

FLINTSHIRE COUNTY COUNCIL

Housing Land Monitoring Statement April 2023



Introduction

- 1.1 This document summarises the housing land supply data as at 1st April 2023 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 30th October 2020. An Examination into the Plan was held during 2021 and the Council consulted on the Matters Arising Changes (MAC's) to the Plan (ie the changes made as a consequence of the Examination) in June 2022. The Examination Inspectors' Report was received by the Council on 15th December 2022 and the LDP was formally adopted by the Council on 24th January 2023.
- 1.4 In accordance with the guidance contained in the Manual, following Adoption of the LDP, future formal monitoring of the housing land supply will be included in the LDP Annual Monitoring Statements (AMR's). However, as referenced in the Monitoring table contained in the LDP the Council will also produce Annual Housing Land Monitoring Statements, the results of which will feed into the AMR's. The Council has produced a 2021 and 2022 Housing Land Monitoring Statement and this Statement updates the land supply information to 2023.
- 1.5 The assessment of the adequacy of the Housing land supply contained in this Statement is therefore made against the housing Trajectory and AABR which formed part of the Matters Arising Changes and are now incorporated into the Adopted LDP
- 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.

Housing land supply

2.1 This statement examines the housing land supply in Flintshire at a base date of 1st April 2023 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 1.4.23

| Components of the housing land supply | Units |
|--|----------------|
| Completions (2015-2023) | 3591+425= 4016 |
| Committed sites | 793 |
| Allocated sites | 2584 |
| Large sites windfall allowance (5 x 60 pa) | 300 |
| Small sites windfall allowance (7 x 60 pa) | 420 |
| Total | 8113 |

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

| | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | Total |
|--------------|---------|---------|---------|---------|---------|---------|---------|---------|-------------|
| Large sites | 575 | 319 | 504 | 381 | 377 | 490 | 331 | 314 | 3291 |
| Small sites | 87 | 102 | 104 | 73 | 87 | 92 | 69 | 111 | 725 |
| Total | 662 | 421 | 608 | 454 | 464 | 582 | 400 | 425 | 4016 |

2.5 Table 3 below summarises housing completions on large sites between 1/4/22 and 31/3/23. 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 2022-2023

| Large sites | Total comps. | Comps. 2022-23 | Units u/c | Units not started |
|-----------------|--------------|----------------|------------|-------------------|
| Committed sites | 1164 | 278 | 231 | 562 |
| Allocated sites | 283 | 36 | 25 | 2550 |
| Totals | 1447 | 314 | 256 | 3112 |

2.6 The distribution of housing completions by LDP Tier is shown in Table 4 below:

Table 4 – Housing completions 2022-23 by LDP tier

| | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Tier 5 | Totals |
|-----------------------------------|------------|------------|------------|-----------|-----------|-------------|
| Large sites completions | 149 | 43 | 122 | 0 | 0 | 314 |
| Small sites completions | 50 | 22 | 28 | 6 | 5 | 111 |
| Totals | 199 | 65 | 150 | 6 | 5 | 425 |
| % of completions by tier * | 47% | 15% | 35% | 2% | 1% | 100% |

*Figures rounded up or down to nearest whole number.

N.B. Figure for Tier 5 includes 3 units in open countryside

2.7 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 01.04 23.

Large sites with planning permission (committed sites)

2.8 It can be seen from Appendix 1 that at 1/4/23 there were a total of 793 units with planning permission on large 'committed' sites in Flintshire, of which 231 units were under construction. The spatial distribution of these (by tier) is shown in table 5 below.

Table 5 –Units available on large committed sites as at 1/4/22

| | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Tier 5 | Total |
|-----------------------|--------|--------|--------|--------|--------|------------|
| Large committed sites | 449 | 85 | 213 | 20 | 26 | 793 |

Sites allocated for housing in the LDP

2.9 In addition to the committed sites there were a further 2584 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 as allocations 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 1/4/22

| | Tier 1 | Tier 2 | Tier 3 | Tier 4 | Tier 5 | Total |
|-----------------|--------|--------|--------|--------|--------|-------------|
| Allocated sites | 689 | 1796 | 90 | 0 | 0 | 2575 |

Windfalls

- 2.10 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.
- 2.11 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).
- 2.12 Appendix 1 shows the large windfall sites and these are part of the committed supply going forward and the units are included in the committed supply data in Table 5. It can be seen from Appendix 1 that no sites were granted planning permission on large windfall sites over the 12 month period 01/04/22 to 31/03/23. This is considered to represent a ‘blip’ as the Plan in previous years has performed well in terms of large windfalls and both permissions and completions going forward will be monitored.
- 2.13 As illustrated in Tables 1 and 3 small windfall sites contributed 111 dwellings to the housing completions over the 12 month period, significantly above the 60 pa allowance for windfall completions on small sites included in the LDP.

