

FCC002

Flintshire Local Development Plan 2015 – 2030

EXAMINATION IN PUBLIC

Housing Land Supply and Delivery
Background Paper 10A
Updated January 2021
(Update to [BP10](#))

Flintshire Local Development Plan 2015-2030

Background Paper 10A
Update re Housing Land Supply and Delivery

January 2021

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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 includes proposed 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 The Flintshire LDP was placed on public deposit in September 2019 and was supported by a range of topic based Background Papers. Background Paper 10, entitled 'Housing Land Supply and Delivery' provided justification for the approach towards the supply and delivery of housing land. This background paper comprises an update to Background Paper 10 and should be read in conjunction with that Paper. This Paper updates the Housing Land supply data contained in Paper 10 from a 2018 base date to a 2020 base date. As explained below it also contains a revised trajectory which has been prepared taking into account the revised guidance contained in Edition 3 of the Local Development Plans Manual published by the Welsh Government in March 2020.

1.1 Purpose of the Document

- 1.1.1 As explained in Background Paper 10, the deliverability of the housing land supply is a key element of the Flintshire 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 were assessed to determine both their 'suitability', and 'deliverability' over the Plan Period. In preparing the LDP, the Council took a significant number of sites into consideration, including Candidate Sites submitted at the start of the plan preparation process and Alternative Sites submitted at Preferred Strategy stage. Background paper 8, which accompanied the Deposit LDP explained the assessment process.
- 1.1.2 Consultations were 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 timescale of the LDP. Not all of the 1325 units on the Northern Gateway Strategic site are included in the LDP land supply however, as explained in Table 1A and Appendix 3A.

- 1.1.3 The housing supply and delivery information contained in Background Paper 10 was based on a 1st April 2018 base date and the Paper contained a housing trajectory setting out the anticipated timing of completions for all the components of the housing supply throughout the Plan period. The trajectory also demonstrated how a five year supply of housing land would be achieved throughout the Plan period based on a residual calculation using the Plan's housing requirement.
- 1.1.4 The housing trajectory in Background Paper 10 was prepared in accordance with the guidance contained in the Development Plans Manual Edition 3: Consultation Draft (June 2019), having regard to the requirements in Planning Policy Wales (Edition 10, November 2018) and Technical Advice Note (TAN 1): Joint Housing Land Availability Studies (2015), for LPA's to identify and maintain a 5 year supply of available housing land.
- 1.1.5 However in a letter to LPA's and others dated 26th March 2020 the Minister for Housing & Local Government explained that **the five year housing land supply policy in the Housing Delivery section of PPW was being removed** and replaced by a policy statement making it explicit that the housing trajectory, as set out in the adopted LDP, will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports (AMRs). In addition, as a consequence of this policy change, the letter explained that **TAN 1 was being revoked in its entirety.**
- 1.1.6 Also in March 2020 the final version of the Development Plans Manual Edition 3 was published by the Welsh Government. In line with the revocation of TAN 1 and the removal of the 5 year land supply requirement the final version of Edition 3 of the Manual contains **revised guidance relating to the preparation of the housing trajectory in the LDP and the maintenance of a housing supply throughout the Plan period based on the LDP housing requirement.**

1.2 Development Plans Manual Edition 3: March 2020

- 1.2.1 As in the Draft version of Edition 3 of the Manual, the new guidance contained in the final version of the Development Plans Manual Edition 3 also requires LPA's to include a housing trajectory in their Deposit LDP. However under the new guidance, rather than demonstrating a five year supply throughout the Plan period, the trajectory must now show how the Plan's housing requirement will be met over the Plan period.

- 1.2.2 An 'Anticipated Annual Build Rate (AABR)' is now to be included in the trajectory, calculated based on a formula included in the Manual. The calculation takes into account past completions during the Plan period, the Plan's housing requirement, and also the plan's housing provision (which is the housing requirement plus the flexibility allowance built into the plan's housing supply).
- 1.2.3 The new guidance also references the involvement of a 'Housing Stakeholder Group' in the assessment of sites' deliverability as part of the trajectory preparation process. As the trajectory in BP10 was prepared prior to the new guidance it did not involve a Housing Stakeholder Group in its preparation (as now referenced in the Manual). However it was prepared taking into account information received on anticipated development timescales and build rates obtained from developers, agents and landowners as part of both the annual housing land monitoring exercise and the LDP preparation processes relating to committed sites and allocations.
- 1.2.4 Under the new guidance it is intended that once produced, the trajectory be updated annually both up to and following Adoption of the LDP, and actual housing completions (both annually and cumulatively since the start of the Plan period) are required to be assessed against the AABR in the trajectory as part of the LDP Annual Monitoring Report.
- 1.2.5 Having regard to the above this Background Paper updates the land supply information to a 1st April 2020 base date and incorporates a revised trajectory based on the updated information and incorporating an AABR calculation, as required under the revised guidance contained in Edition 3 of the Manual. Further, the updated tables and trajectories contained in this Background Paper have been subject to consultation with a Housing Stakeholder Group.
- 1.2.6 The LPA produced two draft tables which comprised sites allocated for housing in the Plan and also 'committed housing sites' (ie sites with planning permission at the base date of 1.4.20). The tables incorporate anticipated build rates for each of the sites through the plan period, based on information received from developers & landowners. While the Manual envisages circulation of the draft tables to the Group followed by a meeting chaired by the LPA, this was not practical in the current Covid-19 climate. The LPA therefore circulated the draft tables and inviting comments on the figures from the Group members.

1.2.7 Appendix 1A includes a list of developers & others contacted as part of the Housing Stakeholder consultation and a summary of the limited responses received. It should be noted however that several of the developers contacted had previously provided information on development timescales & rates as part of the housing land monitoring exercise. Appendix 1A also incorporates for information, copies of email responses from the Home Builders Federation, Elan Homes and NJL Consulting, on behalf of Bloor Homes. The HBF suggested an amendment to the delivery rates on the committed site at Croes Atti, Flint, to reflect the fact that one of the developers has now completed their section of the site. Following further consultation with the remaining developer the rates have now been reduced on the site (see Appendix 2A). NJL consulting suggested that build rates on a number of the allocated sites, and in particular the Northern Gateway Strategic site, were overly optimistic and should be reduced. While this response, based mainly on a 'desk exercise' was considered by the Council, in the light of more definitive information available to the Council relating to developer interest, progress on planning applications, and including an updated delivery statement from the agents acting for one of the landowners on Northern Gateway, no changes were made as a result of this response. As stated previously the Council considers the sites are deliverable and the figures contained in Appendices 2A and 3A to be realistic and justifiable, though as explained in Section 2.1 the Plan does include a significant flexibility allowance.

