

FCC Position Statement - Committed sites

At Hearing session 7 of the Flintshire LDP it was agreed that for the assistance of the Inspectors, the Council would provide an update on several committed sites who's delivery had been questioned by objectors. This Position Statement lists the sites in question and includes the latest available information on the sites in question.

Wilcox Coach Works site, Afonwen (19 units)

As referenced by several objectors, the site has had the benefit of planning permission for several years. However the site ownership changed in 2019 when the site was acquired by a property development company (Broadstone Property Developments). In 2020 the company subsequently obtained approval to the discharge of several conditions (3,5,6,7,8 &9) on the planning permission. The Agent confirmed on 21/4/21 that Broadstone are currently moving onto the site and would be **commencing development before the end of April 2021**.

The site will therefore be developed earlier than anticipated in the Council's Trajectory.

Brook Farm, Buckley (16 units)

Again a site which has had planning permission for several years. The agent (who is the owners' daughter) confirmed on 15/4/21 that it was still the intention to market the site but no progress had been made given the Covid situation. In terms of timescales the agent anticipated development well within the Plan period and indicated that she certainly expected progress within the next two years. She had noted that her telephone number is redacted on the planning application form on the Council's website and asked if the redaction could be removed as she would welcome contact from developers. On the basis of this information the Council considers it reasonable to anticipate development of the site within the Plan period.

Bromfield Timber, Mold (122 units)

The Council's records indicate that a reserved matters approval was obtained in 2010 and a technical start has been made on the site, therefore the planning permission is extant.

The owner's agent has indicated that the site is unlikely to come forward before 2024 and the owner was currently pursuing the progression of other housing sites. The owner may also consider alternative schemes for the site. The Council notes that one objector has indicated that the value being sought for the site by the owner has been a constraint and it may be that an alternative scheme comes forward on the site.

Rose Lane, Mynydd Isa (58 units)

The figures in the Council's Trajectory are based on information provided in 2020 by the developers, Clwyd Alyn Housing Association who were hoping to start on site in November 2020. However the start date has slipped largely due to Covid issues and Clwyd Alyn have now confirmed (April 2021) that Anwyl have been appointed as construction partner & they are hoping to start on site on receipt of planning permission. The Council's Planning Committee resolved to approve the scheme subject to a S106 agreement at its meeting on 26/11/20 and it is understood completion of the agreement is now imminent.

Station Yard, Coed Talon (49 units)

A Reserved Matters approval (access, appearance, landscaping, layout & scale) was approved and a S106 agreement signed in relation to this site in September 2019. The site is currently in operation as a coal depot but the owner confirmed on 16/4/21 that he is actively looking for

alternative premises and he certainly anticipated development taking place well within the next 5 years.

East of Halkyn Road, Holywell (44 units)

Wales and West Housing Association were hoping to start on site in Autumn 2020 but this has been delayed due to the need to resolve drainage issues. Wales & West are working with Welsh Water to resolve the issues, and grant funding and a contractor are in place. Wales & West are anticipating a 2 year build programme.

Nant Y Gro, Gronant (41 units)

This Council owned site has the benefit of a full planning permission granted in 2018 and will be developed by Wates Residential under the Council's Strategic Housing and Regeneration Programme (SHARP) . The developer is awaiting the discharge of a planning condition to enable start on site, which is anticipated to be in the Summer of 2021 with an approx. 60 week build.