

# **FLINTSHIRE COUNTY COUNCIL**

Housing Land Monitoring Statement April 2021



## 1.0 Introduction

- 1.1 This document summarises the housing land supply data as at 1<sup>st</sup> April 2021 for the purposes of monitoring the housing land supply information in the context of the Flintshire LDP. Previous housing monitoring statements for Flintshire were produced under Welsh Government guidance set out in Technical Advice Note 1 (TAN1) Joint Housing Land Availability Studies (JHLAS), which required Local Planning Authorities in Wales to carry out an annual assessment to identify whether or not they possessed a five year housing land supply. Flintshire was unable to carry out a formal Land Availability Study under the TAN 1 guidance as its Adopted UDP was time expired, however it did produce annual monitoring statements based on the TAN 1 guidance.
- 1.2 TAN 1 was however revoked in March 2020 and with it the requirement for LPA's in Wales to demonstrate a 5 year supply of housing land. The adequacy of the housing land supply is now properly to be assessed against a housing trajectory contained in the Adopted LDP, based on the calculation of an Anticipated Annual Build Rate (AABR), as explained in the Development Plans Manual (Edition 3) March 2020 published by the Welsh Government.
- 1.3 The Flintshire LDP was placed on Deposit in September 2019 and submitted to the Welsh Government and Planning Inspectorate on 30<sup>th</sup> October 2020. An Examination into the Plan was held during 2021 and the Council will be consulting on the Matters Arising Changes (MAC's) to the Plan (ie the changes made as a consequence of the Examination) in early summer 2022. While not yet Adopted the LDP is therefore well advanced towards Adoption and it is anticipated that, following consultation on the MAC's and subsequent receipt of the Inspectors' Report, the LDP will be formally adopted by the Council during 2022. The assessment of the adequacy of the Housing land supply contained in this Statement is therefore made against the latest housing Trajectory and AABR which form part of the Matters Arising Changes.
- 1.4 Section 2 of this Statement contains information on the Housing land supply while Section 3 comprises an assessment of the adequacy of the supply against the AABR trajectory and in the context of the housing monitoring indicators contained in the Flintshire LDP.

## 2.0 Housing land supply

- 2.1 This statement examines the housing land supply in Flintshire at a base date of 1<sup>st</sup> April 2021 and incorporates information on both sites with planning permission and sites allocated for housing in the Flintshire LDP. The components of the housing land supply comprise the following:
- Total housing completions (large and small sites)
  - Large sites with planning permission (committed sites)
  - Large sites allocated for housing in the Flintshire LDP
  - An allowance for future large and small 'windfall' sites
- 2.2 In this context 'large sites' comprise sites of 10 or more units, and 'small sites' comprise sites of

under 10 units. The contribution to the supply from each of the above sources is summarised in Table 1 below.

**Table 1- Housing land supply at 1.4.21**

<b>Components of the housing land supply</b>	<b>Units</b>
Completions (2015-2021)	3191
Committed sites	1031
Allocated sites	2878
Large sites windfall allowance (7 x 60 pa)	420
Small sites windfall allowance (9 x 60 pa)	540
<b>Total</b>	<b>8060</b>

2.3 Further details on each of the components is provided below.

### Housing Completions

2.4 Table 2 below summarises housing completions in Flintshire on an annual basis since 2015, the LDP base date

**Table 2- Annual completions**

	<b>2015/16</b>	<b>2016/17</b>	<b>2017/18</b>	<b>2018/19</b>	<b>2019/20</b>	<b>2020/21</b>	<b>Total</b>
Large sites	575	319	504	381	377	490	2646
Small sites	87	102	104	73	87	92	545
<b>Total</b>	<b>662</b>	<b>421</b>	<b>608</b>	<b>454</b>	<b>464</b>	<b>582</b>	<b>3191</b>

2.4 Table 3 below summarises housing completions on large sites between 1/4/20 and 31/3/21. It should be noted that for consistency with the LDP, completions on sites shown as allocations in the LDP but which now have planning permission are included separately to the committed sites.