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. As explained in BP10, 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 was produced which summarises and explains how the growth and spatial options were derived and assessed, in order to arrive at the preferred growth and spatial option, and 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. Edition 3 of the Manual (para. 5.59) therefore requires that ***‘a flexibility allowance must be embedded into the Plan’***. Generally an allowance of around 10% has been considered reasonable to provide the necessary level of flexibility in an LDP, and while the Manual advises that the level of flexibility will be for each LPA to determine based on local issues, para 5.59 advises that ***‘the starting point for such considerations could be 10% flexibility with any variation robustly evidenced’***.
- 2.1.2 The Council acknowledges that Edition 3 of the Manual also advises (Table 18) that in addition to the flexibility allowance, a ‘non-delivery allowance’ can be factored into the land bank to allow for some sites not coming forward, though the Manual recognises that a non delivery allowance may not be appropriate for all LPA’s. The Manual references that where non delivery allowances have been included, these have ranged between 20-50% of the committed land supply.
- 2.1.3 While the Deposit Flintshire LDP does not contain a specific non delivery allowance, it does however contain a flexibility allowance of 1000 dwellings which equates to nearly 14.4% of the LDP housing requirement figure of 6,950. This is significantly above the 10% flexibility allowance referenced in the Manual, which would equate to 695 dwellings. An update of the Plan’s Housing Balance sheet to 1/4/20 shows that this flexibility allowance has now increased to 1260 dwellings or over 18% (see Table 1A). **This is equivalent, for example, to having a flexibility allowance of 10% (695) and a non delivery allowance of 46% of the committed supply at 1/4/20 (565 = 46% of 1221).**
- 2.1.4 The Council has carried out a thorough analysis of the committed sites and also The allocated sites, many of which are already in build, and considers that the information contained in the updated Tables in Appendix 2A and 3A to be realistic. However the level of flexibility incorporated is considered to be reasonable and justified given its local circumstances.
- 2.1.5 Only the two larger undeveloped allocations under UDP Policy HSG 1 have

been carried forward as allocations into the LDP (Well Street Buckley and Highmere Drive, Connah's Quay). In addition the undeveloped part of the UDP allocation on land adjoining Fair Oaks Drive, Connah's Quay has also been carried forward as an LDP allocation, though it should be noted that this allocation has since been granted planning permission and is itself now under construction.

- 2.1.6 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 committed and allocated sites from delivering within the Plan period.

2.2 Components of the Housing Land Supply.

- 2.2.1 As explained in BP10, 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 the delivery of sites throughout the Plan period, to meet the dwelling requirement. As stated previously, this Background Paper incorporates an updated housing trajectory setting out how and when it is anticipated that housing units on committed and allocated sites will be delivered through the Plan period.
- 2.2.3 An updated 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. Table 1A comprises an update of Table 1 in BP 10,

Table 1A: Updated Housing Balance Sheet (as at 1/4/20)

Element	Amount	Notes
REQUIREMENT	6,950	
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.
Less completions 18-19	454	Includes large and small site completions.
Less completions 19-20	464	Includes large and small site completions.
Revised Requirement:	4,341	
Less commitments	1221	This reflects a review of large sites whereby only sites with planning permission as at 01/04/20 which are considered to be realistically capable of development, are included. The figures do not include the 1,325 consented units at Northern Gateway, nor the consented units on the allocated sites at Broad Oak Holding, Connah's Quay, Chester Road Penymynydd and Maes Gwern, Mold, as these are included in the strategic sites and allocations figures. Housing commitments are detailed in Appendix 1.
Revised Requirement	3,120	
Less Small sites allowance 600 (<10 units) 60 pa	600	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)	480	Windfalls allowance (large sites) represents a conservative but realistic allowance. The Housing balance sheet in the Deposit Plan included an allowance of 600 units over the remaining 12 yr Plan period, equating to an average of 50 pa or 60 per annum assuming no completions in the first year & reduced completions in the second & third years. The figure of 480 is based on this same figure of 60 per annum over the remaining 8 years (assuming no completions in the first two years as now advised in Ed. 3 of the Manual)
Residual Requirement	2,040	
Less LDP Strategic Allocations	1485	Includes Northern Gateway 1,325 units and Warren Hall 300. However, Northern Gateway discounted by 140 units which may be delivered beyond the LDP end date
New allocations Requirement	555	
LDP Allocations	1815	See LDP policy HN1(1874 in Deposit Plan (less 5 reduction at Chester Rd. Penymynydd) less 27 completions at Penymynydd and 27 at Maes Gwern, Mold
Overallocation / flexibility	1260	This equates to a flexibility allowance of 18.1% based on the overall housing requirement of 6,950

updating the data to a 1/4/20 base date. It can be seen from the Table that the oversupply has now increased from 1000 units to 1260 units which equates to a

flexibility allowance of just over 18% of the LDP housing requirement (of 6950), as explained in para. 2.1.3.

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 As stated above, the housing supply information in the updated housing balance sheet is based on information as at 1st April 2020. This has enabled information from the latest completed Housing Land Monitoring exercise 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 1st 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 five year period totalled **2609** 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 **4,341** units.

2.4 Commitments

2.4.1 Committed housing sites are sites which, at 1st April 2020 had the benefit of a valid planning permission and where development had either commenced or not yet started. The figure of 1,221 incorporated in the Housing Balance Sheet for commitments relates to sites of 10 or more units only and for assistance the sites are included in the committed sites Housing Trajectory, attached as Appendix 2A 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. It should be noted that although four of the allocated sites in the LDP (Northern Gateway Strategic site, Broad Oak Holding, Connah's Quay, Maes Gwern, Mold, and Chester Road Penymynydd) now have planning permission and are under construction, for consistency with the Deposit Plan they have been retained in the allocated sites trajectory in Appendix 3A (see Section 2.6.).

2.4.2 In addition to the committed sites identified in Appendix 2A, an additional 22 units have been identified on sites which, at 1/4/20 had a resolution to grant planning permission subject to the signing of a S106 legal agreement. While the guidance in Edition 3 of the Manual (para.5.69) does allow such sites to be included in the

housing supply in certain circumstances, for clarification, as these sites did not have planning permission at 1/4/120 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 future 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 1/4/20 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 1/4/20.
- 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 As explained in BP10, past trends in windfall development in Flintshire were 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 BP 10 references the analysis of both past windfall contributions and the capacity of the various sources to accommodate future windfall development which was undertaken by Arcadis and contained in the [Flintshire Urban Capacity Study](#) (June 2019). It noted that Table 4.8 in the Study shows that over the previous 18 years to 1.4.18 the contribution from windfall sites had averaged 236 dwellings per annum comprising 116 pa on large sites and 120 pa on small sites.
- 2.5.5 BP 10 also explained that while the Arcadis Study expected that windfall sites will continue to make a significant contribution to the housing land supply, it was felt unreasonable to project forward future rates based on these past rates. A cautious approach has therefore been taken and a discount of approximately

50% 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 Deposit LDP for the remaining 12 years of the Plan period are 600 units for large sites and 720 units for small sites. While these average 50 and 60 units per annum respectively, it was acknowledged that 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 1/4/20 (though S106 sites will be included, as explained previously).

