

Denbighshire County Council

Joint Housing Land Availability Study

2019

Between Denbighshire County Council and the Study Group:

- **Home Builders Federation**
- **Pure Residential & Commercial**
- **Anwyl Homes**
- **Macbryde Homes**
- **Grŵp Cynefin**
- **Pennaf**
- **Wales & West Housing Association**
- **Clwyd Alyn**
- **Cyfoeth Naturiol Cymru/Natural Resources Wales**
- **Dŵr Cymru/ Welsh Water**

Publication Date: June 2019

CONTENTS

1 Summary

2 Housing Land Supply

Appendix 1 & 2 - Site Schedules

Appendix 3 – Past Completions Data

Appendix 4 – Previous Land Supply Data

1. Summary

- 1.1 This is the Denbighshire County Council Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1, Joint Housing Land Availability Studies (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLAS
- <http://gov.wales/topics/planning/?lang=en>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Denbighshire has **1.55 Years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- **Home Builders Federation**
 - **Pure Residential & Commercial**
 - **Anwyl Homes**
 - **Macbryde Homes**
 - **Grŵp Cynefin**
 - **Pennaf**
 - **Wales & West Housing Association**
 - **Clwyd Alyn**
 - **Cyfoeth Naturiol Cymru/Natural Resources Wales**
 - **Dŵr Cymru/ Welsh Water**

Report Production

- 1.5 Denbighshire County Council issued draft site schedules and site proformas for consultation between 7th May 2019 and 17th May 2019. Comments were provided by the Study Group within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 3rd June 2019.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.

1.7 This report has been prepared on the basis of the SoCG.

2. Housing Land Supply

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

5 Year Land Supply Sites

2.1 Denbighshire County Council published the site schedules and site proforma for the 2019 JHLAS report for public consultation between 7th May 2019 and 17th May 2019.

2.2 The land supply has been calculated using the residual methodology, based on the Denbighshire Local Development Plan 2006 – 2021, adopted on 4th June 2013. As there are fewer than 5 years of the LDP plan period remaining, the average annual housing requirement has been calculated using the methodology laid out in Table 4 of TAN 1 Joint Housing Land Availability Studies.

Table 1 – Identified Housing Land Supply

| Housing Land Supply (2019 – 2024) – Large Sites | | | | | | |
|--|----------------|--|------|-----------------------|-----|----------------------------------|
| | | 5 year land supply (Tan 1 categories) | | Beyond 5 Years | | |
| | Proposed Homes | 1 | 2 | 3 | 4 | Homes completed since last study |
| Total | 4384 | 350 | 1280 | 3049 | 126 | 77 |

2.3 Five Year land supply breakdown (ie Categories 1 and 2):

| | |
|----------------------------|-------------|
| Private | 1375 |
| Public | 15 |
| Housing Association | 240 |
| Total | 1630 |

2.4 Small site supply – the contribution from small sites of less than 10 dwellings is based on the completions for the last 5 years.

Table 2 – Small Site Completions for previous 5 years

| 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | Total |
|---------|---------|---------|---------|---------|------------|
| 94 | 72 | 54 | 51 | 47 | 318 |

2.5 The overall total 5 year land supply (large + small sites) is **1948**

| | | |
|---|--|-------------------|
| A | Total Housing Requirement 2006 – 2021 from adopted LDP | 7500 |
| B | Completions 2006 – 2019 | 2728 |
| C | Residual Requirement (A-B) | 4772 |
| D | 5 Year Requirement (Ex5 see below) | 11930 |
| E | Annual Need (see below) | 1254 |
| F | Total 5 Year Supply | 1948 |
| G | Land Supply in Years (F/E) | 1.55 Years |

As the LDP plan period expires within the 5 year land supply period, the method of calculating the annual requirement from Table 4 of Tan 1 'Joint Housing Land Availability Studies' has been used. LDP Plan Period 2006 – 12th June 2021). The formula and Denbighshire calculation are set out below.

| |
|---|
| <p>Average annual requirement = $\frac{\left(\frac{H \times N}{P}\right) + (H - C)}{5}$</p> |
| <p>Where:</p> <p>H = Total Housing Requirement (as set out in the adopted Development Plan)</p> <p>N = Number of years left in JHLAS period after the plan period expires</p> <p>P = Total number of years in plan period</p> <p>C = Completions from start of plan period to JHLAS base date</p> |

