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# **SUPPLEMENTARY PLANNING GUIDANCE NO.9 LOCAL NEEDS AND AFFORDABLE HOUSING**

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## **1.0 Introduction**

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- 1.1 This guidance note explains the approach that the Council will take when dealing with proposals for local needs and affordable housing and when seeking to negotiate the provision of affordable housing as part of larger housing proposals. It offers additional guidance on the interpretation and application of key policies within the Flintshire Unitary Development Plan specifically: meeting housing needs in Category B&C Settlements (HSG3); Affordable Housing within large housing developments (Policy HSG10); and Exceptional Rural Affordable Housing Schemes (HSG11). The Unitary Development Plan Policies HSG3, HSG10 & HSG11 are listed in full within Appendix 1 to this Guidance Note. References are also made in this document to related Supplementary Planning Guidance particularly Guidance Note 5 Conversion of Rural Buildings (Policy HSG7) and Guidance Note 10 New Housing in the Open Countryside.
- 1.2 For reference in the use of this guidance please note that the Flintshire Unitary Development Plan defines “Affordable Housing” on page 156 as “housing for rent, purchase or shared equity schemes, which remains available below market prices in perpetuity for those sectors of the community which are unable to afford housing on the open market.” If you are in doubt as to whether your scheme requires the provision of affordable housing and the types of affordable housing that should be provided please contact the Flintshire County Council Planning Service.

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## **2.0 General Background**

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- 2.1 Over the last decade rising house prices across the United Kingdom generally have put properties beyond the reach of lower income households and many first time buyers. The problem has been exacerbated by the decline in the supply of council housing over the past three decades and, in Flintshire, by the inward migration of commuters who are often better able to pay higher prices. A series of Housing Surveys undertaken over the last decade has demonstrated that the affordability of homes has become an acute problem for Flintshire communities. ~~These studies/surveys are available separately.~~
- 2.2 The social and economic problems generated by a lack of affordable homes manifest themselves in several ways including: the county’s limited capacity to accommodate additional households in social housing; annually increasing costs for the County Council to house households in temporary accommodation; overcrowding in existing households; housing being wanted to meet special needs (such as physical disability and sensory impairment); and local people being priced out of their local communities and being forced to find cheaper accommodation elsewhere. There is an ever increasing group of people who fall into the intermediate level of affordability, who comprise people who do not earn enough to afford market rents or who are able to save enough for a deposit to purchase (typically 20%), yet are unlikely to qualify for social housing as their earnings

are above that threshold. This group are a particular focus for the Council's Local Housing Strategy particularly given the expanded options available through not just the Registered Social Landlords operating in Flintshire, but also through other Council options such as North East Wales Homes (NEW Homes).

- 2.3 The County Council wishes to secure the provision of affordable housing within large residential development schemes (Policy HSG10), and for this to remain available for as long as there is a local need for the affordable accommodation. In addition the Council will seek to satisfy "Local Housing Needs" in small rural settlements and in the open countryside through development plan policies HSG3, HSG5, HSG7, and HSG11.

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## 3.0 Policy

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- 3.1 Planning Policy Wales states that "A community's need for affordable housing is a material planning consideration which must be taken into account..." PPW recognises that "affordable housing also makes an essential contribution to community regeneration and social inclusion. It is desirable in planning terms that new housing development in both rural and urban areas incorporates a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs and contribute to the development of sustainable communities. For affordable housing it is important that authorities have an appreciation of the demand for different dwelling sizes and types of housing (i.e. intermediate and social rented) in relation to supply, so that they are well informed in negotiating the required appropriate mix of dwellings for new developments."
- 3.2 PPW advises that "...applicants seeking planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies. If, having had regard to all material considerations, the local planning authority considers that the proposal for a site does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application."
- 3.3 In Flintshire, the Unitary Development Plan (UDP) recognises as a strategic issue the need for "the provision of a range of housing including affordable and special needs housing" in Policy STR4 Housing, supplemented by affordable housing policies HSG10 & 11 which are reproduced in Appendix 1. Where there is a local need for affordable housing, Policy HSG10 requires the provision of affordable homes as part of large residential developments within settlement boundaries. Within settlement boundaries where there is demonstrable need for affordable housing to meet local needs, the Council will take account of this as a material consideration when assessing large housing proposals, namely those for 25 or more units or occupying one hectare or more. Where this need exists the Council will negotiate with developers to provide 30% affordable housing in suitable appropriate schemes within defined settlement boundaries. It will not be acceptable to deliberately sub-divide or phase the total development of a site in an attempt to avoid the provision of affordable housing.

