

FLINTSHIRE COUNTY COUNCIL

**HOUSING LAND MONITORING STATEMENT
APRIL 2019**

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annual housing requirement.**

Flintshire County Council Housing Monitoring Statement April 2019

1.0 SUMMARY

- 1.1 There is currently no up-to-date development plan for Flintshire as the Unitary Development Plan is time expired and there is no adopted Local Development Plan (LDP). Welsh Government Guidance as set out in Technical Advice Note 1 (TAN1) Joint Housing Land Availability Studies (JHLAS), January 2015 states 'Therefore local planning authorities that do not have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a 5 year housing land supply and effectively will be considered not to have a 5 year supply. Those LPAs without an adopted development plan will be unable to produce a JHLAS until an adopted LDP is in place. However, it is still important to monitor the level of housing provision and annual completions.
- 1.2 This document summarises the housing data as at 1st April 2019 for the purposes of monitoring and to contribute towards the evidence base for the LDP. It follows the guidance in TAN1 and contains the Council's estimates of the number of units likely to be completed in the next five years.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises large and small sites with planning permission (outline or full), remaining site allocations for housing in adopted development plans, and sites with a resolution to grant planning permission subject to a S106 agreement being signed, categorised as prescribed in TAN 1. The supply also includes those site allocations in existing adopted development plans which the local authority considers are likely to come forward. A number of existing development plan allocations have been removed from the study as in the local authority's view development is unlikely.
- 2.2 It is acknowledged that TAN1 requires Local Authorities producing a formal Joint Housing Land Availability Study to use the residual method when calculating the housing land supply. However as referenced in para. 1.1 above as the UDP is time expired under the guidance in TAN 1 Flintshire is unable to carry out a formal Study and the Council is considered not to have a 5 year supply. This monitoring report does however incorporate (for information only), calculations of the housing supply based on both past completions rates and also the Deposit LDP annual requirement as it is felt this is helpful in providing an indication of the level of housing land supply.

2.3 TAN1 categorises sites as follows:

Category 1	Sites or the phases of sites which are under construction (relating only to the area where building is in progress).
Category 2	Sites or the phases of sites where development either can commence immediately or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years.
Category 3	Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints. (Although Category 3 sites will not form part of the 5-year supply, their identification may assist local planning authorities, developers and landowners in finding opportunities to improve site viability and deliverability.)
Category 4	Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.

Large Site Supply

Table 1 – Identified Housing Land Supply

Housing Land Supply (1st April 2019 to 1st April 2024) – Large Sites					
	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		Homes Completed Since Last Study (Large and small sites)
	Cat 1 (u/c)	Cat 2	Cat 3	Cat 4	
Total	370	2163	878	0	(381+73)= 454

Table 2 – Five year land supply breakdown – large sites (i.e. Catgs 1 and 2)

Private	2330
Social	203
Total	2533

Small Site Supply

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

Table 3 – Small Site Completions for the Previous 5 Years

2014-15	2015-16	2016-17	2017-18	2018-19	Total
81	87	102	104	73	447
5 year average (447/5)					89

- 2.5 The overall 5 year supply from these large and small sites is **2980 dwgs (2533 + 447)**.

Supply from S106 Sites

- 2.6 As stated in paragraph 2.1, sites that have a resolution to grant planning permission subject to the signing of a S106 agreement can contribute to the 5 year supply. This is on the basis that the resolution to grant was prior to 31st March 2019, and that there is a clear intention from the applicant to develop the site within a five year period.

Table 4 – Supply from S106 Sites

Sites	Units
Small sites	1
Large sites	60
Total	61

- 2.7 In total, all the source of the 5 year land supply amount to 3041 units.