Assessment of supply

- 3.1 The housing requirement for Flintshire contained in the LDP is 6950 units for the period 2015-2030, averaging 463 pa. As shown in Table 2 housing completions 2015-2023 have totalled 4016 units, averaging 502 pa, well above the LDP annual requirement. Based on the LDP requirement of 6950, the completion of 4016 units leaves a residual requirement of 2934 units to be met over the remaining 7 years of the LDP period, an average of 419 pa.
- 3.2 It can be seen from Table 1 that the overall supply in Flintshire at 1.4.23 totals 8113 units, well above the LDP housing requirement of 6950. Similarly, when completions 2015-2023 are removed from the supply, the residual supply totals 4097 units, to meet a residual requirement of 2934 units. Going forward therefore an oversupply, (or flexibility) of 1163 units, equivalent to 39.6% of the residual requirement exists in the land supply, and provides confidence that the LDP requirement can be met within the period.

- 3.3 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 adopted ldp. A copy of the AABR Trajectory, which has a 1/4/20 base date, is attached as Appendix 2 to this Statement.
- 3.4 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 anticipated 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.
- 3.5 It can be seen that the AABR Trajectory anticipated some 620 units in total being completed in the 12 month period 2022-2023, while the adjusted figure to meet the requirement was 512 units. As referenced above actual completions over the period have totalled only 425 units, which it is recognised is significantly below both the anticipated figures. However, when the trend for the three years 2020-21, 2021-22 and 2022-23 is examined in the table below, it is evident that there is a deficit of 60 units, which is not considered to be significant. This reduction could partly be a consequence of the continued recovery from the Covid pandemic and the more recent national economic downturn, which has slowed progress on some sites. Four of the Plans allocations (Well Street, Buckley / Denbigh Road & Gwernaffield Road, Mold / Cae Isa, New Brighton / Wrexham Road, Abermorddu) have experienced delays due phosphates, although the issuing of revised permits by NRW and confirmation of headroom by DCWW in Autumn 2023 will ensure that these sites can received planning permission and progress to delivery stage. Northern Gateway has seen a sustained programme of site preparation works on its constituent plots and phases. The remaining part of the Countryside Homes site was completed and there are now 4 developers on site on other plots and phases. Although this Study does not show individual plots / units under construction, at the time of site surveys, work was being undertaken on site and it is anticipated that the 2024 Study will see significant units completed and under construction. Continued annual monitoring of the supply and completions will help identify whether this is just a blip in the longer-term rate of completions.
- 3.6 As referenced above however, completions in the eight years since 2015 (the LDP base date) have actually totalled 4016 units (see Tables 1 & 2), which is only slightly below the projected cumulative completions figure of 4076 units for 2022-23 in line M of the AABR Trajectory. It should also be noted that using the LDP average annual housing requirement figure of 463 pa actual completions are running over 10% ahead.
- 3.7 Consultation on the site schedules was undertaken in March 2024 with Members of the Study Group. The responses received and the Council's comments are contained in Appendix 2. Given the short period of time between finalisation of this monitoring report and work on the 2024 housing land monitoring study, many of the comments will be picked up in the next Study.

Summary

- 4.1 The housing land supply information provided in this statement illustrates that housing completions in Flintshire have generally been maintained at above the level of the annual requirement of 463 contained in the Flintshire LDP, with the exception of this Study period and the previous Study period, where completions have been slightly below. The LDP has been through examination and the appointed Inspectors raised no issue with the housing requirement figure which has now been incorporated into the Adopted LDP. Comparison with the projected completions in the LDP AABR Trajectory show that while housing completions 2022-23 are below those anticipated, cumulative completions over the plan period are above the AABR Trajectory projection. Commentary on what is considered to be the reason for this is set out in para 3.5 above.
- 4.2 It can be seen from the information contained in this report, that the housing land supply in Flintshire at 1.4.23 provides flexibility and with it confidence that the LDP can continue to deliver its housing requirement. Going forward, and in accordance with the guidance contained in the Development Plans Manual, the trajectories will be updated with the involvement of the Housing Stakeholder Group, as part of future studies undertaken following adoption of the LDP and used as a basis for the land supply assessment incorporated in the LDP Annual Monitoring Report.