- 3.4 Policy HSG11 allows affordable housing outside of these settlement boundaries under specified circumstances where rural exceptions can be justified. The localities to which this exceptions policy applies are listed in Appendix 2. TAN2 “Affordable Housing” makes it clear that the case for releasing such sites is a matter for local judgement and that it is not envisaged that the scale of provision will be large or such as to unbalance the pattern of settlements in the county. In line with national policy, there may be a few additional localities such as some brownfield sites where affordable housing may be acceptable.

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## 4.0 Affordable housing, who is it for and how is Affordability measured?

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- 4.1 Affordable housing is intended for those households whose needs cannot be met by the open market due to prevailing property values or rents. It is considered that a household is not eligible for a mortgage if it has a gross household income less than one third its mortgage requirement, and it is unable to afford private rented accommodation if renting privately would take up more than 30% of its net disposable household income. This group is generally split into two categories, those households which lack the ability to access a mortgage (eg insufficient finances and/or irregular annual income) and therefore require Social Rented Accommodation; and those households which have the means to gain a mortgage to access Intermediate Housing.
- **Social Rented Accommodation** is provided by the Council directly; By the Council’s affordable housing management company NEW Homes; by Housing Associations and by other Registered Social Landlords. This group of providers are able to provide accommodation at rent levels which are lower than general market rentals but which are also subject to regulation by the Welsh Assembly Government. This type of accommodation is the preferred solution of the Local Authority when seeking to negotiate the provision of onsite affordable housing.
  - **Intermediate Housing** is housing where the mortgage cost or rent is above that of social rented but below open market house prices and rents.
- 4.2 Affordable housing should be provided to meet the genuine needs of local people. “Local people” are defined as intended occupant (s) must have local linkages within the community area / county of Flintshire. These local links are primarily working and or living in the community / County of Flintshire for at least three years. Other links can include family ties to the locality, however in all instances it must be demonstrated that the applicant lacks sufficient income and house equity to allow them to gain a home within the community area / County of Flintshire through normal unsubsidised methods.
- 4.3 The different types of affordable housing are described later however regardless of the type of affordable accommodation to be provided such properties will be expected to

incorporate low cost maintenance and energy efficiency measures, and meet current building regulations. The Council will retain 100% nomination rights for the affordable housing provision and intended occupants will be selected from the Flintshire Affordable Homeownership Register and other registers held by Housing Associations.

## 5.0 Options for Affordable Housing Provision

- 5.1 Whilst ~~all types of it is recognised that a general need for~~ affordable housing provision ~~are needed exists~~ in the county, the Council will require the applicant to consider the type of homes to be provided ~~in a cascading order offrom the following~~ preferences, ~~as follows~~:
1. Social Rented - through an RSL, such as a housing association, or NEW Homes;
  2. Gifted Properties - provided by the developer and transferred to the council at no cost;
  3. Shared Equity / Shared Ownership - through an RSL, NEW homes, or other bona fide management organisation;
  4. Intermediate Rent - provided as low cost rented accommodation;
  5. Discounted for Sale - provided as low cost discounted housing for sale;
  6. Self Build – serviced plots sold at a discount typically 30% of the market value.
- 5.2 Working through the ~~order of preferences above options~~ the applicant should consider the feasibility of including each type of housing within their proposed development scheme and provide justification for their final approach. Whilst the Council appreciates the need for schemes to be viable, it will stress the need for affordable homes to meet local community / county needs, and will negotiate accordingly with applicants. Applications which provide a form of affordable housing which is not considered to best meet the needs of the local community / County will be regarded less favourably.
- 5.3 Whilst certain types of affordable homes are more preferable than others, the Planning Authority considers that there is sufficient scope for negotiation to ensure a reasonable mix of tenures are provided to meet existing affordable housing needs ~~as identified in the Council's most recent Assessment of Affordable Housing Needs (available separately from the Council)~~. These may vary by location and type of need, and guidance will be provided by the Housing Strategy Team on area specific needs.

### Acceptable Forms of Affordable Housing Provision

- 5.4 The Council requires the applicant to consider the type of homes ~~to be provided in a cascading order of preference based on the options set out in paragraph 5.1 above~~, whereby the applicant demonstrates which option is the most appropriate in any given circumstance as follows:
1. **Social rented housing on site** provided by the developer and transferred at a discount to an RSL approved by the Council. The maximum sales values will be set according to the formula of the Welsh Assembly Government's Acceptable Cost Guidance Levels minus the associated level of social housing grant that would have been available. The developer's financial contribution will equal the social housing grant.