Denbighshire Annual Requirement

$$\frac{(7,500 \times 3) + (7,500 - 2728)}{5} = 1254$$

2019

APPENDIX 1

SCHEDULE OF AGREED SITES

APPENDIX 2

DETAILED SITE INFORMATION

APPENDIX 1 – SCHEDULE OF AGREED SITES 2019

| Denbighshire JHLA 2019 Agreed Site Schedule | | | | | | 5 Year Housing Supply | | | | | | | |
|---|--|--------------|------------------------------|----------------------|------------|-----------------------|------|------|------|------|------|------|----|
| LPA Ref Number | Site Name | Settlement | Units Built since last study | Total Units Capacity | Units Rmng | U/C | 2020 | 2021 | 2022 | 2023 | 2024 | 3 | 4 |
| Private Sector Sites | | | | | | | | | | | | | |
| 3616 | KSS Bodelwyddan | Bodelwyddan | 0 | 1715 | 1715 | 0 | 0 | 0 | 25 | 25 | 25 | 1640 | 0 |
| 3635 | Car Park Dinorben Arms | Bodfari | 0 | 14 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| 3636 | Land Rear of Bryn Orme | Bodfari | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| 3196 | Trem Y Foel (aka Land adj. Tyn Y Bedw) | Bryneglwys | 0 | 19 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 |
| 3637 | Land rear of Bryn Awel | Bryneglwys | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| 3638 | Land adj Cemetery | Carrog | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| 3639 | Land adj Maes Sidan | Carrog | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| 3640 | Land adj Crud yr Awel | Clawddnewydd | 0 | 10 | 10 | 0 | 0 | 2 | 2 | 2 | 2 | 2 | 0 |
| 3641 | Land rear of Paradwys | Clawddnewydd | 2 | 10 | 8 | 0 | 2 | 2 | 0 | 0 | 0 | 4 | 0 |
| 3 | Ysgol Caer Drewyn | Corwen | 0 | 89 | 89 | 0 | 0 | 0 | 0 | 0 | 0 | 89 | 0 |
| 3632 | Council Depot, Clawdd Poncen | Corwen | 0 | 128 | 128 | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 0 |
| 3642 | Land adj Bryn Gwynt | Cynwyd | 0 | 15 | 15 | 0 | 0 | 0 | 5 | 5 | 5 | 0 | 0 |
| 11 | Adj. Catholic Church | Denbigh | 0 | 25 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 |
| 2248 | Pennant Farm | Denbigh | 0 | 12 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3377 | Smithfield Service Station | Denbigh | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| 3626 | Land at Lodge Farm | Denbigh | 0 | 25 | 25 | 0 | 0 | 10 | 10 | 5 | 0 | 0 | 0 |
| 3627 | Land Adj Ysgol Heulfre | Denbigh | 0 | 99 | 99 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | 0 |

| Denbighshire JHLA 2019 Agreed Site Schedule | | | | | | 5 Year Housing Supply | | | | | | | |
|---|------------------------------------|------------------|------------------------------|----------------------|------------|-----------------------|------|------|------|------|------|----|----|
| LPA Ref Number | Site Name | Settlement | Units Built since last study | Total Units Capacity | Units Rmng | U/C | 2020 | 2021 | 2022 | 2023 | 2024 | 3 | 4 |
| 3628 | Land between old and new Ruthin Rd | Denbigh | 0 | 73 | 73 | 0 | 0 | 0 | 15 | 15 | 15 | 28 | 0 |
| 3629 | Cae Topyn | Denbigh | 0 | 75 | 75 | 25 | 23 | 19 | 8 | 0 | 0 | 0 | 0 |
| 3807 | Former Howells Prep School | Denbigh | 0 | 12 | 7 | 5 | 0 | 2 | 2 | 2 | 1 | 0 | 0 |
| 3643 | Land adj Glan Ffyddion Estate | Dyserth | 0 | 99 | 99 | 0 | 40 | 40 | 19 | 0 | 0 | 0 | 0 |
| 3899 | Anglia House | Dyserth | 0 | 25 | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3875 | Pool Park | Efenectyd | 0 | 68 | 68 | 0 | 0 | 0 | 0 | 0 | 0 | 68 | 0 |
| 3062 | Gwalia House | Eryrys | 0 | 17 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 |
| 3644 | Land at Peniarth | Gellifor | 0 | 10 | 10 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 |
| 3645 | Land rear of New Inn Terrace | Glyndyfrdwy | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 |
| 3646 | Land south of Tan y Graig | Graigfechan | 0 | 10 | 10 | 0 | 0 | 5 | 5 | 0 | 0 | 0 | 0 |
| 14 | Bryn Llan | Gwyddelwern | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| 13 | South of School | Gwyddelwern | 0 | 26 | 24 | 2 | 0 | 0 | 0 | 0 | 0 | 24 | 0 |
| 3668 | Rear of Beuno Terrace | Gwyddelwern | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| 3310 | Ty Coch Farmhouse - EC Evans site | Henllan | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| 3647 | South of Cam yr Alyn | Llanarmon yn Ial | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| 3648 | Rear of Maes Garmon | Llanarmon yn Ial | 0 | 34 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 |
| 3649 | Adj Troed y Fenlli | Llanbedr DC | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| 3650 | Rear of Llwyn Derw | Llanbedr DC | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| 3651 | NW of Maes Derwen | Llanbedr DC | 0 | 18 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 0 |
| 3798 | Llanbedr Hall | Llanbedr DC | 0 | 11 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 0 |
| 3653 | Land rear of Bodowen | Llandrillo | 0 | 20 | 18 | 2 | 0 | 0 | 5 | 5 | 6 | 0 | 0 |
| 3654 | Adj Maes Llan | Llandyrnog | 0 | 40 | 40 | 0 | 0 | 10 | 10 | 10 | 10 | 0 | 0 |
| 18 | Vicarage Field | Llanfair DC | 0 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |

| Denbighshire JHLA 2019 Agreed Site Schedule | | | | | | 5 Year Housing Supply | | | | | | | |
|---|------------------------------------|--------------------|------------------------------|----------------------|------------|-----------------------|------|------|------|------|------|----|---|
| LPA Ref Number | Site Name | Settlement | Units Built since last study | Total Units Capacity | Units Rmng | U/C | 2020 | 2021 | 2022 | 2023 | 2024 | 3 | 4 |
| 3656 | Land rear of Bron y Clwyd | Llanfair DC | 0 | 63 | 63 | 0 | 21 | 24 | 18 | 0 | 0 | 0 | 0 |
| 3657 | Rear of Bod Eryl | Llanferres | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 |
| 22 | Adj. Trem Y Gwernant | Llangollen | 0 | 14 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 |
| 3914 | Land off Vicarage Road (Maes Helyg | Llangollen | 0 | 95 | 95 | 0 | 0 | 10 | 10 | 20 | 20 | 35 | 0 |
| 3093 | Plas Deva Caravan Park | Meliden | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 |
| 31 | Land off Cefn Y Gwrych | Meliden | 0 | 18 | 18 | 0 | 5 | 5 | 5 | 3 | 0 | 0 | 0 |
| 3620 | Rear of Maes Meurig | Meliden | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 0 |
| 3621 | Rear of Ffordd Hendre | Meliden | 0 | 154 | 154 | 0 | 0 | 20 | 20 | 20 | 20 | 74 | 0 |
| 3658 | Rear of Maeshwylfa | Pentre Llanrhaeadr | 0 | 15 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3659 | Rear of Dolwar | Pentre Llanrhaeadr | 0 | 33 | 33 | 0 | 0 | 10 | 10 | 10 | 3 | 0 | 0 |
| 3619 | Midnant Farm | Prestatyn | 0 | 65 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 0 |
| 3837 | Former Community Hospital | Prestatyn | 5 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3929 | 74 Gronant Road | Prestatyn | 0 | 11 | 11 | 0 | 6 | 5 | 0 | 0 | 0 | 0 | 0 |
| 3660 | South of A494 | Pwllglas | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| 3661 | Land at Minffordd | Pwllglas | 0 | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 |
| 3663 | Rear of Rhyd Y Byll | Rhewl | 0 | 20 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| 3195 | Rear of Dyffryn Teg | Rhuallt | 0 | 13 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | 0 |
| 3664 | West of Dyffryn Teg | Rhuallt | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| 3665 | South of Dyffryn Teg | Rhuallt | 0 | 19 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 | 0 |

| Denbighshire JHLA 2019 Agreed Site Schedule | | | | | | 5 Year Housing Supply | | | | | | | |
|---|--|----------------------|------------------------------|----------------------|------------|-----------------------|------|------|------|------|------|-----|----|
| LPA Ref Number | Site Name | Settlement | Units Built since last study | Total Units Capacity | Units Rmng | U/C | 2020 | 2021 | 2022 | 2023 | 2024 | 3 | 4 |
| 3634 | Adj Hafod y Gan & Ysgol Tir Morfa ¹ | Rhuddlan (Macbrydes) | 0 | 48 | 48 | 0 | 40 | 40 | 19 | 0 | 0 | 0 | 0 |
| 3634 | Adj Hafod y Gan & Ysgol Tir Morfa | Rhuddlan (Anwyl) | 0 | 51 | 51 | 0 | 10 | 25 | 16 | 0 | 0 | 0 | 0 |
| 37 | Former Brooklands Caravan Park | Rhyl | 15 | 25 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3222 | 85-90 West Parade & Sandringham Rd. | Rhyl | 0 | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 0 |
| 47 | Rhyl South East | Rhyl | 43 | 377 | 130 | 23 | 38 | 40 | 40 | 12 | 0 | 0 | 0 |
| 75 | Northgate School | Rhyl | 0 | 22 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 |
| 3617 | Land off Trellwelyn Road/Bro Deg | Rhyl | 0 | 100 | 100 | 0 | 0 | 0 | 0 | 28 | 40 | 32 | 0 |
| 3618 | Corner Sydenham Ave/West Parade | Rhyl | 0 | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 |
| 3116 | 36 Russell Road | Rhyl | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 0 |
| 3864 | Land at Brookdale Road | Rhyl | 0 | 18 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3861 | 14 – 24 John Street | Rhyl | 12 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 32 | Glasdir | Ruthin | 0 | 178 | 0 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3630 | Glasdir Phase 2 | Ruthin | 0 | 45 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 | 0 |
| 3631 | Land adj Maes Hafod and Llys Famau | Ruthin | 0 | 69 | 69 | 0 | 69 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3622 | Livingstone Place | St Asaph | 0 | 158 | 87 | 34 | 12 | 25 | 25 | 25 | 0 | 0 | 0 |
| 3623 | Additional Land at HM Stanley | St Asaph | 0 | 201 | 201 | 0 | 0 | 0 | 0 | 0 | 0 | 201 | 0 |
| 3624 | Land off The Paddock | St Asaph | 0 | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| 3625 | Land off Bryn Gobaith | St Asaph | 0 | 14 | 14 | 0 | 2 | 12 | 0 | 0 | 0 | 0 | 0 |
| 44 | Adj. Maes Gruffydd | Trefnant | 0 | 15 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| 3666 | Land rear of Maes yr Erwain | Trefnant | 0 | 25 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| 3667 | Land rear of Llys y Twysog | Tremeirchion | 0 | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |

¹ Site split between 2 developers, figures supplied from each company involved.

| Denbighshire JHLA 2019 Agreed Site Schedule | | | | | | 5 Year Housing Supply | | | | | | | |
|---|------------------------------|--------------------------|------------------------------|----------------------|-------------|-----------------------|------------|------------|------------|------------|------------|-------------|------------|
| LPA Ref Number | Site Name | Settlement | Units Built since last study | Total Units Capacity | Units Rmng | U/C | 2020 | 2021 | 2022 | 2023 | 2024 | 3 | 4 |
| | | TOTALS (Priv) | 77 | 4979 | 4304 | 188 | 268 | 311 | 274 | 187 | 147 | 3049 | 126 |
| RSL and Council Sites | | | | | | | | | | | | | |
| 3959 | Lon Ganol | Denbigh | 0 | 70 | 0 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3249 | Henllan Centre | Henllan | 0 | 37 | 21 | 0 | 0 | 10 | 10 | 1 | 0 | 0 | 0 |
| 3652 | Land adj Old Rectory | Llanbedr DC | 0 | 38 | 0 | 38 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3947 | Former Magistrate's Court | Prestatyn | 0 | 20 | 0 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3977 | The Dell | Prestatyn | 0 | 15 | 15 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3422 | Land at Village Hall | Rhewl | 10 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3865 | Grange Hotel | Rhyl | 0 | 44 | 44 | 0 | 0 | 44 | 0 | 0 | 0 | 0 | 0 |
| 62 | Land at Westbourne Avenue | Rhyl | 4 | 20 | 0 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 73 | Victoria Road | Rhyl | 0 | 18 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3698 | Land Adj Trefnant Inn | Trefnant | 0 | 13 | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | TOTALS (HA) | 14 | 285 | 80 | 162 | 28 | 54 | 10 | 1 | 0 | 0 | 0 |
| | | TOTALS (incl RSL) | 91 | 5264 | 4384 | 350 | 296 | 365 | 284 | 188 | 147 | 3049 | 126 |
| Section 106 applications pending | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 01/2014/1330 | Former North Wales Hospital, | Denbigh | 0 | 234 | 234 | | | | | | | | |
| 43/2016/0356 | Warren Drive | Prestatyn | 0 | 66 | 66 | | | | | | | | |