2.5.7 This was recognised in the Housing Supply Trajectory attached as Appendix 4 in BP 10 when the contribution in the early years was reduced and a large sites allowance of 60 units was incorporated for the remaining years (still equating to 600 units over the remaining Plan period). The anticipated reduced contribution from windfall sites in the early years is also now acknowledged in Edition 3 of the Manual which requires the contribution from large windfall sites to be zero in the first two years of the future supply in the Trajectory. For consistency with the Deposit Plan, and to acknowledge the requirements of Edition 3 of the Manual, the updated housing balance sheet and Trajectory in this Background Paper incorporate a zero large sites windfall contribution for the first two years and retain the 60 units per annum for the remaining years.

2.5.8 Further monitoring of completions on large windfall sites since Deposit stage shows that over the first 5 years of the LDP period (ie 2015-2020) the contribution has totalled 489 units, averaging 98 per annum, as indicated in the table below. This illustrates that the large sites windfall allowance applied in the LDP is both conservative and deliverable.

Windfall Completions on large sites 2015-2020 (ie sites not allocated in either the UDP or LDP and not having pp at 1.4.15)

	2015-16	2016-17	2017-18	2018-19	2019-20	Total 2015-20
Large Windfall	0	16	211	134	128	489

2.5.9 Details of the anticipated spatial distribution of the future windfall contribution between Tiers are contained in paras. 2.5.7-2.5.9 in BP 10.

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 BP10, in order to ensure that the housing land supply meets the requirements for the plan period with the inclusion of a flexibility allowance, the Deposit 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 Norther 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, and forms a key part of the North Wales Growth Deal.
- 2.6.3 The Warren Hall site is owned by the Welsh Government which has confirmed its commitment to the delivery of the site and provided a Market Assessment Report which concludes that Warren Hall presents an opportunity, including in the short term, to deliver a high quality mixed use development. A substantial amount of technical survey/assessment work has been undertaken across the site to provide a detailed baseline against which the sites development potential has been assessed (see Warren hall Masterplan & Delivery statement, Aug. 2019).
- 2.6.4 It is the Welsh Government's intention to make the residential element of the mixed use site available with enhanced levels of affordable housing as part of its programme of providing land to accelerate the provision of affordable housing through its recently established Land Division. It is understood that work is ongoing with the North Wales Registered Social Landlords to advance the delivery of market and affordable housing on this site.
- 2.6.5 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 was considered that a renewed allocation as part of the LDP was 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. Development will be undertaken by several developers and a number of reserved matters applications have been approved on the site. Countryside Properties are well underway on the construction of the first phase of 280 residential units and planning applications have been submitted by Clwyd Alyn Housing Association and Keepmoat Homes on other phases.

- 2.6.6 Separate Masterplans and Delivery Statements have been provided on behalf of the site owners and are available as supporting documents. These contain detailed information on the two halves of the site and their anticipated programme for the delivery of housing units.
- 2.6.7 Table 2 in BP10 (reproduced as Table 2A overleaf) lists all the allocated sites (including the two strategic sites) while Table 3A comprises an updated version of Table 3 in BP10, again listing the allocated sites but with their anticipated timescales for delivery, updated to 1/4/20. 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 in the Plan following a detailed assessment process, as explained in the separate Background Paper 8 'Assessment of Candidate/Alternative Sites'.
- 2.6.8 As indicated in Table 2A overleaf, of the 13 allocated sites, 5 now have planning permissions, (though are not included in the committed sites having Planning permission at 1/4/20 to avoid double counting). Further, three of these sites are actually now in build (Maes Gwern, Mold, Chester Rd., Penymynydd, and Northern Gateway). As explained previously 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 2A.

Table 2A : 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	✓	

2.6.9 As referenced in para. 2.6.7, the allocated sites are also listed in Table 3A which includes their updated anticipated delivery timescales and details of Housing units which might have been completed on any of the sites in the two years since the base date of Table 3. As previously explained the timescales have been produced taking into account information received from landowners developers and agents and have been subject to consultation with the Housing Stakeholder Group.

2.6.10 As explained in BP10, following robust assessment the Council therefore considers 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 3A. It should also be noted that, as referenced in Tables 1A and 3A, the total capacity of the Northern Gateway site is approx. 1,325 units, though only 1185 are included in the LDP supply, as shown in Appendix 3A and a further 140 units will therefore be available to contribute to the land supply beyond the Plan period.

Table 3A: Site Allocations Policy Table (as at 1.4.20)

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	1185		620	565	140	1st phase in build -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			Clwyd Alyn Housing Association PAC
Broad Oak Holding, Mold Road	Connah’s Quay /Tier 1	32		32			Site under construction Edwards Homes.
Highmere Drive	Connah’s Quay /Tier 1	150		90	60		UDP allocation-developer interest.
Northop Road	Flint /Tier 1	170		100	70		Two planning applications submitted - Anwyl & Edwards Homes
Maes Gwern	Mold /Tier 1	160	27	133			Wates on site -SHARP scheme
Land between Denbigh Road & Gwernaffield Road.	Mold /Tier 1	246		120	126		Planning application submitted by Anwyl.
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		50	30		Discussions with preferred developer.
Cae Isa, A5119	New Brighton /Tier 3	105		105	,		Planning application submitted- appeal pending.
Chester Road	Penymynydd/Tier 3	181	27	154			Site under construction- Redrow
		3,354	54	1,774	1,526		

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 4A below which also shows how the components are distributed throughout the Plan area on the basis of the LDP Strategy and Settlement hierarchy. In addition Table 4A shows how the overall provision of 7,950 units in the Deposit Plan has now increased to 8210 units as a consequence of new permissions granted between 1/4/18 and 1/4/20 and changes to the anticipated development rates on some sites.

2.7.2 In addition the spatial distribution of development in STR2 between has changed very slightly, as shown below:

Tier 1 - 47% (now 46%)

Tier 2 - 36% (now 37%)

Tier 3 - 14% No change

Tier 4 - 2% No change

Tier 5 - 1% No change

Table 4A : Summary of Spatial Distribution of Housing as at 1.4.20

	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	Totals
A	Total completions (small & large)	1489	579	433	67	41	2609
B	*Units under construction	162	71	19	2	0	**254
C	*Units with Planning permission	535	108	255	43	26	967
D	New Housing Allocations	890	2151	259	0	0	3300
E	Windfall sites (large & small)	702	173	173	21	11	1080
F	Total Housing Provision	3778	3082	1139	133	78	8210

* Relates to large sites of 10 or more units only

** Excludes units under construction on Allocated sites (included under row D)

3.0 Delivery of the Housing Supply

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

Table 5A: Components of the housing supply – annual delivery (as at 1/4/20).

	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	381	377										
Completions (small)*	87	102	104	73	87										
Allocated sites						196	190	408	512	448	395	358	298	255	240
Committed sites						304	333	222	138	89	36	37	30	32	0
Large windfall						0	0	60	60	60	60	60	60	60	60
Small windfall						60	60	60	60	60	60	60	60	60	60
TOTAL	662*	421*	608*	454*	464*	560	583	750	770	657	551	515	448	407	360

*Actual completions

3.1 The Housing Supply Trajectory

3.1.1 Based on the information in Appendices 2A and 3A, and also Table 5A, a revised 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.