2. **Gifted affordable housing** on-site provided by the developer and transferred to the council at no cost (this will be reflected in the overall affordable housing provision required on a scheme).
  3. **Shared Equity / Shared Ownership on site.** Is aimed at households who can afford a mortgage but who are not able to afford to buy a property outright. Shared Equity / Shared Ownership costs will vary according to the market value, interest rates and the percentage of equity sold. Onsite Shared Equity / Shared Ownership housing provided by the developer, the remaining equity will be transferred to the council or an RSL.
  4. **Onsite subsidised/ market housing and Intermediate rented housing.** The standard, size and type of such housing must satisfy needs and accord with local planning and housing policies. As such, the Council will require landowners and developers to enter into covenants In order to make such housing to buy affordable its price will be established with reference to the Acceptable Cost Guidance which is issued by the Welsh Assembly Government, current prevailing open market values and income levels for households unable to buy in the County. Values for subsidised housing to buy will be restricted to a maximum of three and half times the average household income. Values for Intermediate rented housing will equal the rent charged by a regulated organisation on a similar sized property in the locality.
- 5.5 In exceptional circumstances where it can be demonstrated that the above options (1-4) are not appropriate due to other material planning considerations the Local Planning Authority will consider the potential for offsite provision. However in such exceptional circumstances it must be justified by the applicant that none of the previous affordable housing options nor combinations of those options can be accommodated onsite. Where exceptions are made alternative off-site provision will be required in the vicinity of, and at the same time or prior to the completion of, the facilitating residential development.
- 5.6 Only as a last resort, not making a provision for affordable housing will be considered where:
- The case for off-site provision has been satisfactorily made but no viable or suitable site has been identified or secured, in which case a commuted sum will be payable;
  - Previous planning history makes it unreasonable to require affordable housing;
  - The proposal meets an over-riding approved regeneration aim/project in which the introduction of affordable housing would seriously prejudice the project.

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## 6.0 Rural exceptions sites

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- 6.1 In rural areas it is likely that there are insufficient housing sites of a sufficient size available within settlement boundaries to provide an element of affordable housing. Thus, Policy HSG11 is an exception to the general principle that new housing will not be permitted outside settlement boundaries. For the purposes of this policy, “villages” are those settlements listed in Appendix 2.

- 6.2 Rural Exception Sites must be located immediately adjacent to the edge of the village and respect the physical appearance and design characteristics of surrounding properties. It is not envisaged that the scale of provision on these sites will be large or out of balance with the character, form and function of the village or the existing pattern of settlements in Flintshire, and will take account of landscape and other environmental considerations.
- 6.3 This policy does not apply to proposals by local people for individual self-build dwellings where satisfactory proposals cannot be made to ensure that the dwelling remains affordable in the same way. It is an essential part of the policy that occupation of the dwellings can be controlled in the long term so that successive occupants can benefit. The most practical way this can be achieved is by involving an organisation such as the County Council, a housing association or the formation of a local trust. The organisation or the developer will be expected to enter into a Section 106 agreement (see below) to ensure homes remain affordable for as long as a demonstrable need exists within the community.

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## **7.0 HSG3 – Housing on Unallocated Sites Within Settlement Boundaries**

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- 7.1 The Unitary Development Plan makes significant housing provision for the plan period and seeks to direct this new development to appropriate sustainable settlements. However the individual “settlement boundaries” defined within the Unitary Development Plan could allow for additional unplanned development in smaller rural and semi-rural settlements across the County to the detriment of those same settlements as well as compromising the plans spatial strategy in terms of the distribution of new growth to sustainable locations. Accordingly Policy HSG3 sets out requirements whereby in Category C Settlements and in certain circumstances in Category B Settlements new dwellings will need to satisfy an identified local need for housing. In order to promote sustainable development and control the location of development the policy incorporates a robust regulatory mechanism to constrain growth in the smaller settlements. Where a development proposal is acceptable in principle in terms of satisfying local needs requirements, it must also meet a number of other criteria:
- It must not result in tandem\* development;
  - It must not represent overdevelopment in relation to the character of the site or its surrounding locality;
  - It must not be of such a scale as to conflict with the plans overall housing provision over the plan period;
  - It must comply with the general development requirements of Policy GEN1.

\* Tandem development, consisting of one house immediately behind another and sharing the same access, is considered unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house at the front.