Appendix 1 – Large Sites Details

| Site and Ref | Tier | Site Capacity | Comps 2022-23 | Total Comps | Units not started 01/04/23 | Units u/c | Units Remaining 01/04/23 | Comments |
|---|------|---------------|---------------|-------------|----------------------------|-----------|--------------------------|---|
| Committed Sites | | | | | | | | |
| Wilcox Coach Works, Afonwen (AFN006) | 5 | 19 | 0 | 0 | 0 | 19 | 19 | Under Construction |
| Central garage, Bagillt (BAG034) | 3 | 11 | 2 | 11 | 0 | 0 | 0 | Complete |
| Former British Legion, Bagillt (BAG038) | 3 | 10 | 2 | 6 | 0 | 4 | 4 | Under Construction-now Quatrefoil |
| Mount Pool, Buckley (BUC079) | 1 | 18 | 0 | 10 | 6 | 2 | 8 | Under Construction Freed Homes (20 units but loss of 2 existing dwellings so recorded as 18 units) |
| F G Whitley Depot, Buckley (BUC080) | 1 | 41 | 14 | 27 | 3 | 11 | 14 | Under Construction |
| Adj. Mill Lodge, Buckley (BUC220) | 1 | 19 | 0 | 0 | 19 | 0 | 19 | 13 houses & 6 apts. Full pp granted 29/01/2020. Site cleared – Blueoak Estates Ltd |
| Princess Ave, Buckley (BUC 230) | 1 | 12 | 0 | 0 | 0 | 12 | 12 | All affordable- Pennaf / Clwyd Alyn - Full pp granted 14/05/20 & subsequent details approved. WINDFALL |
| 80-86 Mold Rd., Buckley (BUC 228) | 1 | 10 | 0 | 0 | 0 | 10 | 10 | Outline granted 12/10/2020 & RM 4/7/22. Lingard Homes estimate dev completed within 5 years. WINDFALL |
| The Hayfield, Cheshire Lane, Buckley (BUC 231) | 1 | 14 | 0 | 0 | 14 | 0 | 14 | Full pp granted 27/6/2019 & subsequent details also. Quatrefoil Homes |
| Summerhill Farm, Caerwys (CAE007) | 3 | 67 | 0 | 8 | 51 | 8 | 59 | Ph1 comp. further units under construction. Quatrefoil Homes |
| South of the Larches, Ewloe (EWL043) | 2 | 10 | 1 | 9 | 0 | 1 | 1 | Under construction |
| Croes Atti, Flint (FLI002) | 1 | 608 | 41 | 572 | 0 | 36 | 36 | Persimmons site now completed. Anwyl Ph 4- Under const, and due to be completed by Apr 2024 |
| Flint working men's club (FLI048) | 1 | 15 | 0 | 4 | 11 | 0 | 11 | Part developed and site left with no activity currently. PP protected as part developed. |
| Nant Y Gro, East of Gronant Hill (GRO011) | 3 | 41 | 0 | 0 | 41 | 0 | 41 | Wates-SHARP scheme. |
| Rainbow Inn, Ruthin Rd. Gwernymynydd (GYM013) | 4 | 17 | 0 | 15 | 0 | 2 | 2 | Under construction Wheeler Homes |
| Land adj. Siglen Uchaf, Gwernymynydd (GYM019) | 4 | 10 | 0 | 0 | 10 | 0 | 10 | Outline granted 24/7/19 - RM submitted 11/6/21 and approved 06/11/23. |
| Land at Friar's Gap, Hawarden (HAW013) | 2 | 31 | 1 | 30 | 0 | 1 | 1 | One plot remaining |
| Poor Clare Colettine Monastery, Hawarden (HAW036) | 2 | 15 | 4 | 15 | 0 | 0 | 0 | Eccleston Homes – all properties sold. WINDFALL |

| Site and Ref | Tier | Site Capacity | Comps 2022-23 | Total Comps | Units not started 01/04/23 | Units u/c | Units Remaining 01/04/23 | Comments |
|--|------|---------------|---------------|-------------|----------------------------|-----------|--------------------------|--|
| Lluesty Hospital, Holywell (HOL028) | 1 | 89 | 9 | 28 | 55 | 6 | 61 | Under construction – McCrory Holdings |
| Former Infirmary site, Lluesty Hospital (HOL105) | 1 | 29 | 4 | 4 | 0 | 25 | 25 | Under construction -BAK Building Contracts Ltd. WINDFALL |
| East of Halkyn Rd., Holywell (HOL015) | 1 | 44 | 0 | 0 | 44 | 0 | 44 | Full pp granted 27/11/2018 & subsequent details approved -WWHA |
| Ty Carreg, Stryt Isa, Hope (HCA071) | 2 | 14 | 1 | 1 | 1 | 12 | 13 | Quatrefoil Homes – under construction |
| Factory 2 site, Pontybodkin Hill, Leeswood (LEE033) | 3 | 26 | 0 | 0 | 26 | 0 | 26 | Full pp granted 22/9/21 – Foxbury Developments. WINDFALL |
| Bromfield Timber Yard, Mold (MOL020) | 1 | 122 | 0 | 0 | 122 | 0 | 122 | Technical start has kept pp alive. Unlikely to be developed within next 5 years |
| 94 Wrexham Rd., Mold (MOL100) | 1 | 11 | 0 | 9 | 2 | 0 | 2 | 2 remaining units in use as vintage shop but now closed and empty |
| Maes Gwern, Mold (MOL118) | 1 | 160 | 48 | 160 | 0 | 0 | 0 | Completed - Wates |
| Bryn Awel Hotel, Mold (MOL120) | 1 | 23 | 23 | 23 | 0 | 0 | 0 | Completed - WWHA |
| Park House, Broncoed Business Park, Mold (MOL122) | 1 | 20 | 0 | 0 | 0 | 20 | 20 | 20 apartments (FG Whitley) - on site. WINDFALL |
| St Davids bldg, Daniel Owen Sqr, Earl Rd., Mold (MOL126) | 1 | 14 | 0 | 0 | 14 | 0 | 14 | Full pp granted 17/1/22. COU-office to apartments. WINDFALL |
| Rose Lane/ Synnyside, Mynydd Isa (MYN028) | 2 | 56 | 0 | 0 | 56 | 0 | 56 | Full pp granted 22/7/21 - Clwyd Alyn |
| Ffordd Hiraethog, Maes Pennan, Mostyn (MOS012) | 3 | 10 | 10 | 10 | 0 | 0 | 0 | complete SHARP scheme - Wates |
| Ffordd Pandarus, Maes Pennant, Mostyn (MOS013) | 3 | 20 | 0 | 0 | 0 | 20 | 20 | SHARP scheme, Wates commenced. WINDFALL |
| Off Rhewl Fawr Rd., Penyffordd (PFD001) | 4 | 18 | 0 | 10 | 0 | 8 | 8 | Grwp Cynefin scheme |
| North of Rhos Road, Penyffordd (PYF039) | 3 | 40 | 39 | 40 | 0 | 0 | 0 | Complete - Castlegreen |
| South of Rhos Rd., Penyffordd (PYF047) | 3 | 36 | 0 | 0 | 36 | 0 | 36 | Outline pp on appeal 29/04/2020 – Committee resolution to approve reserved matters 13/12/23.. WINDFALL |
| Chester Rd, Penyffordd (PYF044) | 3 | 186 | 69 | 159 | 5 | 22 | 27 | Redrow |
| 1-3 Pierce St., Queensferry (QUE013) | 1 | 16 | 0 | 0 | 16 | 0 | 16 | Start delayed due to Covid. Info.from developer (Vivio devs.) Full pp 23/11/16. App to extend time period for reserved matters refused 15/03/23 flood risk grounds – awaiting expiry time limit for appeal |