APPENDIX 2 – DETAILED SITE INFORMATION

JOINT HOUSING LAND AVAILABILITY STUDY LARGE HOUSING SITES PROGRESS & PROJECTIONS APRIL 2019

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|---|--|-----------------|-----------------|-------------------|----|---|
| 3616 | KSS Bodelwyddan | Barwood Land & Estates | 2013 | 0 | 1715 | 0 | Section 106 signed March 2016 releasing outline planning permission. 75 in 5 year, 1640 in 3. |
| 3635 | Car Park, Dinorben Arms, Bodfari | Agent K Gratton Parry Davies Partnership | 2013 | 0 | 14 | 0 | Pub now re-opening. All in 4 |
| 3636 | Land Rear of Bryn Orme, Bodfari | DA Pennant | 2013 | 0 | 15 | 0 | Site unconstrained. No progress with site All in 3. |
| 3196 | Trem y Foel, Bryneglwys (AKA – Land adjoining Tyn y Bedw, Bryneglwys) | Clwyd Homes Ltd (Mr Clwyd Parry Jones) | 2010 | 0 | 19 | 0 | Extension of time to submit reserved matters granted 2016. 19 units shown in illustrative layout. Site unconstrained. All in 3. |
| 3637 | Land rear of Bryn Awel, Bryneglwys | CA Davies | 2013 | 0 | 10 | 0 | Site unconstrained. No progress with site All in 3. |
| 3638 | Land Adj Cemetery, Carrog | G Williams | 2013 | 0 | 12 | 0 | FCA needed for site, No progress with site. All in 3. |
| 3639 | Land adj Maes Sidan, Carrog | Gareth Bryan | 2013 | 0 | 15 | 0 | No interest in site to date, part subject to flood risk. All in 3. |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|---|--|-----------------|-----------------|-------------------|----|---|
| 3640 | Land adj Crud yr Awel, Clawddnewydd | Gareth Willams | 2013 | 0 | 10 | 0 | Outline planning granted 2017 8 in 5 Year, 2 in 3. |
| 3641 | Land rear of Paradwys, Clawddnewydd | Erfyl Roberts | 2013 | 2 | 8 | 0 | 2 units completed. 2 separate applications for 2 units each currently pending 4 in 5 year, 4 in 3. |
| 3 | Ysgol Caer Drewyn, Corwen | Rhug Estate (Lord Newborough) Land Agent Philip Hughes | 2003 | 0 | 89 | 0 | Site unconstrained. No progress with site All in 3. |
| 3632 | Council Depot, Corwen | DCC & Rhug Estates | 2013 | 0 | 128 | 0 | Site unconstrained. No progress with site All in 3. |
| 3642 | Land adj Bryn Gwynt, Cynwyd | Rhug Estate | 2013 | 0 | 15 | 0 | Outline application submitted May 2018, currently pending. All in 5 year. |
| 11 | Adj. Catholic Church, Bryn Stanley, Denbigh (Full pp expires 1/12/2014) | Church in Wales (agent Dixon Webb-Chester) | 2003 | 0 | 25 | 0 | No progress on site since last study. All in 3. |
| 2248 | Pennant Farm, Denbigh (Full pp granted 8/9/2009) | Vale Heritage Ltd, Rhualt, St Asaph | 2003 | 0 | 0 | 2 | Site progressing well, only 2 units to be completed. Amended details for 2 remaining units submitted May 2018. BC report 2 units U/C 2019. All in 5 Year. |
| 3377 | Smithfield Service Station, Denbigh | Legat Owen Lingfield Homes | 2011 | 0 | 12 | 0 | Site currently in use as a car wash facility. Contamination issues on-site. All in 4. |
| 3626 | Land at Lodge Farm, Denbigh | DCC | 2013 | 0 | 25 | 0 | Site to be brought forward within 5 years, Council owned site, within Housing Revenue Account. Development brief adopted March 2017. Pre-application advice |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|---|--|-----------------|-----------------|-------------------|----|---|
| | | | | | | | provided for 22 Passivhaus affordable units 2019. All in 5 year. |
| 3627 | Land adj Ysgol Heulfre, Denbigh | DCC | 2013 | 0 | 99 | 0 | Site unlikely to be brought forward within 5 years, Council owned site, within Housing Revenue Account. Development brief adopted 2017. All in 3. |
| 3628 | Land Between old and new Ruthin Road, Denbigh | Gwynfor Lloyd Davies Quad Architects, Mold | 2013 | 0 | 73 | 0 | Site development brief adopted and outline planning application granted 2018, site currently being marketed. 45 in 5 year, 28 in 3. |
| 3629 | Cae Topyn - Land off Eglwys Wen, Denbigh | Pure Residential & Commercial | 2013 | 0 | 50 | 25 | Site under construction. Forecasts from developer. All in 5 year. |
| 3807 | Former Howells Prep School | John Franklin | 2016 | 0 | 7 | 5 | Number of elements of the scheme currently under construction. All within 5 years. |
| 3643 | Land adj Glan Ffyddian Estate, Dyserth | Macbryde Homes | 2013 | 0 | 99 | 0 | Site development brief approved for the site Feb 2016 Full planning for 61 units granted 2019 on part of site, developer entering partnership with Council for remainder of site. Forecasts provided by developer. All in 5 year. |
| 3899 | Anglia House, Dyserth | Walsh Investment Properties | 2017 | 0 | 0 | 25 | Full planning for 25 units granted Dec 2016 42/2015/0237. 25 units under construction. All in 5 year. |
| 3875 | Pool Park, Efenechtyd | Roberts Homes | 2017 | 0 | 68 | 0 | Full Planning granted Nov 2016 13/2011/1276 for 68 units. |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|--|---|-----------------|-----------------|-------------------|----|--|
| | | | | | | | Developer seeking changes to original permission All in 3. |
| 3062 | Gwalia House, Eryrys | Mrs L Jones | 2012 | 0 | 17 | 0 | Extension of time for reserved matters granted to Nov 2018. Not yet submitted. All in 3. |
| 3644 | Land at Peniarth, Gellifor | Hayden Ellis Gellifor Farm Peter Matischok | 2013 | 0 | 10 | 0 | Outline Planning application submitted 2014, currently pending. Revised layout submitted late 2017. All in 5 year |
| 3645 | Land rear of New Inn Terrace, Glyndyfrdwy | Roger Pritchard | 2013 | 0 | 30 | 0 | Initial enquiries some time ago but no further progress All in 3. |