3.1.2 The revised Trajectory, which incorporates an ‘Anticipated Annual Build Rate’ (AABR) as required in Edition 3 of the Manual, is attached as Appendix 4A, while Appendix 5A comprises a revised trajectory graph which again shows how all the respective components of the housing supply are phased over the Plan period.

- 3.1.3 As previously referenced the total LDP housing land supply does include some additional 140 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.
- 3.1.4 Further, the housing land supply will be regularly monitored following adoption via the annual housing land monitoring exercise 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 Summary & Conclusions

- 4.0.1 This Background Paper is an update to Background Paper 10 which accompanied the Deposit Flintshire LDP and updates the Housing Land supply data contained in BP10 from a 2018 base date to a 2020 base date. It identifies the various sources of supply that contribute to the overall housing provision in the Flintshire LDP and contains a revised trajectory which has been prepared taking into account the revised guidance contained in Edition 3 of the Local Development Plans Manual published by the Welsh Government in March 2020.
- 4.0.2 The Paper demonstrates how, in the light of housing completions, new planning permissions granted, and changes to development rates on some sites to reflect progress made, the overall housing provision has increased from 7,950 dwellings set out in Policy STR1 of the Deposit Flintshire LDP to 8210 dwellings as at 01/04/20. Based on the Plan's housing requirement of 6,950 dwellings this provides a flexibility allowance of 1260 dwellings, which equates to 18.1% of the housing requirement. Alternatively, this figure of 1260 dwellings is equivalent to a minimum flexibility allowance of 10% of the requirement plus a 'non delivery allowance' of 46% of the committed supply.
- 4.0.3 The paper also explains how conservative estimates are incorporated for the delivery of large and small windfall sites based on past evidence and research, and demonstrates how these windfalls have been contributing over the first five years of the LDP period.
- 4.0.4 The Housing Supply Trajectory which is included as Appendix 4A in the Paper, together with the Committed and Allocated sites Trajectories (Appendices 2A &

3A) demonstrate how the committed and allocated housing sites in the Plan will be delivered over the Plan period to meet the housing requirement, taking account of information on availability and delivery provided by landowners, agents and developers.

List of Appendices

Appendix 1A - Housing Stakeholder Group consultation

Appendix 2A - Committed sites trajectory (as at 1.4.20)

Appendix 3A - Allocated sites trajectory (as at 1.4.20)

Appendix 4A - Housing supply trajectory (as at 1.4.20)

Appendix 5A - Housing supply trajectory graph (as at 1.4.20)

Appendix 1A: Housing Stakeholder Group Consultation

List of organisations contacted & summary responses

COMPANY	CONTACT EMAIL	RESPONSE
Hilbre Homes	claire.henning@hilbrehomes.co.uk	
Edwards Homes	sandra@edwardshomes.co.uk	Email acknowledgement
Anwyl Homes	mathew.tudorowen@anwyl.co.uk	Confirmed 40-45pa for balance of site at Croes Atti, Flint.(See HBF)
Bloor Homes	mark.waite@bloorhomes.co.uk	Video meeting & email responses (attached) from NJL consulting on behalf of Bloor Homes.
HBF	mark.harris@hbf.co.uk	Email (attached) querying future rates at Croes Atti Flint as previously 2 developers & now only one (Anwyl). AGREED & figures amended.
Countryside Properties	ian.simpson@cppl.com	
Redrow	paul.murray@redrow.co.uk	
Persimmons	hannah.wild@persimmons.com	
Macbryde Homes	caryl.russell@macbryde-homes.co.uk	
FG Whitley & sons	info@fgwhitley.co.uk	
Taylor Wimpey	TWStrategicland@taylorwimpey.com	
Muller properties	muller@muller-property.co.uk	
Gower Homes	info@gowerhomes.co.uk	
Elan Homes	philip.palmer@elan-homes.co.uk	Email (attached) with queries re requirement figure & completions.
Stewart Milne Homes	ajsmith@stewartmilne.com	
Lingfield Homes	info@lingfieldland.co.uk	TS spoke to Carl Davis on 26/11/20 Mr Davies queried timescales on some sites eg Warren Hall & Station Yard, Coed Talon, but indicated he was unlikely to respond formally.
Berrys (for Hawarden Estates)	helen.howie@berrys.uk.com	Requested to be included in Stakeholder Group if future correspondence
Pennaf/Clwyd Alyn	Penelope.storr@clwydalyn.co.uk	
Grwp Cynefin	post@grwpcynefin.org	
Wales & West HA	gary.cook@wwha.co.uk	
DCWW	Dewi.Griffiths@dwrwymru.com	Email 8/12/20 confirming no issues to raise regarding the delivery projections.

Appendix 1A: Housing Stakeholder Group Consultation

Copy of Housing Stakeholder Group Consultation email

Good afternoon.

The Council, as Local Planning Authority, has now submitted the Flintshire Local Development Plan (LDP) to the Welsh Government and Planning Inspectorate and it is anticipated that an Examination into the Plan will be held early in 2021.

While the housing supply information contained in the Plan uses a 1/4/18 base date it is intended that this information be updated to a 1/4/20 base date for the Examination. The update will also incorporate the revised requirements relating to the preparation of a housing trajectory contained in Edition 3 of the Development Plans Manual published by the Welsh Government in March 2020.

As part of the update procedure, and as advised in Edition 3 of the Manual (para. 5.66), the Council is establishing a 'Housing Stakeholder Group' to provide comment and advise on the timing and phasing of allocated sites and sites with planning permission included in the LDP housing supply, and as a developer active in the area you/your company is invited to contribute as a member of this Group.

The LPA has produced the attached two draft tables which comprise sites allocated for housing in the Plan and also 'committed housing sites (ie sites with planning permission at the base date of 1.4.20). The tables incorporate anticipated build rates for each of the sites through the plan period, based on information received from developers & landowners, and can I take this opportunity to again thank you/your staff who may have assisted in providing information. For clarification it should be noted that some of the sites in the housing allocations table have now received planning permission (and in some cases are in build) but the sites have been retained in the allocations table for consistency with the Deposit Plan, and any permissions are noted in the table.

While the Manual envisages circulation of the draft tables to the Group followed by a meeting chaired by the LPA, as I hope you will appreciate, this is not practical in the current climate. The LPA is therefore circulating the draft tables and inviting comments on the figures from the Group members. If you do wish to comment on the figures I should be grateful therefore to receive these by **Monday 14th December 2020**. The LPA will then consider these, respond to you, and amend the tables where necessary, as part of the update process.

If there are any sites where the LPA is not in agreement with suggested amendments the Manual advises that it is for the LPA to make a judgement but any areas of dispute will be recorded within the evidence base, and this should assist in focussing discussions at Examination.