**Table 3 – Summary of large sites data 2020-21**

<b>Large sites</b>	<b>Total comps.</b>	<b>Comps.2020-21</b>	<b>Units u/c</b>	<b>Units not started</b>
Committed sites	947	268	149	872
Allocated sites	276	222	177	2701
<b>Totals</b>	<b>1223</b>	<b>490</b>	<b>326</b>	<b>3573</b>

2.5 The distribution of housing completions by LDP Tier is shown in Table 3 below:

**Table 4 – Housing completions 2020-21 by LDP tier**

	<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Tier 4</b>	<b>Tier 5</b>	<b>Totals</b>
Large sites completions	222	200	66	2	0	<b>490</b>
Small sites completions	46	21	21	2	2	<b>92</b>
<b>Totals</b>	<b>268</b>	<b>221</b>	<b>87</b>	<b>4</b>	<b>2</b>	<b>582</b>
<b>% of completions by tier *</b>	<b>46%</b>	<b>38%</b>	<b>15%</b>	<b>1%</b>	<b>0%</b>	<b>100%</b>

\*Figures rounded up or down to nearest whole number.

2.6 Appendix 1 to this statement comprises a list of large committed sites and also allocated

sites and their progress in terms of completions and units under construction as at 1/4/21.

### Large sites with planning permission (committed sites)

2.6 It can be seen from Appendix 1 that at 1/4/21 there were a total of 1031 units with planning permission on large 'committed' sites in Flintshire, of which 149 units were under construction. The spatial distribution of these (by tier) is shown in table 4 below.

**Table 5 –Units available on large committed sites as at 1/4/21**

	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Total
Large committed sites	619	103	240	43	26	<b>1031</b>

### Sites allocated for housing in the LDP

2.7 In addition to the committed sites there were a further 2878 units available on sites allocated in the LDP. These allocated sites are shown separately in Appendix 1 and it should be noted that, as referenced in para. 2.4 above, while some of these allocations now have planning permission (and housing completions) they are shown separately in Appendix 1 for consistency with the LDP. The spatial distribution of these (by tier) is shown in Table 6 below.

**Table 6 – Units available on allocated sites as at 1/4/21**

	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Total
Allocated sites	777	1879	222	0	0	<b>2878</b>

### Windfalls

2.8 Windfall sites are sites which did not have planning permission at 1/4/20 (the base date for the land supply data assessed at the LDP Examination) but which have become, or will become, available for housing development on sites not specifically allocated in the LDP. They comprise large windfall sites of 10 or more units, and small windfall sites of under 10 units. They can come from a range of sources including redevelopment of previously developed sites, sub-division of existing housing, conversions of commercial buildings to housing, and flats above shops.

2.9 In line with the guidance contained in the Development Plans Manual (Edition 3) an allowance is included in the LDP land supply for the likely contribution to the supply from both large and small sites throughout the Plan period. The allowance in terms of anticipated completions for the contribution of small windfalls is 60 units per annum and the allowance for large windfalls is also 60 units per annum, though as advised in the Manual going forward no contribution is included in the first two years from large windfalls. Further details relating to the windfall calculations are included in LDP Background Paper 10A – Housing Land Supply (FCC002).

2.10 Appendix 1 shows the large windfall sites which were granted planning permission between 1/4/20 and 31/3/21. These are now part of the committed supply going forward and the units are included in the committed supply data in Table 4. It can be seen from Appendix 1 that a total of 119 units were granted planning permission on large windfall sites over the 12 month period.

There were no completions on these windfall sites within the period, though large windfall completions going forward will be monitored.

2.11 As illustrated in Tables 1 and 3 small windfall sites contributed 92 dwellings to the housing completions over the 12 month period, well above the 60 pa allowance for windfall completions on small sites included in the LDP.