Source	Units
Large sites (category 1 and 2)	2533
Small sites	447
Sites pending S106 (large and small sites)	61
Total	3041

3.0 CONCLUSION

- 3.1 Given that the Council is currently unable to demonstrate a 5 year land supply under the terms of TAN 1, a guidance note for developers has been produced which seeks to ensure that speculative sites put forward on the basis of a lack of housing land supply are genuine and developed development proposals, as opposed to simply adding supply on paper only and not an exercise in simply adding value to land (<http://www.flintshire.gov.uk/en/PDFFiles/Planning/FCC-Developer-Guidance-Note-Speculative-Housing-Development.pdf>) .
- 3.2 With regard to housing land supply, the Council welcomed the Ministers letter of 18/07/18 and the dis-application of para 6.2 of TAN1 (removal of the 'considerable' weight to be given to increasing housing land supply), alongside a wider 'Call for Evidence'. In its submission in response to the call for evidence the Council expressed its view that the present TAN1 methodology is flawed in respect of the assumption that Local Authorities with no adopted LDP are deemed not to have a 5 year supply, and also that using the residual method alone does not provide an accurate reflection of the actual land supply. The Council has experienced a large number of speculative planning applications, some of which have been granted planning permission and some which have been refused. This has generated concern for local communities and undermined the preparation of the LDP in terms of the diversion of resources.
- 3.3 The Council is also aware that since the Study base date the Welsh Government has undertaken a consultation on the possibility of removing TAN 1 and its five year supply calculation
- 3.4 Actual housing completions in the County have averaged 536 units per annum over the first four years of the LDP period. This average annual completion rate is very similar to the annual housing provision figure (including flexibility) in the LDP of 530 (7950/15).
- 3.5 Under the terms of TAN 1 the Council is unable to undertake a formal Joint Housing Land Availability Study incorporating a land supply calculation based on the 'residual' method. To provide some informal indication of the level of the land supply Appendix 5 of the Report however incorporates tables indicating how the identified land supply relates to the level of past building rates over 5 and 10 year periods and also to the annual housing requirement in the Deposit LDP.
- 3.6 While the Council acknowledges that these are not formal calculations under the current terms of TAN 1, they at least show the level of supply compared with what the development industry is achieving on the ground and also with the annual housing requirement contained in the Deposit LDP. It is also acknowledged, as explained in para. 3.7 below, that the LDP has yet to be submitted to the Welsh Government and Planning Inspectorate and will be subject to Examination by an independent Inspector. All comparisons are therefore included purely for information.
- 3.7 The Council considers the most appropriate means by which to increase housing land supply is through the preparation of the Local Development Plan. Following

a Call for Candidate Sites, engagement and consultation on the strategic growth and spatial options, and the publication of a pre-deposit consultation draft Plan (Preferred Strategy), the Council placed the LDP on Public Deposit on 30th September 2019. The LDP identifies sites based on a rigorous and transparent assessment and against an agreed spatial strategy rather than on an ad hoc basis. The Council does not therefore intend to implement any further formal steps to increase housing land supply, as to do so would divert resources away from progressing the LDP. It is intended that the LDP, which includes housing allocations throughout the County capable of accommodating some 3168 units, will be formally submit to the Welsh Government & Planning Inspectorate in the summer of 2020.

3.8 Pending the progression of the LDP to Adoption, as per TAN1, there are two ways in which the Council can facilitate sustainable housing development which will improve the housing land supply. Firstly, the Council will continue to work with landowners and developers in bringing forward appropriate and sustainable windfall housing sites that are policy compliant as well as addressing any difficulties or obstacles preventing the delivery of allocated sites. Applications for sites within settlement boundaries will generally be looked upon favourably provided that they satisfy the Plan's policies. Applications on sites outside of existing settlements will be assessed on their individual merits in terms of whether they represent logical and sustainable development having regard to material planning considerations and will not be approved merely because they would increase housing land supply. They must also be capable of demonstrating that they can positively increase supply in the short term (e.g. by granting a short term permission) otherwise they would not be capable of meeting the requirements of TAN1, particularly in relation to deliverability. Now that the LDP has been through Deposit stage, prematurity may also be a consideration.