Finally on behalf of the LPA can I thank you in advance for any contribution you are able to make.

Kind regards,

Terry Stevens Dip EP MRTPI
Planning Policy,
Flintshire County Council

Appendix 1A: Housing Stakeholder Group Consultation

HBF Response

From: Mark Harris mark.harris@hbf.co.uk

05/01/2021

RE: Flintshire LDP Housing Stakeholder Group

Terry firstly happy New Year and hope all is well with you, secondly apologies for responding well beyond the deadline and fully understand if these comments can't be considered now.

I did ask members for comments and got very little back, I did get a call about one of the larger sites but was asked not to comment as negotiations were at a key stage and everything was confidential until the deal was hopefully done, I'm sure if it is the Council will soon find out through pre-apps/ an application.

Just the one comment.



Draft Commitments Trajectory

Croes Atti, Flint (FLI002) - I suspect the previous 60 units a year was when Persimmon were developing I'd be surprised if Anwyl hit that level maybe 40 a year is more realistic.

Regards

Mark

Mark Harris

Planning & Policy Advisor Wales

HOME BUILDERS FEDERATION

m: 07770 752 884

e: mark.harris@hbf.co.uk

a: HBF Wales. PO Box 201. Barry. CF63 9FA

Appendix 1A: Housing Stakeholder Group Consultation

Elan Homes Response

From Philip Palmer philip.palmer@elan-homes.co.uk

13/01/2021

Good afternoon Terry,

Ahead of the Christmas break I understand you shared the latest Housing Trajectory figures for the LDP Inquiry to a private sector developer stakeholder group for review and consideration. This invitation to contribute was issued to our Sales team, who are not best placed to contribute on this subject and therefore I would ask that our contact details are changed to include for myself, who is currently engaged with the LDP Inquiry and a current planning application running.

My contact details are below.

From looking at the report/document issued, I have the following initial queries, which you may be able to assist with –

Confirmation over the position at 2015, and now at 2020.

- Was there an allowance for the UDP deficit of some 2012 units?
- Was the delivery between 2015 and 2020 1239 units as per the commitments table?

Confirmation of the LDP target of 7950 units over 15 year plan period – a target of some 530 per year

I look forward to hearing from you and future engagement with the Stakeholder Group

Kind regards,

Philip

Philip Palmer

Land Director

T: 0151 350 1361

M: 07801 632 115

E: philip.palmer@elan-homes.co.uk

W: www.elan-homes.co.uk

Appendix 1A: Housing Stakeholder Group Consultation

Council Response to queries in email from Philip Palmer, Elan Homes 13/01/2021

Good afternoon Mr Palmer and thank you for your email in response to our Housing stakeholder Group consultation last November. I can confirm I have changed the contact details for Elan Homes to relate to yourself.

With regard to your queries I would respond as follows:

1. The LDP housing 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. 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 which 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.

The LDP Housing Requirement makes no allowance for under provision from previous Development plans and the Council is unaware of any requirement in National guidance (or any precedent from other LDP's in Wales) for such provision to be incorporated.

2. Actual delivery (ie completions) 2015-2020 totals 2609 units, comprising 2156 on large sites (10 or more units) and 453 on small sites.

The draft commitments table only showed large site completions 2018-20 (and excluded completions on allocated sites).

3. The LDP Housing Requirement (target) is 6950 over the 15 year Plan period (463pa). The figure of 7950 is the housing provision provided in the Plan. The provision figure therefore provides a flexibility allowance of 1000 units to provide a contingency to allow for not all sites in the Plan being delivered to the anticipated timescales.

I hope the above is helpful and I would add that the Council is currently preparing a revised Housing Land Supply Background Paper, updating its Deposit housing land supply data to a 1/4/20 base date. This revised Background Paper will be published in advance of the LDP Hearing sessions commencing.

Kind regards,

Terry Stevens Dip EP MRTPI
Planning Policy,
Flintshire County Council

Appendix 1A: Housing Stakeholder Group Consultation

NJL Consulting Response 1.

From: Nick Lee (NJL Consulting) RE: Flintshire Housing Trajectory 08/12/2020

Hi Andy,

Just to give some background to this. We have been trying to update on all of the sites in the trajectory and how that may translate to delivery.

I have tried to summarise the main points overall:

1. Actual delivery for the last 2 years is much lower than before. – 2018/19 – 458 units; We need clarity on the final quarter of 2019-20, - Our estimate taking the reported figures to end of Dec 19 and projecting it forward is 362 units for 2019-20.
2. The 2020-21 figures need further clarifying through quarterly updates. We expect this to be lower but have not got data as yet. On our current analysis the cumulative position by April 2021 will be 267 less units than the current Trajectory.
3. This trends downwards over the next 5 years – principally due to our analysis of lead in times and also actual build out rates on the key sites (see below).
4. Windfall sites – we are still working on this, but we have noted ALL new detailed consents in the calendar year to now and it is very low. We have NOT as yet adjusted for this but kept it the same as your own projections for now. We are assuming you are still using past trends to inform this?
5. The delivery rates on some of the large key sites and hence onward projections do need some review when compared to what had previously been predicted and what has transpired.
6. One scenario we are running means the total plan period number could come down to 6,395 total.

Some of the headline sites are:

1. Northern Gateway – we could do with clarifying if you have grouped both the Countryside led and the Keepmoat led schemes in your 100 p.a.
2. Warren Hall - the lead in times may mean about 120 taken off the plan period
3. Holywell Road and Ash Lane both drop past the Plan period as well (we think) – totalling around 106 units.

Build out rates – there are some variances over this which we could do with clarifying. They range from 100p.a. (hence the question above), to 45 - 40 – 30. It would be helpful to understand how you are settling on annual figures where there are such variances. For example, Redrow's actual completions on Chester Road are 30 units p.a. as a live benchmark.

They are really the main points we are finding.

If we could use the above as the discussion points that would be really helpful so we can then review further and see how far apart we may be and why. This can only help for Examination purposes and hopefully save time.

Many thanks.

Regards

Nick

NJL Consulting Response 2

From: Elliott Bullock (NJL Consulting) - Housing Trajectory Analysis 14/12/2020

Afternoon All,

Further to our helpful discussion last week please find attached updated tables based on our analysis on housing trajectory numbers.

These set out a range based on the following methodology and assumptions:

- Allowance for 3 years lead-in for medium sites (50-99 dwellings) without outline planning permission.
- Allowance for 4 years lead-in for large sites (100+ dwellings) without outline planning permission.
- A sensitivity analysis based on annual completion rates of 30dpa – 40dpa for all sites to reflect market conditions and those currently being achieved on sites under construction (Chester Road and Northern Gateway Phase 1).
- Allowance for an annual completion rate between 75dpa – 85dpa based on two outlets building out Northern Gateway (other phases).

Minor adjustments have also been made on allocated sites such as Cae Isa to reflect the recent refusal of planning permission (Ref: 060220) and subsequent appeal which is yet to be determined. Based on the technical assessments supporting the detailed planning application recently refused for 97 dwellings it would appear that the achievable site capacity is to be revised down slightly.

