

**LDP-EBD-HP11**

**FLINTSHIRE COUNTY COUNCIL**

**HOUSING LAND MONITORING STATEMENT  
APRIL 2018**

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# **Flintshire County Council Housing Monitoring Statement April 2018**

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 (1 <sup>st</sup> April 2018 to 1 <sup>st</sup> April 2023)					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	
<b>Total</b>	372	1934	1146	0	504 + 104 = 608

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

Private	2105
Public / Housing Association	201
<b>Total</b>	<b>2306</b>

## 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**

<b>Total</b>
502
<b>100</b>



### 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 welcomes the Ministers letter of 18/07/18 and the dis-application of para 6.2 of TAN1 (removal of the

. In its submission in response to the call for evidence the Council has 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 Actual housing completions in the County have averaged 564 units over the first three years of the LDP period. This average annual completion rate is actually





Ysgol Delyn, Alexandra Rd	Mold	16	Complete
Melrose Centre, Melrose Ave	Aston	9	Complete
		<b>49</b>	
<b>Batch 3</b>			
Maes Gwern	Mold	162	u/c
Nant y Gro	Gronant	41	pp
Llys Dewi	Pen-y-ffordd	27	pp
Depot	Dobshill	24	pp
Former library, Sealand Ave	Garden City	12	Current p.app
		<b>264</b>	

## Appendix 1 Site Schedules

## Private Sector



Address	Built 2017/18	Site Capacity	Units Rmng	U/C	Categorisation								Comment
					2019	2020	2021	2022	2023	3	4		
<b>HOLYWELL</b>													
Llesty Hospital (HOL028)		89	89			30	30	29				Work now commenced	
<b>HOPE/CAERGWRLE/ABERMORDDU/CEFNYBEDD</b>													
West of Abermorddu School (HCA027)	4	35	0									Complete	
Ty Carreg, Stryt Isa (HCA071)		19	19			10	9					Construction likely to sta.904 18.36 reW* r	

## Social Housing

Address	Built 2017/18	Site Capacity			Categorisation	
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## Appendix 2 Past Completions Data

	<b>Number of Homes Completed on:</b>		
<b>Year</b>	<b>Large Sites</b>	<b>Small Sites</b>	<b>All Sites</b>
2007	158	159	317
2008	334	160	494

2009-2010<sup>1</sup>

### 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
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**APPENDIX 4**

**Supply from Sites Pending S106  
(Approved subject to S106 prior to 1/4/2018)**

<b>Address</b>	<b>Total units</b>	<b>Already accounted for in land supply</b>	<b>Contribution to 5 year supply</b>	<b>Large/ Small site</b>
<b>BUCKLEY</b>				
Withen Cottage & Cheshire Lane, Altami Road	14	N	14	Large
<b>FLINT</b>				
Former Flint Chapel, Chester Road	5	N	5	Small
<b>GWERNAFFIELD</b>				
Bayonne, Hafod Road	1	N	1	Small
<b>HOLYWELL</b>				
Halkyn Road	44	N		



## 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 (2013-2018)	2866
B	Average Annual Completions	573
C	Total 5 Year Land Supply	2872
D	Land Supply in Years (C/B)	5.0 years

#### 10 Year Past Completions

A	Total Previous 10 Year Completions (2008-2018)	4269
B	Average Annual Completions	427
C	Total 5 Year Land Supply	2872
D	Land Supply in Years (C/B)	6.7 years