| Site and Ref | Tier | Site Capacity | Comps 2022-23 | Total Comps | Units not started 01/04/23 | Units u/c | Units Remaining 01/04/23 | Comments |
|---|------|---------------|---------------|-------------|----------------------------|------------|--------------------------|---|
| The Stores House, Rhes Y Cae (RHE002) | 5 | 10 | 0 | 3 | 6 | 1 | 7 | Recent pre-app for 1 unit |
| Grosvenor Social Club, Jubilee St., Shotton (AST082) | 1 | 10 | 10 | 10 | 0 | 0 | 0 | complete |
| Buckley Police Station, Mold Rd., Buckley (BUC236) | 1 | 10 | 0 | 0 | 10 | 0 | 10 | Outline - demolition of Station & erection 10 apartments WINDFALL |
| Spectrum Home & Garden Centre, Cefn Y Bedd (HCAC088) | 2 | 14 | 0 | 0 | 14 | 0 | 14 | New build pp 21/11/22. Committee resolution to approve full application for 30 units – Kingscrown Land & Commercial. WINDFALL |
| 315 High St., Connah's Quay (CON134) | 1 | 11 | 0 | 0 | 0 | 11 | 11 | Conv. pub to 11 apartments approved 28/11/22. WINDFALL |
| Total Commitments | | 1957 | 278 | 1164 | 562 | 231 | 793 | |
| Strategic Allocation | | | | | | | | |
| Northern Gateway | | | | | | | | |
| GAR002A H1, H2 & H8 part (Airfields) | 2 | 283 | 36 | 283 | 0 | 0 | 0 | Countryside Homes / Simple Life – completed and occupied |
| GAR002B H6 part, H7 part, & H8 part (Airfields) | 2 | 112 | 0 | 0 | 103 | 9 | 112 | Anwyl – site under construction |
| GAR002C H3 part, H5 part, H6 part, H7 part, & H8 part (Airfields) | 2 | 185 | 0 | 0 | 185 | 0 | 185 | Bellway – site under construction |
| GAR002D H3 part & H5 part (Airfields) | 2 | 71 | 0 | 0 | 71 | 0 | 71 | Anwyl |
| GAR002E H4 | 2 | 89 | 0 | 0 | 89 | 0 | 89 | Anwyl / Bellway – current planning application 71/23 – Anwyl 43 units / Bellway 46 units |
| GAR002F Plot 2 (Corus) Phase 1 | 2 | 129 | 0 | 0 | 113 | 16 | 129 | Keepmoat |
| GAR002G Plot 1 (Corus) Phase 2 | 2 | 100 | 0 | 0 | 100 | 0 | 100 | Ciwyd Alyn - Site cleared and ground works and drainage commenced- but Lane End in administration. Seeking new development partner. |
| GAR002H Plot 3 (Corus) | 2 | 400 | 0 | 0 | 400 | 0 | 400 | Bellway |
| GAR002I Plat 4 (Corus) | 2 | 54 | 0 | 0 | 54 | 0 | 54 | Bellway |
| Total Strategic Alloc'n Northern Gateway | | 1423 | 36 | 283 | 1115 | 25 | 1140 | |
| Allocated sites | | | | | | | | |
| HN1.1 Well Street Buckley | 1 | 140 | 0 | 0 | 140 | 0 | 140 | Ciwyd Alyn – outline application awaiting Committee following resolution of phosphate issue and also full application for 155 dwellings under consideration |
| HN1.2 Broad Oak Holding, Mold Rd, Connah's Quay | 1 | | | | | | | Competed in previous studies - Edwards |