The tables are labelled as follows:

- V1 – Based on 30dpa rate and Northern Gateway @ 75dpa
- V2 – Based on 40dpa rate and Northern Gateway @ 75dpa
- V3 – Based on 30dpa rate and Northern Gateway @ 85dpa
- V4 – Based on 40dpa rate and Northern Gateway @ 85dpa
- V5 – Based on 45dpa rate and Northern Gateway @ 85dpa

For reference the NJL/Bloor changes are highlighted in red on the right hand side with the Council's position unchanged on the left hand side.

As a broad summary, our sensitivity analysis shows total cumulative completions over the plan period as follows:

	Large Sites Build Rate (30dpa)	Large Sites Build Rate (40dpa)	Large Sites Build Rate (45dpa)
Northern Gateway (75dpa)	6,269	6,459	–
Northern Gateway (85dpa)	6,320	6,510	6,560

Over the plan period we are therefore projecting a shortfall in housing against the 6,950 target of **756 – 465 dwellings** and clearly a great margin from the 7,950 target. In the short term however we project by the end of 2022/23 a noticeable backlog ranging between **334 to 414 dwellings**. This is largely due to lead-in periods for key sites such as Warren Hall, Northern Gateway and Highmere Drive which fall back later into the plan period.

We'd be grateful if you may please consider our thoughts set out above. If you are aware of any further data or information that has come forward in the meantime to support the Council's position, then hopefully this may be something we can continue to discuss with yourselves.

Many Thanks,

Elliott

Elliott Bullock
BA(Hons) MSc MRTPI
Planner

In light of ongoing events regarding COVID-19, NJL Consulting has measures in place to respond to any sudden changes, thus ensuring the business can continue to function effectively. We continue to work with clients and business colleagues to minimise and avoid disruption wherever we can.

Flintshire Local Development Plan 2015-2030
Background Paper 10A : Update re Housing Land Supply and Delivery – January 2021

Housing Trajectory Analysis - V1

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	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	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	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	
Total Housing Req.	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	
Actual Recorded Completions (Large Sites)	575	319	504													575	319	504												
Actual Recorded Completions (Small Sites)	87	102	104													87	102	104												
Anticipated Completions (Allocations)				0	73	286	324	393	386	375	305	278	278	235	235				0	67	208	214	253	265	379	255	285	225	225	225
Anticipated Completions (Land Bank)				408	453	413	343	135	0	6	6	7	0	0	0				398	282	413	343	135	0	6	6	7	0	0	0
Anticipated Completions (Large Windfall Sites)				0	20	40	60	60	60	60	60	60	60	60	60				0	20	40	60	60	60	60	60	60	60	60	60
Anticipated Completions (Small Windfall Sites)				60	60	60	60	60	60	60	60	60	60	60	60				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	662	421	608	458	362	721	677	508	385	505	381	412	345	345	345
Anticipated Annual Build Rate (AABR) inc. adjustment factor % (15.9%)				394	510	672	662	545	426	421	362	341	335	299	299				385	304	606	569	427	324	425	320	346	290	290	290
Total Cumulative Completions	662	1083	1691	2085	2595	3267	3929	4474	4900	5321	5683	6024	6359	6658	6957	662	1083	1691	2076	2381	2987	3556	3984	4307	4732	5052	5399	5689	5979	6269
Remaining Housing Completions (Housing Req. - Anticipated Completions)																														
PLUS SHORTFALL/ BACKLOG (NJL ANALYSIS)																			0	-6	-78	-110	-140	-121	4	-50	7	-53	-10	10
ACTUAL ANNUAL REQUIREMENT																			394	310	684	679	567	445	421	370	339	343	300	280

Flintshire Local Development Plan 2015-2030
Background Paper 10A : Update re Housing Land Supply and Delivery – January 2021

Housing Trajectory Analysis - V2

4

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	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	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	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Total Housing Provision	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	
Total Housing Req.	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	
Actual Recorded Completions (Large Sites)	575	319	504													575	319	504												
Actual Recorded Completions (Small Sites)	87	102	104													87	102	104												
Anticipated Completions (Allocations)				0	73	286	324	393	386	375	305	278	278	235	235				0	67	178	184	233	258	406	335	345	305	278	238
Anticipated Completions (Land Bank)				408	453	413	343	135	0	6	6	7	0	0	0				398	282	413	343	135	0	6	6	7	0	0	0
Anticipated Completions (Large Windfall Sites)			0	20	40	60	60	60	60	60	60	60	60	60	60			0	20	40	60	60	60	60	60	60	60	60	60	60
Anticipated Completions (Small Windfall Sites)				60	60	60	60	60	60	60	60	60	60	60	60			60	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	662	421	608	458	362	691	647	488	378	532	461	472	425	398	358
Anticipated Annual Build Rate (AABR) inc. adjustment factor % (15.9%)				394	510	672	662	545	426	421	362	341	335	299	299				385	304	581	544	410	318	447	388	397	357	335	301
Total Cumulative Completions	662	1083	1691	2085	2595	3267	3929	4474	4900	5321	5683	6024	6359	6658	6957	662	1083	1691	2076	2381	2962	3506	3916	4234	4682	5069	5466	5824	6158	6459
Remaining Housing Completions (Housing Req. - Anticipated Completions)																														
PLUS SHORTFALL/ BACKLOG (N/L ANALYSIS)																			0	-6	-108	-140	-160	-128	31	30	67	27	43	-3
ACTUAL ANNUAL REQUIREMENT																			394	310	689	684	570	446	416	358	330	292	304	

Flintshire Local Development Plan 2015-2030
Background Paper 10A : Update re Housing Land Supply and Delivery – January 2021

Housing Trajectory Analysis - V3

4

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	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	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	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Total Housing Provision	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	
Total Housing Req.	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	
Actual Recorded Completions (Large Sites)	575	319	504													575	319	504													
Actual Recorded Completions (Small Sites)	87	102	104													87	102	104													
Anticipated Completions (Allocations)				0	73	286	324	393	386	375	305	278	278	235	235				0	67	208	214	253	265	389	265	295	235	235	235	
Anticipated Completions (Land Bank)				408	453	413	343	135	0	6	6	7	0	0	0				398	282	413	343	135	0	6	6	7	0	0	0	
Anticipated Completions (Large Windfall Sites)				0	20	40	60	60	60	60	60	60	60	60	60				0	20	40	60	60	60	60	60	60	60	60	60	
Anticipated Completions (Small Windfall Sites)				60	60	60	60	60	60	60	60	60	60	60	60				60	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	662	421	608	458	362	721	677	508	385	515	391	422	355	355	355	
Anticipated Annual Build Rate (AABR) inc. adjustment factor % (15.9%)				394	510	672	662	545	426	421	362	341	335	299	299				385	304	606	569	427	324	433	329	355	299	299	299	
Total Cumulative Completions	662	1083	1691	2085	2595	3267	3929	4474	4900	5321	5683	6024	6359	6658	6957	662	1083	1691	2076	2381	2987	3556	3984	4307	4740	5069	5424	5723	6021	6320	
Remaining Housing Completions (Housing Req. - Anticipated Completions)																															
PLUS SHORTFALL/ BACKLOG (N/L ANALYSIS)																			0	-6	-78	-110	-140	-121	14	-40	17	-43	0	0	
ACTUAL ANNUAL REQUIREMENT																			394	310	684	679	567	445	419	369	338	342	299	299	