### **3.0 Assessment of supply**

3.1 The housing requirement for Flintshire contained in the LDP is 6950 units for the period 2015-2030, averaging 463pa. As shown in Table 2 housing completions 2015-2021 have totalled 3191 units, averaging 532 pa, well above the LDP annual requirement. Based on the LDP requirement of 6950, the completion of 3191 units leaves a residual requirement of 3759 units to be met over the remaining 9 years of the LDP period, an average of 418 pa.

3.2 It can be seen from Table 1 that the overall supply in Flintshire at 1.4.21 totals 8060 units, well above the LDP housing requirement of 6950. Similarly, when completions 2015-2021 are removed from the supply, the residual supply totals 4869 units, to meet a residual requirement of 3759 units. Going forward therefore an oversupply, (or flexibility) of 1110 units, equivalent to 29.5% of the residual requirement exists in the land supply, and provides confidence that the LDP requirement can be met within the period.

3.2 As referenced in para. 1.3 above, the adequacy of the housing land supply in this statement is assessed against the latest Anticipate Annual Build Rate (AABR)Trajectory which forms part of the Matters Arising Changes (FCC030). A copy of the AABR Trajectory, which has a 1/4/20 base date, is attached as Appendix 2 to this Statement.

3.3 The AABR Trajectory sets out the anticipated timing of completions for all components of the housing supply throughout the Plan period. It demonstrates how the LDP housing requirement and provision (ie the requirement plus an allowance for flexibility) will be met within the Plan period. Column 6 in the Trajectory shows the anticipated completions from all elements of the supply to meet the provision (line K). Line L shows the AABR, which is the total anticipate completions figure in line K (adjusted to take into account the flexibility allowance in the Plan. Line K therefore shows how the requirement figure (rather than the provision) in the plan will be met.

3.4 It can be seen that the AABR Trajectory anticipated some 570 units in total being completed in the 12 month period 2020-21, while the adjusted figure to meet the requirement was 470 units. As referenced above actual completions over the period have totalled 582 units, 2% higher than The anticipated figure of 570 and nearly 24% above the adjusted figure of 470 required to meet the requirement.

3.5 Similarly, as referenced above, completions in the six years since 2015 (the LDP base date) have actually totalled 3191 units (see Tables 1 & 2), which is slightly (0.4%) above the projected cumulative completions figure of 3079 units for 2020-21 in line M of the AABR Trajectory. It

should also be noted that using the LDP average annual housing requirement figure of 463 per annum actual completions are running some 14.8% ahead.

## **4.0 Summary**

- 4.1 The housing land supply information provided in this statement illustrates that housing completions in Flintshire are being maintained at above the level of the annual requirement of 463 contained in the Flintshire LDP. The LDP has been through examination and the appointed Inspectors have raised no issue with the housing requirement figure. Comparison with the projected completions in the LDP AABR Trajectory show that in terms of both cumulative completions over the plan period and the annual completions figure 2020-21, actual completions are above the AABR Trajectory projections.
- 4.2 Going forward the housing land supply at 1.4.21 provides a large element of flexibility and with it confidence that the LDP will continue to deliver its housing requirement.

