

Addendum to Flintshire GTAA 2022

Introduction

- 1.1 Across Flintshire as of February 2022, there were 18 residential sites with 82 pitches accommodating 78 households (the difference due to some households occupying multiple pitches). Information on 56 household was obtained through household interviews and site management data.
- 1.2 The residential pitch need established in the GTAA for Flintshire is set out in Table AD1.

Table AD1 Future residential pitch need

Flintshire	Unmet need (5 years) to 2022-2026	Unmet need (plan period) 2022 to 2030
Before potential regularising of temporary authorised and unauthorised sites	23	27
After potential regularising of temporary authorised and unauthorised sites	2	6

- 1.3 The GTAA identified a potential supply of 23 additional pitches through the expansion/intensification of the following existing sites:
 - Riverside +10 pitches
 - Magazine Lane +9 pitches
 - Gwern Lane +4 pitches

Delivery since February 2022

- 1.4 Since the GTAA was completed, 22 pitches have been approved to help meet identified need (Table AD2). These include pitches at Magazine Lane and Gwern Lane as identified as potential pitches in the GTAA in addition to 9 pitches on private sites.

Table AD2 Planning application approvals since February 2022

Planning reference	Location	No. of pitches	Approval date	Notes
062760	Sisters Yard, Station Rd, Sandycroft	3	26/10/22	
060591	Ty Dwr Bungalow, Tanlan, Ffynnongroyw	4	23/07/21	
061722	Magazine Lane, Ewloe	9	08/12/22	LDP allocation
061271	Gwern Lane, Hope	4	15/12/21	LDP allocation
061842	Brier Lodge, Rhyddyn Hill, Caergwre	2	10/05/23	refused by planning committee Nov 2021 – appeal allowed 10/05/23 – appeal ref CAS-01938-F6G5R8
Total		22		

Additional sites under consideration

- 1.5 The council are also considering 16 additional pitches on private sites (Table AD3)

Table AD3 Planning applications under consideration

Planning reference	Location	No. of pitches	Notes
064460	Leonas Cottage, Station Road, Sandycroft	2	existing unauthorised site / refused flood risk / additional flood risk information
063509	Willowbrook, Station Road, Sandycroft	2	deferred at March 2023 Planning Committee for applicant to undertake a contamination survey
413/22	Dock Rd, Connahs Quay	2	
333/23	Land at 1 Old Paper Mill Lane, Oakenholt	2	Additional pitches on existing site
607/23	Rose Cottage, Mostyn	8	
Total		16	

Appeal under consideration

- 1.6 There is currently one appeal under consideration relating to 7 pitches.

Table AD4 Planning appeal under consideration

Planning reference	Location	No. of pitches	Notes
061274	Dollar Park, Bagillt Rd, Holywell	7	appeal against non-determination – appeal ref CAS-01689-Q5B0F1
TOTAL		7	

Applications refused

- 1.7 There have been three applications refused which relate to a total of 3 pitches (Table AD5).

Planning reference	Location	No. of pitches	Notes
061368	Side of Ashwood House, Church Lane, Aston Hill, Ewloe	1	Being reported to committee July 2022 – refused 22/09/22
062368	Gladstone Way, Hawarden	1	Refused at committee 23/11/22
061368	Ashwood House, Church Lane, Aston Hill, Ewloe	1	Refused at committee Aug 2022
TOTAL		3	

Conclusion

- 1.8 Since the GTAA was drafted in February 2022, significant progress has been made to deliver sites to help meet identified needs. In summary, a total of 22 pitches have been approved, 16 are under consideration and 7 are currently at appeal under consideration. This compares with the overall need to 2030 for 27 pitches.