## **2.2 Components of the Housing Land Supply.**

- 2.2.1 The housing requirement will be met in practice through a variety of sources of supply. These include completions, commitments (existing planning permissions for housing) that are genuinely capable of being delivered, new housing allocations in the Plan, and realistic allowances for windfalls (unidentified small and large sites coming forward during the Plan period).
- 2.2.2 Of the new allocations, policy STR3 identifies two existing key strategic mixed use allocations and the remainder will be small to medium sized housing allocations. This mix of delivery, and the lack of over-reliance on new strategic sites, backed up by evidence from developers relating to viability and deliverability, will enable a 5 year supply to be secured and maintained. In support of the Deposit Plan this Background Paper incorporates a housing

trajectory setting out how and when it is anticipated that housing will be delivered through the Plan period.

2.2.3 A Housing Balance Sheet is set out overleaf which shows how the Plan's housing requirement figure is met through a mix of completions to date, commitments, allowances for small sites and windfalls, strategic allocations and other housing allocations. This also illustrates the oversupply of 1,000 units which, as explained in Section 2.1 above, equates to 14.4% of the housing requirement or 15.9% of the revised requirement when completions over the first three years of the Plan period have been taken into account.

**Table 1: Housing Balance Sheet (as at 1/4/18)**

Element	Amount	Notes
<b>REQUIREMENT</b>	<b>6,950</b>	
Less completions 15-16	662	Includes large and small site completions.
Less completions 16-17	421	Includes large and small site completions.
Less completions 17-18	608	Includes large and small site completions.
<b>Revised Requirement:</b>	<b>5,259</b>	
Less commitments	1,771	This reflects a review of large sites whereby only sites with planning permission as at 01/04/1 which are considered to be realistically capable Less commitments 1,771 of development, are included. The figures do not include the 1,325 consented units at Northern Gateway, nor sites at Well Street, Buckley and Highmere Drive and Broad Oak Holding, Connah's Quay as these are included in the strategic sites and allocations figures. Housing commitments are detailed in Appendix 1 and shown on the proposals map.
<b>Revised Requirement</b>	<b>3,488</b>	
Less Small sites allowance 720 (<10 units) 60 pa	720	Small sites allowance represents a conservative but realistic allowance of 60 units per annum (as per UDP) over the remaining Plan period.
Less Windfall allowance (>10 units) 50 pa	600	Windfalls allowance (large sites) represents a conservative but realistic allowance equivalent to 50 units per annum (as per UDP) over the remaining Plan period.
<b>Residual Requirement</b>	<b>2,168</b>	
Less LDP Strategic Allocations	1294	Includes Northern Gateway 1,325 units and Warren Hall 300. However, Northern Gateway discounted by 331 units which may be delivered beyond the Plan end date – 131 units on Praxis and 200 units on Pochin.
New allocations Requirement	874	



LDP Allocations	1,874	See LDP policy HN1
Overall allocation / flexibility	1,000	This equates to a flexibility allowance of 14.4% based on the overall housing requirement of 6,950 or 15.9% based on the revised requirement of 5,259.

2.2.4 The contributions to the supply from each of the various sources referenced in para. 2.2.1 are detailed in Sections 2.3 – 2.6 which follow.

### **2.3 Completed Sites**

2.3.1 The housing supply information in the housing balance sheet is based on information as at 1<sup>st</sup> April 2018. This has enabled information from the last published Housing Land Monitoring Report to be utilised as a basis for the supply calculations.

2.3.2 An element of the supply therefore comes from sites which have been completed since the 1<sup>st</sup> April 2015 base date of the Plan, on both large sites of 10 or more units, and small sites of under 10 units. Completions over this three year period totalled 1691 units as shown in the housing balance sheet, leaving a revised requirement, to be met by existing commitments, new allocations, and an allowance for the contributions from windfall sites, of 5,259 units.