3.9 Secondly, the Council is presently progressing its Strategic Housing and Regeneration Programme (SHARP) [http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-\(SHARP\).aspx](http://www.flintshire.gov.uk/en/Business/Strategic-Housing-and-Regeneration-Programme/Strategic-Housing-and-Regeneration-Programme-(SHARP).aspx) which aims to develop 500 social, affordable and rent to buy homes the next 5 years. The Programme also has scope for the Council to include land for the development of private market homes, where sites contribute to the overall Programme i.e. the delivery of affordable housing. The preferred development partner, Wates Living Space was appointed in May 2015 and has progressed a number of schemes with more currently in progress and others due to come forward. The table below shows the SHARP schemes as of February 2020.

Site	Settlement	Units	Status
Batch 1			
The Walks, Duke St	Flint	92	Complete
Custom House, Mold Rd	Connah's Quay	12	Complete
		104	
Batch 2			
Redhall, St Marks Ave	Connah's Quay	5	Complete
Former Dairy, Mold Rd	Connah's Quay	6	Complete
Maes Meillion	Leeswood	8	Complete

Heol y Goron	Leeswood	5	Complete
Ysgol Delyn, Alexandra Rd	Mold	16	Complete
Melrose Centre, Melrose Ave	Aston	9	Complete
		49	
Batch 3			
Maes Gwern	Mold	162	u/c
Nant y Gro	Gronant	41	pp
Llys Dewi	Pen-y- Ffordd	27	Complete
Depot (West of Greenwood Grange)	Dobshell	24	u/c
Former library, Sealand Ave.	Garden City	12	u/c
		264	

Appendix 1 – Site Schedules

Address	Built 2018/19	Site Capacity	Units Rmng	U/C	Categorisation								Comment
					2020	2021	2022	2023	2024	3	4		
FLINT													
Croes Atti (FLI002)*	70	641	308	75	52	80	80	21				2 developers on site. Full pp granted for Ph 4- under const.	
Flint Working Men's Club (FLI048)	4	15	11	4	4	3						Under construction	
Earl Lea Site (FLI070)	73	73	0									Completed	
GARDEN CITY													
North West of Garden City (GAR002)*		1325	1325			100	120	220	220	665		Countryside properties now commenced 1 st phase. Multiple developers & rates based on delivery statements	
GRONANT													
Nant Y Gro, East of Gronant Hill (GRO011)		41	41			10	31					PP granted 3/8/18Wates)	
GWERNYMYNYDD													
Rainbow Inn, Ruthin Road (GYM013)	3	17	8	4	2	2						Under construction	
HAWARDEN													
Land at Friar's Gap (HAW013)	1	31	3	1	1	1						Under constr.	
HIGHER KINNERTON													
Land at Kinnerton Lane (HIG022)	31	56	25	13		12						Under construction	
HOLYWELL													
Lluesty Hospital (HOL028)		89	89	42		20	27					Work commenced	
HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD													
Ty Carreg, Stryt Isa (HCA071)		15	15			7	8					Reserved matters granted –Revelation properties Ltd. Start in Spring 2020	
MOLD													
Former Bromfield Timber Yard (MOL020)		122	122							122		Unlikely to be developed within next 5 years	
Former Broncoed Works (MOL045)	3	88	15	5	10							Under construction	
94 Wrexham Road (MOL100)		11	2	2								2 uc (unlikely to be completed-used as shop)	
Maes Gwern (MOL118)		160	160	36	4	40	40	40				New site uc - Wates	
M NYNDD ISA													
Issa Farm (MYN033)		59	59		10	25	24					New full pp granted April 2019 - Macbryde Homes	

Address	Built 2018/19	Site Capacity	Units Rmng	U/C	Categorisation							Comment
					2020	2021	2022	2023	2024	3	4	
NEW BRIGHTON												
NORTHOP HALL												
PENYFFORDD												
PENYFFORDD/PENYMYNYDD												
QUEENSFERRY												
RHES Y CAE												
SALTNEY												
SYCHDYN												
TOTAL (Private Sector)	337	4080	3208	299	158	474	611	476	312	878	0	