| Site and Ref | Tier | Site Capacity | Comps 2022-23 | Total Comps | Units not started 01/04/23 | Units u/c | Units Remaining 01/04/23 | Comments |
|--|------|---------------|---------------|-------------|----------------------------|------------|--------------------------|---|
| HN1.3 Highmere Drive, Connah's Quay | 1 | 150 | 0 | 0 | 150 | 0 | 150 | Edwards Homes - Current application with Committee Resolution June 2023 to grant planning permission subject to s106. |
| HN1.4 Northop Rd, Flint | 1 | 170 | 0 | 0 | 170 | 0 | 170 | Likely to be 2 developers |
| HN1.5 Maes Gwern, Mold | 1 | | | | | | | Recorded separately in committed sites – site complete |
| HN1.6 Denbigh Rd / Gwernaffield Rd, Mold | 1 | 238 | 0 | 0 | 238 | 0 | 238 | Anwyl – current detailed application awaiting Committee following resolution of phosphates issue |
| HN1.7 Holywell Rd / Green Lane, Ewloe | 2 | 298 | 0 | 0 | 298 | 0 | 298 | Likely to be 2 developers – PAC on smaller part for 70 units |
| HN1.8 Ash Lane, Hawarden | 2 | 288 | 0 | 0 | 288 | 0 | 288 | Castlegreen |
| HN1.9 Wrexham Rd, Abermorddu | 2 | 70 | 0 | 0 | 70 | 0 | 70 | Castlegreen – current detailed application awaiting Committee following resolution of phosphate issue |
| HN1.10 Cae Isa, New Brighton | 3 | 90 | 0 | 0 | 90 | 0 | 90 | Stewart Milne - current detailed application awaiting Committee following resolution of phosphate issue |
| HN1.11 Chester Rd, Penymynydd | 3 | | | | | | | Recorded separately in committed sites – site under construction |
| Total allocated Sites | | 1444 | 0 | 0 | 1444 | 0 | 1444 | |
| Total Commitments, Strategic Allocation and all Allocated sites | | 4824 | 314 | 1447 | 3121 | 256 | 3377 | |

Appendix 1 – Large Site Projections

| Site and Ref | Tier | Units not started 01/04/23 | Units u/c | Total Units remaining 01/04/23 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030 (beyond Plan period) |
|--|------|----------------------------|-----------|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------------------------|
| Wilcox Coach Works, Afonwen (AFN006) | 5 | 0 | 19 | 19 | 9 | 10 | | | | | | |
| Central garage, Bagillt (BAG034) | 3 | 0 | 0 | 0 | | | | | | | | |
| Former British Legion, Bagillt (BAG038) | 3 | 0 | 4 | 4 | 4 | | | | | | | |
| Mount Pool, Buckley (BUC079) | 1 | 6 | 2 | 8 | 4 | 4 | | | | | | |
| F G Whitley Depot, Buckley (BUC080) | 1 | 3 | 11 | 14 | 11 | 3 | | | | | | |
| Adj. Mill Lodge, Buckley (BUC220) | 1 | 19 | 0 | 19 | 0 | 0 | 6 | 6 | 7 | | | |
| Princess Ave., Buckley (BUC 230) WINDFALL | 1 | 0 | 12 | 12 | 12 | | | | | | | |
| 80-86 Mold Rd., Buckley (BUC 228) WINDFALL | 1 | 0 | 10 | 10 | 5 | 5 | | | | | | |
| The Hayfield, Cheshire Lane, Buckley (BUC 231) | 1 | 14 | 0 | 14 | 0 | 7 | 7 | | | | | |
| Summerhill Farm, Caerwys (CAE007) | 3 | 51 | 8 | 59 | 8 | 10 | 10 | 10 | 10 | 11 | | |
| South of the Larches, Ewloe (EWL043) | 2 | 0 | 1 | 1 | 1 | | | | | | | |
| Croes Atti, Flint (FLI002) | 1 | 0 | 36 | 36 | 36 | | | | | | | |
| Flint working men's club (FLI048) | 1 | 11 | 0 | 11 | 0 | 3 | 4 | 4 | | | | |
| Nant Y Gro, East of Gronant Hill (GRO011) | 3 | 41 | 0 | 41 | 0 | 20 | 21 | | | | | |
| Rainbow Inn, Ruthin Rd. Gwernymynydd (GYM013) | 4 | 0 | 2 | 2 | 2 | | | | | | | |
| Land adj. Siglen Uchaf, Gwernymynydd (GYM019) | 4 | 10 | 0 | 10 | 0 | 0 | 5 | 5 | | | | |
| Land at Friar's Gap, Hawarden (HAW013) | 2 | 0 | 1 | 1 | 1 | | | | | | | |
| Poor Clare Colettine Monastery, Hawarden (HAW036) WINDFALL | 2 | 0 | 0 | 0 | | | | | | | | |
| Lluesty Hospital, Holywell (HOL028) | 1 | 55 | 6 | 61 | 15 | 15 | 15 | 16 | | | | |