### **2.4 Commitments**

2.4.1 Committed housing sites are sites which, at 1<sup>st</sup> April 2018 had the benefit of a valid planning permission and where development had either commenced or not yet started. The figure of 1,771 incorporated in the Housing Balance Sheet for commitments relates to sites of 10 or more units only and for assistance the sites are listed in Appendix 1 to this Report. The sites are also included in the committed sites Housing Trajectory, attached as Appendix 2 to this Report, which comprises a detailed breakdown showing the capacity of each committed site and how it is anticipated that each of the sites will be delivered over the Plan period. The information in Appendix 2 is based on the large sites supply and information on delivery contained in the published 2018 Flintshire Housing Land Monitoring Report, which is available as a separate paper.

2.4.2 Where further information has become available since the publication of the 2018 Housing Land Monitoring Report (as part of the ongoing work on the 2019 Housing Land Monitoring Study) relating to the timing of delivery of a site this has been taken into account in Appendix 2.

2.4.3 In addition to the committed sites identified in Appendix 1, the 2018 Flintshire

Housing Land Monitoring Report identifies an additional 64 units on sites which had a resolution to grant planning permission subject to the signing of a S106 legal agreement. While the guidance in TAN 1 does allow such sites to be included in the 5 year supply in certain circumstances, for clarification, as these sites did not have planning permission at 1/4/18 they have not been included in the committed LDP supply. As such, when each individual S106 agreement is signed and planning permission issued the sites will be likely to come forward and the units contribute to the supply as part of the windfall allowance.

## **2.5 Windfall Allowances**

2.5.1 A proportion of the housing supply over the plan period will be from ‘Windfall’ sites. Windfall sites are sites which did not have planning permission at 1/4/18 and which become available for development but are not specifically allocated for housing in the LDP. They will comprise large windfall sites, of 10 units or more, and small windfall sites of under 10 units and as explained above are likely to include Section 106 sites where permission is issued after 1/4/18.

2.5.2 These windfall or unidentified sites can come from a range of sources including:

- Sub-division of existing housing;
- Flats above shops;
- Conversions of commercial buildings;
- Empty homes brought back into use;
- Development of previously developed, vacant and derelict land and buildings;
- Sites which are in alternative use.

2.5.3 Past trends in windfall development in Flintshire have been critically examined and used as a basis for assessing the contribution which windfall sites might make to the LDP supply over the remaining lifetime of the Plan.

2.5.4 This analysis of past windfall contributions is contained in Section 4.3 of the Flintshire Urban Capacity Study (June 2019) undertaken by Arcadis. Table 4.8 in the Study shows that over the past 18 years the contribution to the housing supply from windfall sites has averaged 236 dwellings per annum, comprising 116 pa on large sites and 120 pa on small sites.

2.5.5 The Flintshire Urban Capacity Study also examines the capacity of the various sources to accommodate future windfall development. As explained in Section 4.3 of the Study, while it is expected that windfall sites will continue to make a significant contribution to the housing land supply, it is felt

unreasonable to project forward future rates based on these past rates. A cautious approach has therefore been taken and a 50% discount has been applied to both small and large windfall site contributions.

2.5.6 As a consequence, as explained in para. 5.2.2 of the Study, the windfall allowances used in the LDP are 600 units for large sites (averaging 50 per annum) and 720 units for small sites (averaging 60 per annum), over the remaining 12 years of the Plan period. In practice it is likely that the contribution from large windfall sites will be less in the very early years as they will be sites which did not have planning permission at 1/4/18 (though S106 sites will be included, as explained above). This is recognised in the Housing Supply Trajectory attached as Appendix 4.

2.5.7 With regard to the anticipated spatial distribution of the future windfall contribution, the actual distribution between Tiers of the settlement Hierarchy in the first 3 years of the Plan period has been as follows:

Tier 1 - 64.3%  
Tier 2 - 17.1%  
Tier 3 - 15.4%  
Tier 4 - 2.2%  
Tier 5 - 1.0%

2.5.8 It is appreciated that 3 years is a relatively short period, though looking at the period 2012- 2018 in the top three tiers, where the majority of windfall development has occurred, the distribution has been very similar with 67% of windfall development being in Tier 1 settlements, 13% in Tier 2 settlements and 15% in Tier 3 settlements.