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Housing Trajectory Analysis - V4

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LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	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	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	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Total Housing Provision	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	
Total Housing Req.	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	
Actual Recorded Completions (Large Sites)	575	319	504													575	319	504													
Actual Recorded Completions (Small Sites)	87	102	104													87	102	104													
Anticipated Completions (Allocations)				0	73	286	324	393	386	375	305	278	278	235	235				0	67	178	184	233	258	416	345	355	315	288	248	
Anticipated Completions (Land Bank)				408	453	413	343	135	0	6	6	7	0	0	0				398	282	413	343	135	0	6	6	7	0	0	0	
Anticipated Completions (Large Windfall Sites)				0	20	40	60	60	60	60	60	60	60	60	60				0	20	40	60	60	60	60	60	60	60	60	60	
Anticipated Completions (Small Windfall Sites)				60	60	60	60	60	60	60	60	60	60	60	60				60	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	662	421	608	458	362	691	647	488	378	542	471	482	435	408	368	
Anticipated Annual Build Rate (AABR) inc. adjustment factor % (15.9%)				394	510	672	662	545	426	421	362	341	335	299	299				385	304	581	544	410	318	456	396	405	366	343	309	
Total Cumulative Completions	662	1083	1691	2085	2595	3267	3929	4474	4900	5321	5683	6024	6359	6658	6957	662	1083	1691	2076	2381	2962	3506	3916	4234	4690	5086	5491	5857	6200	6510	
Remaining Housing Completions (Housing Req. - Anticipated Completions)																															
PLUS SHORTFALL/ BACKLOG (NJL ANALYSIS)																			0	-6	-108	-140	-160	-128	41	40	77	37	53	-13	
ACTUAL ANNUAL REQUIREMENT																			394	310	689	684	570	446	415	356	328	329	290	322	

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Housing Trajectory Analysis - V5

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LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	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	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	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	
Total Housing Provision	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	7950	
Total Housing Req.	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	
Actual Recorded Completions (Large Sites)	575	319	504													575	319	504													
Actual Recorded Completions (Small Sites)	87	102	104													87	102	104													
Anticipated Completions (Allocations)				0	73	286	324	393	386	375	305	278	278	235	235				0	67	178	184	233	258	436	370	380	320	285	236	
Anticipated Completions (Land Bank)				408	453	413	343	135	0	6	6	7	0	0	0				398	282	413	343	135	0	6	6	7	0	0	0	
Anticipated Completions (Large Windfall Sites)				0	20	40	60	60	60	60	60	60	60	60	60				0	20	40	60	60	60	60	60	60	60	60	60	
Anticipated Completions (Small Windfall Sites)				60	60	60	60	60	60	60	60	60	60	60	60				60	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	662	421	608	458	362	691	647	488	378	562	496	507	440	405	356	
Anticipated Annual Build Rate (AABR) inc. adjustment factor % (15.9%)				394	510	672	662	545	426	421	362	341	335	299	299				385	304	581	544	410	318	473	417	426	370	341	299	
Total Cumulative Completions	662	1083	1691	2085	2595	3267	3929	4474	4900	5321	5683	6024	6359	6658	6957	662	1083	1691	2076	2381	2962	3506	3916	4234	4707	5124	5550	5920	6261	6560	
Remaining Housing Completions (Housing Req. - Anticipated Completions)																															
PLUS SHORTFALL/ BACKLOG (NJL ANALYSIS)																			0	-6	-108	-140	-160	-128	61	65	102	42	50	-1	
ACTUAL ANNUAL REQUIREMENT																			394	310	689	684	570	446	412	352	324	328	291	300	

Appendix 2A

Commitments Trajectory as at 1.4.20

Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng	U/C	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Comments
Wilcox Coach Works, Afonwen (AFN006)			19	19						6	6	7				RM granted 16/11/18. & site sold Oct. 2019
Central garage, Bagillt (BAG034)			11	2	2											UC- nearing completion
Former British Legion, Bagillt (BAG038)		4	10	6	3	3										UC-Revelation properties/Quatrefoil Homes
Brook Farm, Buckley (BUC065)			16	16					8	8						Renewal granted & site to be marketed.
Mount Pool, Buckley (BUC079)			20	20		5	15									Acquired by Thompson Devs. Est. start on site Autumn 2020
F G Whitley Depot, Buckley (BUC080)		5	39	34	6	0	10	10	8							Under Construction
Adj. Mill Lodge, Buckley (BUC220)			19	19			19									Site works commenced
Adj. Alders & Langdale, Buckley (BUC179)	3		20													COMPLETED
Side of 61, Brunswick Rd., Buckley (BUC202)			10	10			10									WWHA RM app & expected start on site March 2021
Jubilee Rd./Manor Drive, Buckley (BUC206)	14		14													COMPLETED
Buckley Health Centre, Padeswood Rd., Buckley (BUC204)	24		24													COMPLETED
Summerhill Farm, Caerwys (CAE007)		8	67	59		5	18	18	18							Under construction
Station Yard/Depot, Coed Talon (COE007)			49	49				9	20	20						Reserved matters approved & owner in discussion with developer
Adj. Fairoaks Drive, Connah's Quay (CON036)	4	8	46	16	13		3									Under construction
Territorial House, High St., Connah's Quay (CON111)	11		11													COMPLETED

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Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng 1.4.20	U/C	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Comments
Albion Social Club (CON 123)			30	30	30											Under construction- -Clwyd Alyn HA
West of Greenwood Grange, Chester Rd.(DOB005)		24	24													COMPLETED
Woodside Cottages, Drury (DRU021)			23	23			8	8	7							Site clearance commenced
Side of 59, Wood Lane, Hawarden (EWL019)		23	23													COMPLETED
South of the Larches, Ewloe (EWL043)	1		10	2	1	1										Under construction
Greenhill Ave., Ewloe (EWL044)	15		41													COMPLETED
Boar's Head Inn, Ewloe (EWL059)			31	31	31											Under Construction- Pennaf
Croes Atti, Flint (FLI002)	70	91	644	220	60		40	40	40	40						Persimmons site now completed. .Anwyl Ph 4- Under const.
Flint working men's club (FLI048)	4		15	11			4	4	3							4 uc last yr now demolished & no activity.
Flint Sports & Social Club (FLI 066)		12	12													Wales & West- COMPLETED
Earl Lea site, Flint (FLI070)	73		73													COMPLETED
Ystrad Goffa Court, Flint (FLI077)	19		19													COMPLETED
Pandy Garage, Oakenholt (FLI089)			16	16		4	12									New site-acquired by developer
Rear St Andrews Church, Garden City (GAR012)			12	12	12											Under Construction- Wates
Nant Y Gro, East of Gronant Hill (GRO011)			41	41			20	21								PP granted 3/8/18 (Wates)- Awaiting discharge of condition.
Rainbow Inn, Ruthin Rd. Gwernymynydd (GYM013)	3	4	17	4	2	2										Under construction
Land adj. Siglen Uchaf, Gwerymynydd (GYM019)			10	10				5	5							Land sold & further application in preparation
Land at Friar's Gap, Hawarden (HAW013)	1	1	31	2		1	1									Under construction