| 3646 | Land South of Tan y Graig, Graigfechan | Urban Build | 2013 | 0 | 10 | 0 | Site being actively marketed by developer. Site is featured in the Denbighshire Housing Prospectus which is generating considerable interest in sites. Planning application for 9 units on part of site granted 2017. All in 5 year. |
| 14 | Bryn Llan, Gwyddelwern (Full pp granted 24/7/2007) | Mr Bruce Jones | 2004 | 0 | 12 | 0 | All reserved matters granted late 2012. No further progress. All in 3. |
| 13 | South of School, Gwyddelwern (Full pp granted 14/2/2007) | Turner Bros. | 2006 | 0 | 24 | 2 | Developer indicated no proposals to recommence at present due to economic climate. 3 as previously. |
| 3668 | Rear of Beuno Terrace, Gwyddelwern | David Roberts | 2013 | 0 | 12 | 0 | No progress on site since last study. All in 3. |
| 3310 | Ty Coch farmhouse - EC Evans, Henllan (Full pp granted 19/1/2010) | Edward Lloyd, | 2011 | 0 | 15 | 0 | Full Planning renewed 2015, owner looking to market site, in discussion with RSL. Site |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|--|--|-----------------|-----------------|-------------------|----|--|
| | | | | | | | hoardings have gone up 2017. Site is featured in the Denbighshire Housing Prospectus which is generating considerable interest in sites. All in 3. |
| 3647 | South of Cam yr Alyn, Llanarmon yn Ial | Mr & Mrs Keenan Matischok & Ross | 2013 | 0 | 12 | 0 | Outline Planning permission granted Nov 2013 ref 15/2013/1080 extension of time granted 2016. All in 3. |
| 3648 | Rear of Maes Garmon, Llanarmon yn Ial | J Bradburn Price & Co Mr Hayden Jones | 2013 | 0 | 34 | 0 | Pre-application discussions with landowner early 2016. No further progress to date. All in 3. |
| 3649 | Adj Troed y Fenlli, Llanbedr DC | Elfed Jones, | 2013 | 0 | 10 | 0 | No progress on site since last study. All in 3. |
| 3650 | Rear of Llwyn Derw, Llanbedr DC | Mr G Edwards | 2013 | 0 | 10 | 0 | No progress on site since last study. All in 3. |
| 3651 | NW of Maes Derwen, Llanbedr DC | Elfed Jones, | 2013 | 0 | 18 | 0 | No progress on site since last study. All in 3. |
| 3798 | Llanbedr Hall | Mr R Cox | 2018 | 0 | 11 | 0 | Demolition of hall and redevelopment of 11 units granted 2017. No progress to date. All in 3. |
| 3653 | Land Rear of Bodowen, Llandrillo | Brindley Owen | 2013 | 0 | 18 | 2 | Outline permission granted end of 2014. 2 units under construction from separate permissions. Reserved matters for 10 units submitted 2018, currently pending All in 5 year. |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|---|--|-----------------|-----------------|-------------------|----|--|
| 3654 | Adj Maes Llan, Llandyrnog | Michael Hughes | 2013 | 0 | 40 | 0 | Planning application approved for 40 units 2016. Site being marketed. All in 5 year. |
| 18 | Vicarage Field, Llanfair DC | Church in Wales (Agents ISP Architects, Wrexham) | 2003 | 0 | 25 | 0 | Site now to be developed for new school. All in 4. |
| 3655 | Land rear of Bron y Clwyd, Llanfair DC, incorporating 3656 Land rear of Crossroads and BYC, Llanfair DC | Pure Residential & Commercial | 2013 | 0 | 63 | 0 | Full Planning application granted for 63 units in conjunction with site 3656 below. Developer intends to complete all units within 5 years. On site late April 2019. all in 5 year |
| 3657 | Rear of Bod Eryl, Llanferres | Mr Dafydd Jones | 2013 | 0 | 10 | 0 | No progress on site since last study. All in 3. |
| 22 | Adj. Trem Y Gwernant, Llangollen | Agent Dafydd Edwards, Blueprint | 2003 | 0 | 14 | 0 | Outline planning granted 2014.now expired. All in 3. |
| 3941 | Land off Vicarage Road, Llangollen incorporating 3633 Rear of Castle View and The Hollies, Llangollen | SG Estates, Wrexham | 2003 | 0 | 95 | 0 | Application for 95 dwellings in conjunction with site 3633 Rear of Castle View & the Hollies approved 2016. Site sold to new developer 2018 Site being actively marketed. 60 in 5 Year, 35 in 3. |
| 3093 | Plas Deva Caravan Park, Meliden | Mr Flannaghan Owner | 2009 | 0 | 30 | 0 | Owner in discussions with RSLs for the site. TPO trees on site constraining development. All in 3. |
| 31 | Land off Cefn y Gwrych, Meliden | Aria Developments, 161 Vale Rd Rhyl Agent: AK/A3 Architects Liverpool | 2003 | 0 | 18 | 0 | Start made on site in 2018. Access road now complete, plots to be started shortly. All in 5 year. |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|--|--|-----------------|-----------------|-------------------|----|--|
| 3620 | Rear of Maes Meurig, Meliden | Darren Cooper | 2013 | 0 | 30 | 0 | Site likely to be brought forward in later years of plan. Site development brief adopted 2016. All in 3. |
| 3621 | Rear of Ffordd Hendre, Meliden | Warren Ward | 2013 | 0 | 154 | 0 | Full planning application for 133 dwellings refused April 2017. Appeal dismissed. Resubmission currently pending. 80 in 5 year, 74 in 3. |
| 3658 | Rear of Maeshwylfa, Pentre Llanrhaeadr | Robert Shepperd Homes | 2013 | 0 | 0 | 15 | All units under construction All in 5 year. |
| 3659 | Rear of Dolwar, Pentre Llanrhaeadr | David Jones Agent CDN Planning | 2013 | 0 | 33 | 0 | Outline application approved 2018, indicating 33 units. All in 5 year, |
| 3619 | Midnant Farm, Prestatyn | Trustees for Prestatyn Estates | 2013 | 0 | 65 | 0 | Site currently occupied by tenant. All in 3. |
| 3837 | Former Community Hospital - Prestatyn | Pure Residential and Commercial | 2016 | 5 | 0 | 0 | Site now complete. |
| 3929 | 74 Gronant Road, Prestatyn | Pure Residential & Commercial | 2018 | 0 | 11 | 0 | Permission granted on appeal 2018. Forecast figures from developer. All in 5 year. |