2.5.9 On the basis of the above the percentage rates used in the Deposit LDP the distribution of the windfall contribution between Tiers is as follows:

Tier 1 - 65% = 858 dwgs  
Tier 2 - 16% = 211 dwgs  
Tier 3 - 16% = 211 dwgs  
Tier 4 - 2% = 27 dwgs  
Tier 5 - 1% = 13 dwgs

These figures are included in Table 3 which shows the spatial distribution of all components of the Housing land supply.

## 2.6 Housing Allocations in the Plan

2.6.1 The Plan's approach has included allocating sufficient sites to provide a Range and choice of viable development options in addition to ensuring that the significant land bank of committed sites is brought forward. As indicated

in the Housing Balance Sheet, in order to ensure that the housing land supply meets the requirements for the plan period with the inclusion of a flexibility allowance, the LDP allocates land for some 3,168 residential units over the Plan period, of which 1,294 are on two Strategic Mixed Use allocations, at Warren Hall, Broughton, and Northern Gateway, Deeside (see Policy STR3).

- 2.6.2 The Warren Hall site has had planning permission for a number of years for a Business Park and has benefitted from significant public investment including junction improvements. The site is also referenced as one of a number of key regional development sites in the North Wales Growth Vision. Given its strategic location the site is important in contributing to the future economic growth in the County, but the effects of the global recession has significantly impacted progress. In order to improve the viability and deliverability of the site it is allocated in the LDP for a mixed use development comprising employment, housing, and a commercial hub.
- 2.6.3 The Northern Gateway site is a mixed use strategic site with planning permission at the heart of the Deeside Enterprise Zone. The mix and quantum of development has changed since the allocation of the site in the UDP because the two halves of the site are in separate ownership and are being promoted separately and market demand has changed since the site was first allocated. It is considered that a renewed allocation as part of the LDP is required to re-promote the sites which will result in increased market confidence in the scheme, on the back of considerable public sector infrastructure investment. Further, a reserved matters application relating to 280 residential units on the first phase of the site has recently been approved.
- 2.6.4 Separate Northern Gateway and Warren Hall masterplans and delivery statements, which are available as supporting documents contain detailed information on the two Strategic sites and their delivery.
- 2.6.5 Table 2 overleaf lists all the allocated sites while Table 3 comprises a list of the sites and their anticipated timescales for delivery. The aim of the approach is to allocate sufficient sites to enable the provision of a range of choice of and development options to complement the existing supply of committed sites. Only sites which are capable of accommodating 10 or more units have been allocated, to provide consistency with the Housing Land Monitoring exercise out by the Council on an annual basis, in accordance with the guidance contained in TAN 1: Joint Housing Land Availability Studies (2015).
- 2.6.6 The allocated sites have been identified through detailed assessment as part

of the Candidate and Alternative site assessment process and the sustainability appraisal, having regard to the Plan’s settlement hierarchy. This included assessment against the search sequence set out in Planning Policy Wales (Edition 10) for identifying housing allocations, its accordance with the LDP Spatial Strategy, and its deliverability. Details of the assessment process are contained in the separate Background paper ‘Assessment of Candidate/ Alternative Sites’.

**Table 2 : Housing Allocations**

Site	Previous Planning Context	Planning Permission	Capable of early delivery
1. Well St, Buckley	UDP allocation C/F		✓
2. Broad Oak Holding, Connah’s Quay	Part UDP allocation C/F	✓	✓
3. Highmere Drive, Connah’s Quay	UDP allocation C/F		✓
4. Northop Road, Flint	UDP proposal, ‘white land’, 2 current applications		
5. Maes Gwern, Mold	UDP empl. allocation, SHARP scheme	✓	✓
6. Land between Mold and Gwernaffield Rd, Mold	Site in Mold Town Plan, Pre-app, improvements		
7. Holywell Rd, Ewloe	Only ‘new’ site, sustainable location, improvements		
8. Ash Lane, Hawarden	Allocated by UDP Inspector, not adopted		
9. Wrexham Rd, Hope/Caergwrle/Abermorddu/Cefn y Bedd	UDP proposal, Inspector recommended, not adopted		
10. Cae Isa, New Brighton	UDP proposal, ‘white land’, pre-app/PAC		
11. Chester Rd, Penymynydd	Speculative site, approved on appeal	✓	✓
Northern Gateway, Deeside	Strategic mixed use site	✓	✓
Warren Hall, Broughton	Strategic mixed use site	✓	

2.6.7 As indicated in Table 2, of the 13 allocated sites, 5 now have planning permissions, (though are not included in the committed sites having Planning permission at 1/4/18 to avoid double counting). Further, the existing Warren Hall planning permission relates to a Business Park rather than the mixed use development now proposed. In addition a number of the sites were either allocated or proposed for allocation in the UDP, again as shown in Table 2.