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Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng	U/C	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Comments
Land at Kinnerton Lane, Higher Kinnerton (HIG022)	31	13	56	12	12											Under construction
Lluesty Hospital, Holywell (HOL028)			89	89	42		20	27								Under construction
East of Halkyn Rd., Holywell (HOL015)			44	44			24	20								WWHA – expected start now Autumn 2020
Ysgol Fabanod, Perth Y Trefyn, Holywell (HOL098)		55	55													Completed(WWHA)
Ty Carreg, Stryt Isa, Hope (HCA071)			15	15		6	9									Reserved matters granted –Revelation properties Ltd. Start in Oct./ Nov 2020
Bromfield Timber Yard, Mold (MOL020)			122	122							30	30	30	32		Unlikely to be developed within next 5 years
Former Broncoed Works (MOL045)	3	6	88	9	9											Under construction
94 Wrexham Rd., Mold (MOL100)			11	2	2											
Bryn Awel Hotel, Mold (MOL120)			23	23			23									New site (WWHA)
Issa Farm, Mynydd Issa (MYN033)			59	59	27	5	27									Under construction - Macbryde Homes.
Rose Lane/ Synnyside, Mynydd Isa (MYN028)			58	58			25	25	8							Clwyd Alyn-start on site est. Nov. 2020
Ffordd Hiraethog, Maes Pennant, Mostyn (MOS012)			10	10					10							New site-SHARP scheme, Wates
New Brighton Service Station (NEW005)	21	2	24													COMPLETED
Cae Eithin, Village Rd., Northop Hall (NOH001)	9		94													COMPLETED
Llys Dewi, Penyffordd (PFD002)	6	21	27													COMPLETED
Off Rhewl Fawr Rd., Penyffordd (PFD001)	1		18	8			8									Balance is Grwp Cynefin scheme - est. start Dec. 2020
North of Coed Mor, Penyffordd (PFD020)			23	23				7	8	8						Site recently sold
Rhos Road, Penyffordd (PYF039)			40	40		10	20	10								Hilbre homes site
Hawarden Rd., Penyffordd (PYF042)			32	32	2	10	20									Under construction-Macbryde Homes

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Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng	U/C	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	Comments
1-3 Pierce St., Queensferry (QUE013)			16	16				16								Info. from developer (Vivio devs.)
The Stores House, Rhes Y Cae (RHE002)			10	7			3	2	2							Under construction
Allied Bakeries, Saltney (SAL018)	35	36	74													COMPLETED
Sewage Works, Wats Dyke Way, Sychdyn (SYC001)	33	10	43													COMPLETED
TOTAL	381	323	2478	1221	254	50	333	222	138	89	36	37	30	32	0	

Sites shown in blue are 'windfall sites' (ie sites granted pp after 1/4/18 but not allocated sites)

2020 Completions above exclude 27 completions on allocated site at Maes Gwern, Mold, and 27 completions on allocated site at Chester Road, Penymynydd (see allocated sites table)

Loss from 2018 committed sites:

Crown Inn Ffynnongroyw 11 units

Altbridge House, Whitford 41 units

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Appendix 3A: Allocated Sites Trajectory Updated to 2020 base

Site & units remaining	Capacity	Built 2018 -19	Built 2019 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	30+	
Warren Hall, Broughton	300						30	45	45	45	45	45	45		Welsh Govt. site
Well St., Buckley	159					53	53	53							Clwyd Alyn- PAC Aug.2020. Est. start on site May 2021
Highmere Drive, Connah's Quay	150					30	30	30	30	30					Pre app. TA undertaken & developer interest.
Broad Oak Holding, Connah's Quay	32			32											Under construction Edwards Homes
Holywell Rd./Green Lane, Ewloe	298						28	45	45	45	45	45	45		Various pre app. Studies carried out & developer interest
Northop Rd., Flint	170					20	40	40	40	30					2 applications by developers.
North West of Garden City	1185 (1325 less 140 outside period)			90	90	150	150	120	120	120	120	120	105	140	UC-Countryside Properties 1 st phase. Rates based on delivery statements. Several developers.
Ash Lane, Hawarden	288						18	45	45	45	45	45	45		Various pre app. Studies carried out
Wrexham Rd., Abermorddu	80						20	30	30						Various pre app. Studies carried out & discussions with preferred developer
Maes Gwern, Mold	160		27	35	35	35	28								Under construction
Land at Denbigh Rd. & Gwernaffield Rd., Mold	246					40	40	40	40	43	43				Full planning application submitted Oct. 2020 (061994)
Cae Isa, A5119, New Brighton	105				25	40	40								Application submitted & appeal pending
Chester Rd., Penymynydd	181 (was186)		27	39	40	40	35								Under construction
TOTALS	3354	0	54	196	190	408	512	448	395	358	298	255	240	140	

LDP supply from Allocated sites =3354 less 54 completions =3300

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Appendix 4A: Calculation of Anticipated Annual Build Rate - 2020 base

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A 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
B Remaining years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C Total housing provision	7950	7950	7950	7950	7950	8210	8210	8210	8210	8210	8210	8210	8210	8210	8210
D Total LDP housing requirement	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950
E Actual recorded completions on large sites during year	575	319	504	381	377										
F Actual recorded completions on small sites during year	87	102	104	73	87										
G Anticipated completions on allocated sites during year						196	190	408	512	448	395	358	298	255	240
H Anticipated land bank completions during year						304	333	222	138	89	36	37	30	32	0
I Anticipated completions large windfall during year						0*	0*	60	60	60	60	60	60	60	60
J Anticipated completions small windfall during year						60	60	60	60	60	60	60	60	60	60
K Total completions (E+F+G+H+I+J)	662	421	608	454	464	560	583	750	770	657	551	515	448	407	360
L Anticipated Annual Build Rate-Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions.						434	452	581	597	509	427	399	347	315	279
M Total projected cumulative completions					2609	3043	3495	4076	4673	5182	5609	6008	6355	6670	6949
N Remaining housing completions (housing requirement minus projected completions by year)						3907	3455	2874	2277	1768	1341	942	595	280	1**

*No double counting of large windfalls within the first two years of supply . Total large windfalls contribution yrs 6 -15 = 480 units

**Shortfall due to rounding of figures in calculations .

Appendix 5A: Housing Supply Trajectory Graph

