CONTENTS

1 Summary

2 Housing Land Supply

3 Conclusion

Appendix 1 Site Schedules
Appendix 2 Past Completions Data
Appendix 3 Previous Land Supply Data
Appendix 4 Sites Awaiting S106

Flintshire County Council Housing Monitoring Statement April 2016

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 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 2016 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.

2.2 This document incorporates a

Large Site Supply

Table 1 Identified Housing Land Supply

Housing Land Supply (1st April 2016 to 1st April 2021) Large Sites					
	5 Year Land Supply (TAN 1 categories)		Beyond 5 Years		
	Cat 1 (u/c)	Cat 2	Cat 3	Cat 4	Homes Completed Since Last Study (Large and small sites)
Total	272	2544	1037	191	662

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

Private	2718
Public / Housing Association	98
Total	2816

Small Site Supply

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

Table 3 Small Site Completions for the Previous 5 Years

2011-12 2012-13

Supply from S106 Sites

2.5 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 during the 12 months to the study base date i.e. between 1st April 2015 and 31st March 2016, and that there is a clear intention from the applicant to develop the site.

Table 4 Supply from S106 Sites

Sites	**Units**
Small sites	24
Large sites	17
Total	**41**

2.6 In total, all the source of the 5 year land supply amount to 3275 units.

Source	**Units**
Large sites (category 1 and 2)	2816
Small sites	419
Sites pending S106 (large and small sites)	41
Total	**3276**

3.0 CONCLUSION

3.1 Given that the Council is currently unable to demonstrate a 5 year land supply, 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 development proposals, as opposed to simply adding supply on paper only (Appendix ?). The Council is of the opinion that the present TAN1 methodology is flawed in respect of an assumption that Local Authorities with no adopted LDP are deemed not to have a 5 year supply, and also that using the residual method does not provide an accurate reflection of the actual land supply.

3.2 Although unable to undertake a formal land supply calculation, the Council consider it important to provide an informal measurement of land supply based on a past completions calculation. This at least provides a measurement of land supply

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 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 some schemes including Custom House Court in Connah's Quay (12 units), The Walks in Flint (92 units), and is progressing sites in Leeswood, Connah's Quay and Mold.

`

FFYNNONGROYW												
Crown Inn, Main Road		11	11			4	4	3				

FLINT

LIXWM												
Land at Mansfield		31	1		1							Under construction

MANCOT												
Rear of 11 Ash Lane	[redacted]	12	1	1								

Social Housing

Appendix 2 Past Completions Data

	Number of Homes Completed on:		
Year	**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

[1] Figures cover a 2 year period

Appendix 3 Previous Land Supply Data

	5 year supply number of homes (TAN1 categories)	Number of years supply	Supply beyond 5 years number of homes

APPENDIX 4

Past Completions Calculations

As stated above the 5 year suppl 1 0 0 TJE5aboveb7 above