2.6.8 As referenced in para. 2.6.5 above, the allocated sites are also listed in Table 3 overleaf which includes information on their anticipated delivery timescales. It can be seen from Table 3 that the allocated sites are located in the top 3 tiers of the LDP settlement hierarchy, comprising Main Service Centres, Local Service Centres and Sustainable Settlements. As part of the process

landowners, developers and agents were contacted for information regarding the availability of the sites, any known constraints, and the anticipated timescales and rates of development if the site was allocated. The information obtained has been used to produce the Allocations Trajectory in Appendix 3.

- 2.6.9 Following robust assessment therefore the Council believes that the allocations are viable and deliverable and will contribute to the LDP housing supply within the Plan period, as indicated in the allocations trajectory attached as Appendix 3. It should also be noted that, as referenced in Tables 1 and 3, the total capacity of the Northern Gateway site is approx. 1,325 units, though only 994 are included in the LDP supply, as shown in Appendix 3. A further 331 units will therefore be available to contribute to the land supply beyond the Plan period, as discussed in para.3.1.5.

**TABLE 3 SITE ALLOCATIONS POLICY TABLE**

Site Name	Settlement / Growth Zone	Total Units in plan period	Delivery timescale			Units Beyond the plan period	Comments
			Years 1-5	6-10	11-15		
Northern Gateway	Garden City/Tier 2	994		494	500	331	Site infrastructure commenced-see Masterplan & delivery statement
Warren Hall	Broughton/Tier 2	300		75	225		WG site –new interchange constructed, see masterplan & delivery statement
Well Street	Buckley /Tier 1	159		159			Likely Housing Association development
Broad Oak Holding, Mold Road	Connah’s Quay /Tier 1	32	7	25			Site has pp- Edwards Homes.
Highmere Drive	Connah’s Quay /Tier 1	150		150			UDP allocation- developer interest.
Northop Road	Flint /Tier 1	170		140	30		Two planning applications under consideration- Anwyl & Edwards Homes
Maes Gwern	Mold /Tier 1	160	30	130			Wates on site -SHARP scheme
Land between Denbigh Road & Gwernaffield Road.	Mold /Tier 1	246		120	126		Pre application discussions with developer.
Holywell Road /Green Lane	Ewloe /Tier 2	298		73	225		Owners in discussion with developers
Ash Lane	Hawarden /Tier 2	288		63	225		Owners in discussion with developers
Wrexham Road	HCAC /Tier 2	80		80			Pre application discussions- planning application likely following Deposit.
Cae Isa, A5119	New Brighton /Tier 3	105		105	,		Planning application submitted- Stuart Milne Homes
Chester Road	Penymynydd/Tier 3	186	36	150			Site under construction- Redrow
		<b>3,168</b>	<b>73</b>	<b>1,764</b>	<b>1331</b>		

## 2.7 Summary of Housing Land Supply Components

### 2.7.1 For clarification the various components of the Housing Land Supply

discussed above are summarised in Table 4 below . Table 4 also shows how the overall provision of 7,950 units is distributed throughout the Plan area on the basis of the LDP Strategy and Settlement hierarchy.