| Site and Ref | Tier | Units not started 01/04/23 | Units u/c | Total Units remaining 01/04/23 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030 (beyond Plan period) |
|---|------|----------------------------|-----------|--------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|---------------------------|
| Former Infirmary site, Lluesty Hospital (HOL105) WINDFALL | 1 | 0 | 25 | 25 | 12 | 13 | | | | | | |
| East of Halkyn Rd., Holywell (HOL015) | 1 | 44 | 0 | 44 | 0 | 14 | 15 | 15 | | | | |
| Ty Carreg, Stryt Isa, Hope (HCA071) | 2 | 1 | 12 | 13 | 13 | | | | | | | |
| Factory 2 site, Pontybodkin Hill, Leeswood (LEE033) WINDFALL | 3 | 26 | 0 | 26 | 0 | 8 | 9 | 9 | | | | |
| Bromfield Timber Yard, Mold (MOL020) | 1 | 122 | 0 | 122 | 0 | 0 | 0 | 30 | 30 | 30 | 32 | |
| 94 Wrexham Rd., Mold (MOL100) | 1 | 2 | 0 | 2 | 2 | | | | | | | |
| Maes Gwern, Mold (MOL118) | 1 | 0 | 0 | 0 | | | | | | | | |
| Bryn Awel Hotel, Mold (MOL120) | 1 | 0 | 0 | 0 | | | | | | | | |
| Park House, Broncoed Business Park, Mold (MOL 122) WINDFALL | 1 | 0 | 20 | 20 | 20 | | | | | | | |
| St Davids bldg, Daniel Owen Sqr, Earl Rd., Mold (MOL126) WINDFALL | 1 | 14 | 0 | 14 | 0 | 14 | | | | | | |
| Rose Lane/ Synnyside, Mynydd Isa (MYN028) | 2 | 56 | 0 | 56 | 0 | 16 | 20 | 20 | | | | |
| Ffordd Hiraethog, Maes Pennant, Mostyn (MOS012) | 3 | 0 | 0 | 0 | | | | | | | | |
| Ffordd Pandarus, Maes Pennant, Mostyn (MOS013) WINDFALL | 3 | 0 | 20 | 20 | 10 | 10 | | | | | | |
| Off Rhewl Fawr Rd., Penyffordd (PFD001) | 4 | 0 | 8 | 8 | 8 | | | | | | | |
| North of Rhos Road, Penyffordd (PYF044) | 3 | 0 | 0 | 0 | | | | | | | | |
| South of Rhos Rd., Penyffordd (PYF047) WINDFALL | 3 | 36 | 0 | 36 | 0 | 0 | 18 | 18 | | | | |
| Chester Rd, Penyffordd (PYF039) | 3 | 5 | 22 | 27 | 27 | | | | | | | |
| 1-3 Pierce St., Queensferry (QUE013) | 1 | 16 | 0 | 16 | 0 | 16 | | | | | | |

| Site and Ref | Tier | Units not started 01/04/23 | Units u/c | Total Units remaining 01/04/23 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030 (beyond Plan period) |
|---|------|----------------------------|------------|--------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-----------|---------------------------|
| The Stores House, Rhes Y Cae (RHE002) | 5 | 6 | 1 | 7 | 0 | 1 | 2 | 2 | 2 | | | |
| Grosvenor Social Club, Jubilee St., Shotton (AST082) | 1 | 0 | 0 | 0 | | | | | | | | |
| Buckley Police Station, Mold Rd., Buckley (BUC236) WINDFALL | 1 | 10 | 0 | 10 | 0 | 5 | 5 | | | | | |
| Spectrum Home & Garden Centre, Cefn Y Bedd (HCAC088) WINDFALL | 2 | 14 | 0 | 14 | 0 | 7 | 7 | | | | | |
| 315 High St., Connah's Quay (CON134) WINDFALL | 1 | 0 | 11 | 11 | 11 | | | | | | | |
| Sub Total Commitments | | 562 | 231 | 793 | 211 | 181 | 144 | 135 | 49 | 41 | 32 | |
| Strategic Allocation Northern Gateway | | | | | | | | | | | | |
| GAR002A H1, H2 & H8 part (Airfields) Countryside | 2 | 0 | 0 | 0 | | | | | | | | |
| GAR002B H6 part, H7 part, & H8 part (Airfields) Anwyl | 2 | 112 | 0 | 112 | 40 | 40 | 40 | 40 | 40 | 26 | | |
| GAR002C H3 part, H5 part, H6 part, H7 part, & H8 part (Airfields) Bellway | 2 | 185 | 0 | 185 | 36 | 35 | 40 | 40 | 40 | 40 | | |
| GAR002D H3 part & H5 part (Airfields) Anwyl | 2 | 71 | 0 | 71 | See GAR 002B | See GAR 002B | See GAR 002B | See GAR 002B | See GAR 002B | See GAR 002B | | |
| GAR002E H4 part Bellway / part Anwyl | 2 | 46 43 | 0 | 89 | See GAR 002C See GAR 002B | See GAR 002C See GAR 002B | See GAR 002C See GAR 002B | See GAR 002C See GAR 002B | See GAR 002C See GAR 002B | See GAR 002C See GAR 002B | | |
| GAR002F Plot 2 (Corus) Phase 1 Keepmoat | 2 | 113 | 16 | 129 | 40 | 40 | 49 | | | | | |
| GAR002G Plot 1 (Corus) Phase 2 | 2 | 100 | 0 | 100 | 0 | 30 | 30 | 40 | | | | |