Social Housing

Address	Built 2018/19	Site Capacity	Units Rmng	U/C	Categorisation							Comment
					2020	2021	2022	2023	2024	3	4	
BUCKLEY												
Buckley Health Centre, Padeswood Rd. North (BUC204)	24	24	0									Complete
DOBSHILL												
West of Greenwood Grange, Chester Rd.(DOB005)		24	24	16	8							
EWLOE												
Boar's Head Inn, Holywell Rd (EWL059)		13	13			13						Pennaf on site & application to increase to 31
FLINT												
Ystrad Goffa Court (FLI077)	19	19	0									Complete
HOLYWELL												
East of Halkyn Rd (HOL015)		45	45				20	25				WWHA scheme. Start expected by April 2020
Ysgol Fabanod, Perth Y Trefyn (HOL)		55	55	55								Under construction (WWHA)
MYNYDD ISA												
Rose Lane/Synnyside (MYN028)		58	58			20	25	13				Clwyd Alyn- start on site spring 2020
PENYFFORDD												
Off Rhewl Fawr Road (PFD001)	1	18	8			8						Grwp Cynefin scheme
TOTAL SOCIAL	44	256	203	71	8	28	58	38	0	0	0	

Appendix 2 – Past Completions Data

Year	Number of Homes Completed on:		
	Large Sites	Small Sites	All Sites
2007	158	159	317
2008	334	160	494
2009-2010 ¹	347	131	478
2011	210	69	279
2012	195	69	264
2013	328	54	382
2014	473	128	601
2015	493	81	574
2016	575	87	662
2017	319	102	421
2018	504	104	608
2019	381	73	454

¹ Figures cover a 2 year period

Appendix 3 – Previous Land Supply Data

Year	5 year supply – number of homes (TAN1 categories)			Number of years supply	Supply beyond 5 years – number of homes		
	1	2	2*		3i	3ii	
2008	54	1171	0	2.57-4.19	586	0	
2009-10 ²	62	1068	0	6.03	948	0	
2011	12	1454	0	6.8	878	0	
2012	152	3362	0	4.5	1591	0	
2013	299	2983	0	4.1	1212	0	
2014	397	2316	0	3.7	1414	0	
	1	2	Small	S106		3	4
2015	263	2774	401	0	n/a	1306	196
2016	272	2544	419	41	n/a	1037	191
2017	210	2488	452	50	n/a	1083	21
2018	372	1934	502	64	n/a	1146	0

² Figures cover a 2 year period

APPENDIX 4

**Supply from Sites Pending S106
(Approved subject to S106 prior to 1/4/2019)**

Address	Total units	Already accounted for in land supply	Contribution to 5 year supply	Large/ Small site
CONNAH's QUAY				
Albion Social Club	30	N	30	Large
GWERNAFFIELD				
Bayonne, Hafod Road	1	N	1	Small
FLINT				
Pandy Garage, Oakenholt	16	N	16	Large
SHOTTON				
Shotton Social Club	14	N	14	Large
Total contribution to 5 year supply				
Small sites			1	
Large sites			60	

APPENDIX 5

Past Completions Calculations

As stated above the 5 year supply is 2872 in total.

5 Year Past Completions

A	Total Previous 5 Year Completions (2015-2019)	2719
B	Average Annual Completions	544
C	Total 5 Year Land Supply	3041
D	Land Supply in Years (C/B)	5.59 yrs

10 Year Past Completions

A	Total Previous 10 Year Completions (2009-2019) ¹	4484
B	Average Annual Completions	448
C	Total 5 Year Land Supply	3041
D	Land Supply in Years (C/B)	6.79 yrs

¹As no annual completion figure is available for 2010 (see Appendix 2) an average of the two year figure for 2009 & 10 has been used to provide a 2010 completions figure for use in the 10 yr calculation.

Comparison with annual requirement in Deposit LDP

A	Total Housing Requirement as set out in Deposit LDP	6950
B	Annual Requirement (A/15)	463
C	Total 5 Year Land Supply	3041
D	Land Supply in Years (C/B)	6.6 yrs