**Table 4: Summary of Spatial Distribution of Housing**

	Components of Housing Supply	Settlement / Growth Zone Tier 1	Settlement / Growth Zone Tier 2	Settlement / Growth Zone Tier 3	Settlement / Growth Zone Tier 4	Settlement / Growth Zone Tier 5
<b>A</b>	Total completions (small & large)	914	490	250	26	11
<b>B</b>	Units under construction	297	15	51	9	0
<b>C</b>	*Units with Planning permission	784	156	332	101	26
<b>D</b>	New Housing Allocations	917	1960	291	0	0
<b>E</b>	Windfall sites (large & small)	858	211	211	27	13
<b>F</b>	<b>Total Housing Provision</b>	<b>3,770</b>	<b>2,832</b>	<b>1,135</b>	<b>163</b>	<b>50</b>

\*Units with planning permission includes large sites of 10 or more units only.

### 3.0 Delivery of the Housing Supply

3.0.1 The delivery of the housing supply and the maintenance of a five year housing land supply throughout the Plan period are central to the achievement of the Plan's aims. Appendices 2 and 3 set out when the both the committed housing sites and the housing allocations in the Plan are expected to be delivered on an annual basis. Table 5 below summarises the delivery of each component of the housing supply, again on an annual basis over the plan period.

**Table 5: Components of the housing supply – annual delivery.**

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Completions (large)*	575	319	504												
Completions (small)*	87	102	104												
Allocated sites				0	73	286	324	393	386	375	305	278	278	235	235
Committed sites				408	453	413	343	135	0	6	6	7	0	0	0
Large windfall				0	20	40	60	60	60	60	60	60	60	60	60



Small windfall				60	60	60	60	60	60	60	60	60	60	60	60
<b>TOTAL</b>	662	421	608	468	606	799	787	648	506	501	431	405	398	355	355

\*Actual completions

### 3.1 The Housing Supply Trajectory

- 3.1.1 Based on the information in Appendices 2 and 3, and also Table 5, a Housing Supply Trajectory has been prepared which sets out the anticipated timing of completions for all the components of the housing supply throughout the Plan period. It also demonstrates how the housing requirement and provision (ie the requirement plus an allowance for flexibility) will be met within the Plan period. The flexibility allowance used in the trajectory is approximately 15.9% over the remaining years of the Plan, which equates to an allowance of approximately 14.4% over the whole Plan period, as explained in Section 2.1 in this Paper.
- 3.1.2 The Housing Supply Trajectory, which is attached as Appendix 4, also demonstrates how a 5 year land supply will be achieved throughout the Plan period, based on a residual calculation using the Plan’s housing requirement. This information is also illustrated in the trajectory graph which is attached as Appendix 5. This again shows how all the respective components of the housing supply are phased over the Plan period.
- 3.1.3 The Development plans Manual (Consultation Draft) acknowledges (para. 5.68), that there are inherent difficulties in predicting a realistic five year land supply when there are less than five years remaining in the Plan period, particularly when the annual requirement is extrapolated beyond the Plan period.
- 3.1.4 While the trajectory currently shows a supply of less than five years in the last two years of the Plan period, this is not surprising as the Plan’s housing land supply will have largely been built out by the end of the Plan period and while the Plan’s housing requirement will have been accommodated, to achieve a five year supply in the last two years of the Plan would necessitate the provision of land for some 1,389 additional dwellings beyond the plan period (based on extrapolating the Plan’s average annual requirement of 436 dwellings pa for 3 years beyond the LDP period, as required in para. 5.2 of TAN 1).
- 3.1.5 The total LDP housing land supply does include some additional 331 units (on the Northern Gateway site) which are not included in the Plan’s housing provision as they are anticipated as coming forward beyond the Plan period. They will therefore contribute to the housing supply beyond the end of the

Plan period. In addition it is expected that the contribution from both large and small windfall sites will continue beyond the Plan period.

- 3.1.6 Further, the housing land supply will be continually monitored following adoption via the annual joint housing land availability studies and the Plan's Annual Monitoring Report (AMR). In practice other housing sites will undoubtedly become available to boost the supply before the end of the Plan period through planning permissions being granted and/or through the Review of the LDP.