| Site and Ref | Tier | Units not started 01/04/23 | Units u/c | Total Units remaining 01/04/23 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030 (beyond Plan period) |
|---|------|----------------------------|------------|--------------------------------|------------|------------|------------|------------|------------|------------|------------|---------------------------|
| GAR002H Plot 3 (Corus) Bellway | 2 | 400 | 0 | 454 | 40 | 40 | 44 | 45 | 45 | 40 | 40 | 160 |
| GAR002I Plat 4 (Corus) Bellway | | 54 | 0 | | | | | | | | | |
| Sub – Total Strategic Allocations | | 1124 | 16 | 1140 | 156 | 185 | 203 | 165 | 125 | 106 | 40 | 160 |
| Allocated Sites | | | | | | | | | | | | |
| HN1.1 Well Street Buckley | 1 | 140 | 0 | 140 | 0 | 40 | 50 | 50 | | | | |
| HN1.2 Broad Oak Holding, Mold Rd, Connah's Quay | 1 | | | | | | | | | | | |
| HN1.3 Highmere Drive, Connah's Quay | 1 | 150 | 0 | 150 | 0 | 30 | 30 | 30 | 30 | 30 | | |
| HN1.4 Northop Rd, Flint | 1 | 170 | 0 | 170 | 0 | 0 | 40 | 40 | 40 | 40 | 10 | |
| HN1.5 Maes Gwern, Mold | 1 | | | | | | | | | | | |
| HN1.6 Denbigh Rd / Gwernaffield Rd, Mold | 1 | 238 | 0 | 238 | | 38 | 40 | 40 | 40 | 40 | 40 | |
| HN1.7 Holywell Rd / Green Lane, Ewloe | 2 | 298 | 0 | 298 | 0 | 0 | 40 | 75 | 45 | 45 | 45 | 48 |
| HN1.8 Ash Lane, Hawarden | 2 | 288 | 0 | 288 | 0 | 0 | 45 | 45 | 45 | 45 | 45 | 63 |
| HN1.9 Wrexham Rd, Abermorddu | 2 | 70 | 0 | 70 | 0 | 10 | 30 | 30 | | | | |
| HN1.10 Cae Isa, New Brighton | 3 | 90 | 0 | 90 | | 20 | 35 | 35 | | | | |
| HN1.11 Chester Rd, Penymynydd | 3 | | | | | | | | | | | |
| Sub – Total Allocated Sites | | 1444 | 0 | 1444 | 0 | 138 | 310 | 345 | 200 | 200 | 140 | 111 |
| Sub Total All Allocations | | 2568 | 16 | 2584 | 156 | 323 | 513 | 510 | 325 | 306 | 180 | 271 |
| Total commitments and all Allocations | | 3130 | 247 | 3377 | 367 | 504 | 657 | 645 | 374 | 347 | 212 | 271 |

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 .

Appendix 3

Housing Stakeholder Group – Responses 2023

| COMPANY | Response | Comment |
|----------------------|---|--|
| Hilbre Homes | none | n/a |
| Edwards Homes | none | n/a |
| Anwyl Homes | none | n/a |
| Castle Green | none | n/a |
| Bellway | none | n/a |
| Stewart Milne | none | n/a |
| Bloor Homes | none | n/a |
| HBF | GAR002H Plot 3 (Corus) / Bellway GAR002I Plat 4 (Corus) Bellway - Nothing in the comments about planning position based on completions table presume they have full/reserved matters consent already. | Noted. GAR002H had a reserved matters approval 063591 on 10/03/23 for 400 units and the schedule will be updated to reflect this. GAR002I had a current reserved matters planning application 658/22 which was under consideration at the base date of the Study. This was subsequently approved on 25/08/23 and the schedule will be updated to reflect this. |
| | HN1.1 Well Street Buckley - push back a year due to planning still not resolved. | Clwyd Alyn comfortable with projected completions. |
| | HN1.3 Highmere Drive, Connah's Quay - push back a year due to planning still not resolved. | Subsequent to the base date of this Study (2023) detailed planning permission has been granted for this site (22/11/23) and progress made with pre-commencement conditions. Can be reviewed as part of 2024 Study. |
| | HN1.6 Denbigh Rd / Gwernaffield Rd, Mold - push back a year due to planning still not resolved. | Subsequent to the base date of this Study (2023) Planning Committee resolution has been granted for this site and Anwyl are keen to make an early start on the site. Review as part of 2024 monitoring. |
| | HN1.7 Holywell Rd / Green Lane, Ewloe - push back a year as only a PAC stage. | The projection represents the position at the base date (2023) and is considered reasonable. Understood that there is now only one developer for the whole site and the position will be reviewed as part of 2024 monitoring. |