| 3660 | South of A494, Pwllglas | Richard Hughes, Pwllcallod | 2013 | 0 | 15 | 0 | No progress on site since last study. All in 3. |
| 3661 | Land at Minffordd, Pwllglas | Dafydd Jones Agent | 2013 | 0 | 20 | 0 | No progress on site since last study. All in 3. |
| 3663 | Rear of Rhyd y Byll, Rhewl | Peter Miller MTP Planning | 2013 | 0 | 6 | 0 | Remaining area of site in 3. |
| 3195 | Rear of Dyffryn Teg, Rhuallt | Mr & Mrs Williams Pydwew Farm, Prestatyn | 2009 | 0 | 13 | 0 | Planning permission expired. No indication site is likely to be resubmitted in 5 years. All in 3. |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|---|---------------------------------|-----------------|-----------------|-------------------|----|--|
| 3664 | West of Dyffryn Teg, Rhualt | D Evans | 2013 | 0 | 12 | 0 | No progress on site since last study. All in 3. |
| 3665 | South of Dyffryn Teg, Rhualt | LM Jones, Alex Litherland agent | 2013 | 0 | 19 | 0 | No progress on site since last study. All in 3. |
| 3634 | Adj Hafod y Gan and Ysgol Tir Morfa, Rhuddlan | Macbryde Homes & Anwyl Homes | 2013 | 0 | 99 | 0 | Outline planning granted 2016 Reserved matters granted 2019. 2 developers on-site. Forecasts provided by developers. all in 5 year, |
| 37 | Former Brooklands Caravan Park, Rhyl | Penrhyn Homes | 2018 | 15 | 0 | 3 | Site under construction. All in 5 year. |
| 3222 | 85-90 West Parade, Rhyl (Outline granted 29/7/09) | DCC | 2010 | 0 | 20 | 0 | Site purchased by DCC with a view to developing for residential use outside of 5 years All in 3. |
| 47 | Rhyl South East (Full pp granted 30/9/2009) Phase 1 & 2 | Anwyl Homes | 2003 | 43 | 130 | 23 | Site continues to progress well. Forecast figures supplied by developer. All in 5 year. |
| 75 | Northgate School, Rhyl | T&D Garnett Ltd | 2006 | 0 | 22 | 0 | No progress on site since last study. All in 3. |
| 3617 | Land off Trelwelyn Rd/ Bro Deg, Rhyl | Anwyl Homes | 2013 | 0 | 100 | 0 | Site to come forward following completion of Aberkinsey Park (Rhyl South East). Full planning currently pending for 96 units. Forecast figures supplied by developer. 68 in 5 year, 32 in 3. |
| 3618 | Corner Sydenham Ave/West Parade, Rhyl | Denbighshire County Council | 2013 | 0 | 12 | 0 | Site purchased by DCC with a view to developing for residential use outside of 5 years |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|----------|--|---|-----------------|-----------------|-------------------|----|--|
| | | | | | | | All in 3. |
| 3116 | 36 Russell Road, Rhyl | James Webster | 2013 | 0 | 15 | 0 | No progress on site since last study. All in 3. |
| 3864 | Brookdale Road, Rhyl | Gizzi | 2016 | 0 | 0 | 7 | Site actively under construction. All in 5 Year |
| 3861 | 14 – 24 John Street, Rhyl | Brown & Wenger Properties | 2017 | 12 | 0 | 0 | Site now complete. |
| 32 | Glasdir, Ruthin (Full pp granted 17/9/2010) | Taylor Wimpey (Ph 1) total units 178 / Welsh Govt.(Ph 2) Stuart Craig | 2002 | 0 | 0 | 45 | Developer has recommenced on site, all units now under construction. 45 units in 5 year, |
| 3630 | Glasdir Phase 2, Ruthin | | 2013 | 0 | 45 | 0 | Site capacity reduced to allow for school being built on part of site. All in 3. |
| 3631 | Land adj Maes Hafod and Llys Famau, Ruthin | Ellis Edwards | 2013 | 0 | 69 | 0 | Owner in active discussions with developers, RSL interest. Partnership agreed with developer. Developer provided forecast. All in 5 year. |
| 3622 | Livingstone Place - Land at HM Stanley, St Asaph | K&C, Pure | 2013 | 0 | 87 | 34 | Application approved for 158 units. Demolition work complete and construction commenced on site. Forecast figures from developer. All in 5 Year. |
| 3623 | Additional Land at HM Stanley, St Asaph | Nicky Cabb, Fyona Knight | 2013 | 0 | 201 | 0 | Site likely to come forward following completion of main HM Stanley Site. Site development brief adopted 2016. Site is featured in the Denbighshire Housing Prospectus which is generating considerable interest in sites. All in 3. |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|---|--|-----------------------|-----------------|-----------------|-------------------|----|---|
| 3624 | Land off The Paddock, St Asaph | Mr Sleeman | 2013 | 0 | 16 | 0 | Site now a greenfield site within a flood plain. Cat 4. |
| 3625 | Land off Bryn Gobaith, St Asaph | K&C Pure | 2013 | 0 | 14 | 0 | Outline pp granted 2013. Reserved matters application granted on appeal for 14 units, Pre-commencement conditions currently being discharged. Forecast figures from developer. All in 5 Year. |
| 44 | Adj. Maes Gruffydd, Trefnant | M. Griffith (owner) | 2003 | 0 | 15 | 0 | No progress on site since last study. Landowner has requested deletion of site from LDP. All in4. |
| 3666 | Land rear of Maes Erwain, Trefnant | Mr Griffith | 2013 | 0 | 25 | 0 | No progress on site since last study. Landowner has requested deletion of site from LDP. All in 4. |
| 3667 | Land rear of Llys y Twysog, Tremeirchion | Bryn Bella | 2013 | 0 | 10 | 0 | No progress on site since last study. Landowner has requested deletion of site from LDP. All in 4. |
| Registered Social Landlord Sites | | | | | | | |
| 3959 | Lon Ganol, Denbigh | Grwp Cynefin | 2018 | 0 | 0 | 70 | Construction work commenced. All U/C. |
| 3249 | Henllan Centre | Wales & West HA Flint | 2010 | 0 | 21 | 0 | Site progressing well. Phases 1&2 complete. Phase 3 Application for 21 housing units approved 2015. Grant funding available. All in 5 year. |
| 3652 | Land Adj Old Rectory, Llanbedr DC | Clwyd Alyn, | 2013 | 0 | 0 | 38 | Full planning for 38 affordable homes granted 2019. Now U/C. All in 5 year, |