## **4.0 Conclusions**

- 4.0.1 This Background Paper identifies the various sources of supply that contribute to the overall housing provision of 7,950 dwellings set out in Policy STR1 of the Deposit Flintshire LDP. It explains how the provision includes a flexibility allowance of 1,000 dwellings which equates to approx.14.4%, in order to deliver the Plan's Housing Requirement of 6,950 dwellings.
- 4.0.2 The Paper also demonstrates how the committed and allocated housing sites in the Plan will be delivered over the Plan period taking account of information on availability and delivery provided by landowners, agents and developers. It explains how estimates are incorporated for the delivery of large and small windfall sites based on past evidence and research. A Housing Trajectory is included (as Appendix 4) to illustrate how the housing supply will be delivered and how a 5 year housing land supply will be achieved on adoption and maintained (based on a residual calculation) through the Plan period.

**APPENDIX 1**

**List of Committed Sites**

Site	Site Capacity	Units Remaining at 1/4/18
<b>Private Sector</b>		
<b>Afonwen</b>		
Wilcox Coach Works	19	19
<b>Bagillt</b>		
Central Garage	11	2
Former British Legion Club	10	10
<b>Broughton</b>		
Compound Site	24	0
Chester Road /Parc Jasmine	36	0
<b>Buckley</b>		
Land at Brook Farm	16	16
Mount Pool (rear of Hillcrest)	15	15
F G Whitley's Depot	39	39
Holmleigh, Cheshire Lane	16	0
Adj Aldans and Langdale	20	3
Red Lion, Liverpool Rd.	11	0
Side of 61 Brunswick Road	10	10
Jubilee Rd./West of Manor Drive	14	14
<b>Caerwys</b>		
Summerhill Farm	67	67
<b>Coed Talon / Pontybodkin</b>		
Station Yard / Depot	49	49
<b>Connah's Quay</b>		
Adj Fair Oaks Drive	87	46 (32 now allocated)
Llwyni Drive	137	0
Territorial House, High Street	11	11
Land off Church St.	10	0
<b>Ewloe</b>		
South of the Larches	10	3
Greenhill Ave / Springdale	41	15
Boar's Head Inn, Holywell Rd	13	13
<b>Ffynnongroyw</b>		
Crown Inn, Main Road	11	11
<b>Flint</b>		
Croes Atti	641	378
Flint Working Men's Club	15	15
Earl Lea Site	73	73
The Walks	92	0
<b>Flint Mountain</b>		
Pen y Glyn Hall	24	0
<b>Garden City</b>		
Gateway to Wales Hotel	21	0
<b>Gronant</b>		
East of Gronant Hill	41	41
Westbury Castle (Talacre Abbey)	11	0
<b>Gwernymynydd</b>		
Rainbow Inn, Ruthin Road	17	11
<b>Hawarden</b>		
Land at Friar's Gap	31	4
<b>Higher Kinnerton</b>		

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Land at Kinnerton Lane	56	56
<b>Holywell</b>		
Lluesty Hospital	89	89
<b>HCAC</b>		
West of Abermorddu School	35	0
Ty Carreg, Stryt Isa	19	19
<b>Lixwm</b>		
Land at Mansfield	31	0
<b>Mold</b>		
Former Bromfield Timber Yard	122	122
Former Broncoed Works	88	18
44-46 High Street	10	0
94 Wrexham Road	11	2
<b>Mynydd Isa</b>		
Issa Farm	59	59
<b>New Brighton</b>		
New Brighton Service Station	24	23
Rock Bank, Main Rd	13	0
<b>Northop Hall</b>		
Cae Eithin, Village Rd	94	9
<b>Pen y ffordd</b>		
Llys Dewi	27	27
Off Rhewl Fawr Road	18	8
Land north of Coed Mor	23	23
<b>Penyffordd / Penymynydd</b>		
Rhos Road, Penyffordd	40	40
Hawarden Rd., Penyffordd	32	32
<b>Queensferry</b>		
1-3 Pierce Street	16	16
<b>Rhes y Cae</b>		
The Stores House	10	7
<b>Saltney</b>		
Allied bakeries	74	71
<b>Sychdyn</b>		
Sewage Works, Wats Dyke Way	43	43
<b>Whitford</b>		
Altbridge House	41	41
<b>TOTAL PRIVATE</b>	<b>2618</b>	<b>1570</b>
<b>Site</b>	<b>Site Capacity</b>	<b>Units Remaining at 1/4/18</b>
<b>Social Housing</b>		
<b>Buckley</b>		
Buckley Health Centre, Padeswood Rd North	24	24
<b>Flint</b>		
Ystrad Goffa Court	19	19
<b>Holywell</b>		
East of Halkyn Rd	45	45
Ysgol Fabanod	55	55
<b>Mold</b>		
Ysgol Delyn	16	0
<b>Mynydd Isa</b>		
Rose Lane / Sunnyside	58	58
<b>Shotton &amp; Aston</b>		
Aston Mead Estate	21	0
<b>TOTAL SOCIAL</b>	<b>238</b>	<b>201</b>