| | | |
|-------------------------------|---|---|
| | If these time scales have been confirmed recently by the developer then obviously happy to go with what they suggest. | See comments above. |
| | As a general note the market has slowed and we may see slightly lower annual completions particularly on the larger sites where there are a number of outlets, but unknown at this stage how long that will last. | Noted. To be reviewed as part of ongoing monitoring |
| Countryside Properties | none | n/a |
| Redrow | none | n/a |
| Persimmons | none | n/a |
| FG Whitley & sons | none | n/a |
| Taylor Wimpey | none | n/a |
| Muller properties | none | n/a |
| Gower Homes | none | n/a |
| Elan Homes | HN1.7 Holywell Road/Green Lane, Ewloe – now in one ownership – possibly reduces target annual delivery to sub 40 units per year | The projection is reasonable given the circumstances prevailing at the base date (2023). The rate of delivery now there is a single delivery can be reviewed as part of the 2024 Study. |
| | <p>Allocated sites</p> <ul style="list-style-type: none"> • Commentary over annual yield – I would suggest 2 sales per month plus the affordable on top is fair • Those allocations/permissions with 40% affordable likely to achieve the suggested 40 units per annum, both those with a lesser affordable % would achieve less due to the open market activity. • The higher annual rates would be supported by a BTR model and obviously the extended affordable ratio, built to order dependent upon the | <p>The projected completion rates are considered to be reasonable given that they relate to the Study base date of 2023. Officers made contact with representatives of each site during the early stages of this 2023 monitoring study and have again been consulted recently on the two schedules. Those representatives have had ample opportunity to input and advise the Council of any concerns regarding delivery. It is also the case that Officers are presently commencing site survey work for the April 2024 study and will be contacting site representatives shortly to establish progress on each site alongside Officer site visits.</p> |

| | | |
|----------------------------|---|--|
| | <p>location of the AH units in the layout. otherwise a more conservative ratio is required.</p> <ul style="list-style-type: none"> • Latest market activity sees sluggish sales with properties on the second hand market hanging around for over 6 months • Those permissions based upon open market sales will more readily achieve 30 to 36 unit sales per annum. | <p>It is noted that Elan Homes presently have no sites within Flintshire.</p> |
| | <p>My understanding and belief is that the LDP is under providing on its targeted delivery of some 463units per annum, with more sites to be allocated/permitted required to share the burden of delivery – only 314 units delivered to April 23</p> | <p>The schedules circulated related only to large sites and it is the case that small sites added another 111 completions to give a total of 425 completions for the year. The first Annual Monitoring Report, with a base date of April 2024 will enable a more complete assessment of the Plans performance to date.</p> |
| | <p>I look forward to receipt of this year’s monitoring document, and understanding this past years ratios of delivery (understood to be concentrated in the Garden City development) with positive signs emerging from the Committee cycle with those housing allocations starting to filter through the system with approvals, and more recently applications.</p> | <p>Noted.</p> |
| Stewart Milne Homes | <p>none</p> | <p>n/a</p> |
| Lingfield Homes | <p>none</p> | <p>n/a</p> |
| Quatrefoil | <ul style="list-style-type: none"> • Former British Legion, Bagillt (BAG038) – construction now completed • The Hayfield, Cheshire Lane, Buckley (BUC 231) – under construction with delivery Q1 2025 • Summerhill Farm, Caerwys (CAE007) – No longer Quatrefoil now Summerhill (Caewys) Ltd • Ty Carreg, Stryt Isa, Hope (HCA071) – completion Q2 2024 | <ul style="list-style-type: none"> • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report |
| Pennaf/Clwyd Alyn | <p>Large Site Table:</p> <ul style="list-style-type: none"> • Princess Avenue, Buckley (BUC 228) – Completed | <ul style="list-style-type: none"> • Noted – will be recorded in 2024 monitoring report |

| | | |
|----------------------------|---|---|
| | <ul style="list-style-type: none"> • Rose Lane / Sunnyside Mynydd Isa (MYN028) – Under Construction, Contractor Castle Green Homes • GAR002G Plot 1 Corus Phase 2 – Under Construction, Contractor Castle Green Homes • HN11 Well Street – Outline planning application approved 13th March 2024, full application for 155 homes under consideration. <p>Larger Site Table Projection:</p> <ul style="list-style-type: none"> • Princess Avenue, Buckley (BUC 228) – 12 completed 2023/2024 • Rose Lane / Sunnyside Mynydd Isa (MYN028) – 26 to complete 2024/ 2025 and 30 to complete 2025/2026 (Contract Completion date November 2025) • GAR002G Plot 1 Corus Phase 2 – completion due July 2026 • HN11 Well Street – I would leave as your current projection. | <ul style="list-style-type: none"> • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report • Noted – will be recorded in 2024 monitoring report • Noted – revised figures to be recorded in 2024 monitoring report • Noted |
| Grwp Cynefin | Initial acknowledgement but no subsequent response | n/a |
| Wales & West HA | none | n/a |
| DCWW | none | n/a |