## **APPENDIX 1**

### **Housing Land Monitoring 2021- Sites (10 units or more)**

Wilcox Coach Works, Afonwen (AFN006)		19			19			RM granted 16/11/18. & site sold Oct. 2019
		11				2		UC- nearing completion
Site & ref.	Tier	Site capacity	Comps 2020-21	Total Comps	Units Rmng 1.4.21	Units U/C	Units not started	Comments
LDP Committed Sites								
Wilcox Coach Works, Afonwen (AFN006)	5	19			19		19	Site works commenced
Central garage, Bagillt (BAG034)	3	11		9	2	2		Under Construction
Former British Legion, Bagillt (BAG038)	3	10		4	6	3	3	Under Construction-now Quatrefoil
Brook Farm, Buckley (BUC065)	1	16			16		16	Renewal granted.
Mount Pool, Buckley (BUC079)	1	20			20	10	10	Under Construction
F G Whitley Depot, Buckley (BUC080)	1	39	8	13	26	12	14	Under Construction
Adj. Mill Lodge, Buckley (BUC220)	1	19			19		19	13 houses & 6 apts. Site cleared
Summerhill Farm, Caerwys (CAE007)	3	67		8	59		59	Ph1 comp. Ph 2 in 2022 (Quatrefoil)
Adj. Fair Oaks Drive, Connah's Quay (CON036)	1	46	9	39	7	7		Under construction
Albion Social Club Connah's Quay (CON 123)	1	30	30	30	0			Completed
Woodside Cottages, Drury (DRU021)	3	24			24	17	7	Under construction
South of the Larches, Ewloe (EWL043)	2	10		8	2	1	1	Under construction
Boar's Head Inn, Ewloe (EWL059)	2	31	31	31	0			Completed -Pennaf
Croes Atti, Flint (FLI002)	1	644	64	488	156	25	131	Persimmons site now completed. .Anwyl Ph 4- Under const.
Flint working men's club (FLI048)	1	15		4	11		11	no activity currently
Pandy Garage, Oakenholt ,Flint (FLI089)	1	16			16		16	New site-acquired by developer
Rear St Andrews Church, Garden City (GAR012)	2	12	12	12	0			COMPLETED
Nant Y Gro, East of Gronant Hill (GRO011)	3	41			41		41	PP granted 3/8/18 (Wates)- Awaiting discharge of condition.
Rainbow Inn, Ruthin Rd. Gwernymynydd (GYM013)	4	17	2	15	2	1	1	Under construction
Land adj. Siglen Uchaf, Gwernymynydd (GYM019)	4	10			10		10	Land sold & further application in preparation update?
Land at Friar's Gap, Hawarden (HAW013)	2	31		29	2		2	Last 2 plots available
Land at Kinnerton Lane, Higher Kinnerton (HIG022)	3	56	12	56	0			COMPLETED
Lluesty Hospital, Holywell (HOL028)	1	89	19	19	70	15	55	Under construction-info. from site manager
East of Halkyn Rd., Holywell (HOL015)	1	44			44		44	WWHA
Ty Carreg, Stryt Isa, Hope (HCA071)	2	14			14		14	Quatrefoil Homes - Anticipate start in Summer 2021
Bromfield Timber Yard, Mold (MOL020)	1	122			122		122	Unlikely to be developed within next 5 years