## **APPENDICES 2, 3, 4 & 5**

### **TRAJECTORIES**

**APPENDIX 2 - COMMITTED SITES TRAJECTORY**

**APPENDIX 3 - ALLOCATED SITES TRAJECTORY**

**APPENDIX 4 - HOUSING SUPPLY TRAJECTORY**

**APPENDIX 5 - HOUSING SUPPLY TRAJECTORY GRAPH**

## COMMITTED SITES

Site & units remaining	2015 -16	2016 -17	2017 -18	2018 -19	2019- 20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	30+
Wilcox Coach Works, Afonwen 19										6	6	7				
Central garage, Bagillt 2					2											
Former British Legion, Bagillt 10					4	6										
Brook Farm, Buckley 16							8	8								
Mount Pool, Buckley 15							7	8								
F G Whitley Depot, Buckley 39				9	10	10	10									
Adj. Alders & Langdale, Buckley 3					3											
Side of 61, Brunswick Rd., Buckley 10					5	5										
Jubilee Rd./Manor Drive, Buckley 14				14												
Buckley Health Centre, Padeswood Rd., Buckley 24					24											
Summerhill Farm, Caerwys 67				1	18	18	18	12								
Station Yard/Depot, Coed Talon 49					9	20	20									
Adj. Fair Oaks Drive, Connah's Quay 46				11	12	12	11									
Territorial House, High St., Connah's Quay 11				11												
South of the Larches, Ewloe 3				2	1											
Greenhill Ave., Ewloe 15				15												
Boar's Head Inn, Ewloe 13						13										
Crown Inn, Main Rd., Ffynnongroyw 11					4	4	3									

030  
019

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Site & units remaining	2015 -16	2016 -17	2017 -18	2018 -19	2019- 20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	30+
Croes Atti, Flint 378				92	90	90	90	16								
Flint working men's club 15				4	6	5										
Earl Lee site, Flint 73				73												
Ystrad Goffa Court, Flint 19					19											
East of Gronant Hill 41					10	31										
Rainbow Inn, Ruthin Rd. Gwernymynydd 11				3	4	4										
Land at Friar's Gap, Hawarden 4				1	1	1	1									
Land at Kinnerton Lane, Higher Kinnerton 56				15	15	15	11									
Lluesty Hospital, Holywell 89				0	30	30	29									
East of Halkyn Rd., Holywell 45							20	25								
Ysgol Fabanod, Perth Y Trefyn, Holywell 55				55												
Ty Carreg, Stryt Isa, Hope 19				0	10	9										
Bromfield Timber Yard, Mold 122				0	30	30	30	32								
Former Broncoed Works 18				3	15											
94 Wrexham Rd., Mold 2				2												
Issa Farm, Mynydd Issa 59						29	30									
Rose Lane/ Synnyside, Mynydd Isa 58					13	25	20									
New Brighton Service Station 23				15	8											
Cae Eithin, Village Rd., Northop Hall 9				9												
Llys Dewi, Penyffordd 27				10	17											
Off Rhewl Fawr Rd., Penyffordd 8				8												
North of Coed Mor, Penyffordd 23					7	8	8									

Site & units remaining	2015 -16	2016 -17	2017 -18	2018 -19	2019- 20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	30+
Rhos Road, Penyffordd 40					20	20										
Hawarden Rd., Penyffordd 32					11	11	10									
1-3 Pierce St., Queensferry 16						6	10									
The Stores House, Rhes Y Cae 7					4	3										
Allied Bakeries, Saltney 71				35	36											
Sewage Works, Wats Dyke Way, Sychdyn 43				20	15	8										
Altbridge House, Whitford 41							7	34								
<b>TOTALS</b>				<b>408</b>	<b>453</b>	<b>413</b>	<b>343</b>	<b>135</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Total large sites supply from committed sites = 1,771 units.