| Site Ref | Address & Planning status | Owner/developer | In Study since: | Comps 2018-2019 | Units not started | UC | Notes & forecast summary |
|------------------------------|---|-----------------------|-----------------|-----------------|-------------------|----|---|
| 3947 | Former Magistrates' Court, Prestatyn | Wales & West HA Flint | 2018 | 0 | 0 | 20 | Site under construction. All U/C. |
| 3977 | The Dell | Prestatyn | 2019 | 0 | 15 | 0 | DCC owned site, all units to be completed 2020. All in 5 year. |
| 3422 | Land at Village Hall, Rhewl | Grwp Cynefin | 2018 | 10 | 0 | 0 | Site now complete. |
| 3865 | Grange Hotel, Rhyl | Wales & West HA Flint | 2016 | 0 | 44 | 0 | Demolition of fire damaged building has taken place. Site purchased by RSL. All within 5 year. |
| 62 | Land at Westbourne Avenue, Rhyl (Full pp 19/10/2005) | Clwyd Alyn, | 2006 | 4 | 0 | 16 | RSL taken over site, grant funding paid. All units either Complete or U/C. All in 5 year |
| 73 | Victoria Road, Rhyl | CC | 2013 | 0 | 0 | 18 | Permission granted development of 18 affordable housing units All U/C. |
| 3698 | Trefnant Inn, Trefnant | CCG | 2018 | 0 | 0 | 13 | Permission granted development of 13 affordable housing units. Construction starting summer 2019. All in 5 year |
| Section 106 Sites | | | | | | | |
| 01/2014/1330 | Former North Wales Hospital, Denbigh | | | 0 | 234 | 0 | CPO now vested. |
| 43/2016/0356 | Warren Drive, Prestatyn | Trigg Ltd. | | 0 | 66 | 0 | |

Appendix 3 Past Completions Data

| Year | Number of homes completed on | | |
|---------------------|------------------------------|-------------|-------------------|
| | Large Sites | Small Sites | Total Completions |
| 2015 | 82 | 94 | 176 |
| 2016 | 55 | 72 | 127 |
| 2017 | 127 | 54 | 181 |
| 2018 | 145 | 51 | 196 |
| 2019 | 77 | 47 | 124 |
| 5 year total | 486 | 318 | 804 |

Appendix 4 – Previous Land Supply Data

| Year | 5 Year Supply – Number of Homes | | Number of Years supply | 3 | 4 |
|------|---------------------------------|------|------------------------|------|-----|
| | 1 | 2 | | | |
| 2013 | 71 | 354 | 3.49 | 639 | 66 |
| 2014 | 120 | 966 | 1.8 | 3959 | 0 |
| 2015 | 295 | 1167 | 2.1 | 3274 | 259 |
| 2016 | 114 | 1631 | 2.02 | 3030 | 43 |
| 2017 | 141 | 1475 | 1.79 | 3235 | 30 |
| 2018 | 122 | 1444 | 1.65 | 3155 | 67 |
| 2019 | 350 | 1280 | 1.55 | 3049 | 126 |