Site & ref.	Tier	Site capacity	Comps 2020-21	Total Comps	Units Rmng	Units U/C	Units not started	Comments
Former Broncoed Works (MOL045)	1	88	6	85	3	3		Under construction
94 Wrexham Rd., Mold (MOL100)	1	11		9	2		2	
Bryn Awel Hotel, Mold (MOL120 )	1	23			23	23		New site (WWHA)
Park House, Broncoed Business Park, Mold (MOL 122)	1	20			20		20	20 apts (FG Whitley) On site
Issa Farm, Mynydd Issa (MYN033)	2	59	45	45	14	14		Under construction – Castlegreen Homes.
Rose Lane/ Synnyside, Mynydd Isa (MYN028)	2	56			56		56	Clwyd Alyn-start on site est. Nov. 2020
Ffordd Hiraethog, Maes Pennant, Mostyn (MOS012 )	3	10			10		10	SHARP scheme, Wates
Off Rhewl Fawr Rd., Penyffordd (PFD001)	4	18		10	8		8	Balance is Grwp Cynefin scheme - est. start now early 2022
North of Coed Mor, Penyffordd (PFD020)	4	23			23		23	Site recently sold
North of Rhos Road, Penyffordd (PYF039)	3	40			40		40	Hilbre homes site –now Castlegreen?
Hawarden Rd., Penyffordd (PYF042)	3	32	30	30	2	2		Under construction- Castlegreen Homes
1-3 Pierce St., Queensferry (QUE013)	1	16			16		16	Start delayed due to Covid. Info. from developer (Vivio devs.)
The Stores House, Rhos Y Cae (RHE002)	5	10		3	7	1	6	
<b>New committed Sites (since 1/4/20)</b>								
Princess Ave., Buckley (BUC 230 )	1	12			12		12	All affordable- Clwyd Alyn.
80-86 Mold Rd., Buckley (BUC 231 )	1	12			12		12	Lingard Homes est. dev. completed within 5 years
The Hayfield, Buckley (BUC 223)	1	14			14		14	Granted on appeal- Quatrefoil Homes
Poor Clare Colettine Monastery, Hawarden (HAW036)	2	15			15	13	2	UC Eccleston Homes – all properties sold
Ffordd Pandarus, Maes Pennant, Mostyn (MOS013)	3	20			20		20	New site-SHARP scheme, Wates
South of Rhos Rd., Penyffordd (PYF047)	3	36			36		36	Granted on appeal
Grosvenor Social Club, Jubilee St., Shotton (AST082)	1	10			10		10	New site
<b>Sub total-Committed sites</b>			<b>268</b>	<b>947</b>	<b>1031</b>	<b>149</b>		
<b>Sub total-Committed sites</b>			<b>1978</b>	<b>268</b>	<b>947</b>	<b>1031</b>	<b>149</b>	<b>882</b>
<b>Site &amp; ref.</b>	<b>Tier</b>	<b>Site capacity</b>	<b>Comps 2020-21</b>	<b>Total Comps</b>	<b>Units Rmng</b>	<b>Units U/C</b>	<b>Units not started</b>	<b>Comments</b>
<b>LDP Allocated sites</b>								
North West of Garden City (GAR002)	2	1325	112	112	1213	50	1163	<b>Strategic allocation - now with pp &amp; under construction</b>
Well Street, Buckley	1	140			140		140	
Broad Oak Holding, Connah's Quay	1	32	27	27	5	5		Allocation-now with pp & under construction

Highmere Drive, Connah's Quay	1	150			150		150	
Northop Road, Flint	1	170			170		170	
Maes Gwern, Mold,	1	160	59	86	74	74		Allocation-now with pp & under construction
Land between Denbigh Rd. & Gwernaffield Rd., Mold	1	238			238		238	
Holywell Rd./ Green Lane, Ewloe	2	298			298		298	
Ash Lane, Hawarden	2	288			288		288	
Wrexham Rd., Abermorddu	2	80			80		80	
Cae Isa, A5119, New Brighton	3	92			92		92	
Chester Rd., Penymynydd (PYF044)	3	181	24	51	130	48	82	Allocation-now with pp & under construction
<b>Sub total-Allocated sites</b>		<b>3154</b>	<b>222</b>	<b>276</b>	<b>2878</b>	<b>177</b>	<b>2701</b>	
<b>TOTALS</b>		<b>5132</b>	<b>490</b>	<b>1223</b>	<b>3909</b>	<b>326</b>	<b>3583</b>	

#### SITES REMOVED SINCE 2020

Side of 61, Brunswick Rd., Buckley (BUC202) : Reduced to 9 units so now small site  
Station Yard/ Depot, Coed Talon (COE007) : Planning permission expired

DRAFT

## Appendix 2 Calculation of Anticipated Annual Build Rate – 1/4/20 base

(Updated version excluding Warren Hall housing)

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	7870	7870	7870	7870	7870	7870	7870	7870	7870	7870
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						206	195	278	445	407	394	320	310	210	195
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	570	588	620	703	616	550	477	460	362	315
L Anticipated Annual Build Rate-Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions.						470	485	512	580	508	454	394	380	299	260
M Total projected cumulative completions					2609	3079	3564	4076	4656	5164	5618	6012	6392	6691	6951**
N Remaining housing completions (housing requirement minus projected completions by year)						3871	3386	2874	2294	1786	1332	938	558	279	-1**

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

\*\*Oversupply due to rounding of figures in calculations .