**APPENDIX 3**

**Allocated Sites**

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Site & units remaining	2015 -16	2016 -17	2017 -18	2018 -19	2019- 20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	30+ 019
Warren Hall, Broughton 300									30	45	45	45	45	45	45	
Well St., Buckley 159						53	53	53								
Highmere Drive, Connah's Quay 150						30	30	30	30	30						
Broad Oak Holding, Connah's Quay 32					7	14	11									
Holywell Rd./Green Lane, Ewloe 298									28	45	45	45	45	45	45	
Northop Rd., Flint 170							20	40	40	40	30					
North West of Garden City 994						94	100	100	100	100	100	100	100	100	100	331
Ash Lane, Hawarden 288									18	45	45	45	45	45	45	
Wrexham Rd., Hope 80								20	30	30						
Maes Gwern, Mold 160					30	30	30	30	40							
Land between Denbigh Rd. & Gwernaffield Rd., Mold 246								40	40	40	40	43	43			
Cae Isa, A5119, New Brighton 105						25	40	40								
Chester Rd., Penymynydd 186					36	40	40	40	30							
<b>TOTALS</b>					<b>73</b>	<b>286</b>	<b>324</b>	<b>393</b>	<b>386</b>	<b>375</b>	<b>305</b>	<b>278</b>	<b>278</b>	<b>235</b>	<b>235</b>	331*

\*331 units outside Plan period (on Northern Gateway site)

### Housing Supply Trajectory

### APPENDIX 4

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	2015 -16	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30
Remaining years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
<b>Total LDP housing requirement (not provision)</b>	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950
Actual recorded completions on large sites during year	575	319	504												
Actual recorded completions on small sites during year	87	102	104												
Anticipated completions on allocated sites during year				0	73	286	324	393	386	375	305	278	278	235	235
Anticipated land bank completions during year				408	453	413	343	135	0	6	6	7	0	0	0
Anticipated completions large windfall during year				0	20	40	60	60	60	60	60	60	60	60	60
Anticipated completions small windfall sites during year				60	60	60	60	60	60	60	60	60	60	60	60
Total annual completions	662	421	608	468	606	799	787	648	506	501	431	405	398	355	355
Total anticipated annual completions minus 15.9% flexibility on future completions				394	510	672	662	545	426	421	362	341	335	299	299
<b>Total cumulative completions</b>	662	1083	1691	2085	2595	3267	3929	4474	4900	5321	5683	6024	6359	6658	6957
Residual housing requirement (C-K)	6288	5867	5259	4865	4355	3683	3021	2476	2050	1629	1267	926	591	292	7 (surplus)
<b>5 Year requirement (L/Bx5)</b>	2096	2095	2023	2027	1979	1842	1678	1548	1464	1358	1267	1389	1518	1682	1778
Total Annual Building Requirement (N/5)				405	396	368	336	310	293	272	253	278	304	336	355
Land available large sites (land bank, allocations)				2828	2806	2661	2273	1891	1641	1490	1344	1133*	948**	770***	566****
Land available - large windfall				180	240	280	300	300	300	300	300	300	300	300	300
Land available - small windfall				300	300	300	300	300	300	300	300	300	300	300	300
<b>Total land available for the 5 year period</b>				3308	3346	3241	2873	2491	2241	2090	1944	1733	1548	1370	1166

<b>Housing land supply in years</b>		8.2	8.4	8.8	8.6	8	7.6	7.7	7.7	6.2	5.1	4.1	3.3
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*Note*

*\*Figure includes 100 units beyond Plan period. \*\*Figure includes 200 units beyond Plan period. \*\*\*Figure includes 300 units beyond Plan period.  
\*\*\*\*Figure includes 331 units beyond Plan period.*

### Appendix 5 Flintshire Housing Supply Trajectory Graph