### **Meeting Housing Needs in Category B Settlements**

- 7.2 Within Category B Settlements Policy HSG3 requires that where developments exceed the 15% settlement growth threshold within the UDP plan monitoring period, planning permission will only be granted if the proposed scheme is justified on the grounds of housing need. A scheme could also be justified on the basis of other considerations such as the re-use of brownfield land or regeneration benefits. It is advised that prior to the submission of any proposals for development - that contact is made with the Flintshire Planning Service to confirm the level of settlement growth.
- 7.3 For a full list of all Category B Settlements refer to Appendix 3.

### **Meeting Housing Needs in Category C Settlements**

- 7.4 Within Category C Settlements Policy HSG3 requires that planning permission be granted only if the proposed scheme is to meet a proven local housing need and only if the scheme does not result in the level of settlement growth exceeding 10%. As such all new residential development (other than renovation or replacement dwellings) within a category C settlement must be justified on the grounds of meeting proven Local Housing Need. It is strongly advised that prior to the submission of any proposals for development - that contact is made with the Flintshire Planning Service to confirm the level of settlement growth.
- 7.5 For a full list of all Category C Settlements refer to Appendix 4.

### **Calculating Housing Growth**

- 7.6 The level of growth for each settlement, be it Category B or C, is a combined figure, calculates against the baseline number of dwellings at the plan base date (i.e. the year 2000) and including completions, commitments (planning permissions) and any housing allocations, up to the end of the UDP plan monitoring period i.e. after 2015.

### **Defining Local Housing Need**

- 7.7 Local Housing Need is defined within the Unitary Development Plan (page 161) and there are two recognised types of local housing need, as follows:
- a. Key workers who need to live within a particular locality such as farm, fisheries and forestry workers who currently live too far away as to be practical for their employment (e.g. animal husbandry); and

- b. Low income households lacking their own housing, or living in housing which is inadequate or unsuitable, who are financially unable to provide for their own needs in the housing market without assistance.

7.8 Given the two different types of Local Housing Need it will be important for applicants to ensure that their proposals are appropriately contextualised by identifying upfront the type of local housing need they are seeking to address. This can be done in the description of development and within supporting documentation such as the Covering Letter, Access and Design Statement and perhaps most importantly within the applicant's supporting statement seeking to demonstrate Local Housing Need.

### **Local Housing Need - Key Workers**

7.9 For applicants seeking to demonstrate local housing need on the basis that they are a key worker sufficient evidence must be provided to demonstrate the need for that worker to live in that specific locality and that the type of work justifies the need to be closely located to their workplace. In the context of Local Housing Need "key workers" can include a broader range of workers than "rural enterprise workers". However in all cases it must be demonstrated to the satisfaction of the Planning Authority that the intended user of the proposed residential development needs to live within the locality and there are no suitably appropriate alternatives such as the purchase of an existing home within the locality where the need has been demonstrated.

7.10 The evidence that would normally be required to support a new 'worker dwelling' should address the following points:

- Details of the household to occupy the dwelling including their current home address; the ownership status of their current home; the household worker's length of time at that address; the current workplace and length of time at that workplace; and the nature/function/type of the workplace.
- Local links with the locality of the proposed development and proximity of locality to workplace eg family ties, place of employment.
- Reasoning as to why it is essential that they live close to work and the reasoning for choosing that locality; and reasoning for proposing a new build as opposed to purchasing an existing home within the locality.

### **Local Housing Need - Affordable Housing Needs**

7.11 For applicants seeking to demonstrate affordable housing need sufficient evidence will be required to demonstrate that there is an affordable housing need within that specific locality. In all cases it must be demonstrated to the satisfaction of the Local Planning Authority that the intended occupant of the proposed development has local linkages within the community. These local links are primarily working in the community and/or living within the community for at least the last five years. Other local links can include

family ties to the locality. However in all instances it must be demonstrated that the applicant lacks sufficient income and house equity to allow them to gain a home within that locality through normal unsubsidised methods.

7.12 The evidence that would normally be required to support affordable home proposals should address the following points:

- Details of the household which will occupy the affordable housing including their current home address; the ownership status of their current home; the reason why their home is inadequate; and length of time at that home address.
- Local links with the locality the proposal is made within and proximity of locality to workplace<sup>1</sup>
- Reasoning as to why that locality has been chosen; and reasoning for proposing a new build as opposed to purchasing an existing home within the locality.

7.13 In addition to the above applicants should complete an Application for Affordable Home Ownership, forms can be obtained from the Housing Strategy Unit. This information will be held in confidence and will not be available for public view. The application form will be assessed by a Registered Social Landlord and the Housing Strategy Unit to identify whether the individuals are in affordable housing need. The findings of this process will influence the Planning Authority as part of the planning application consultation. This information will reveal whether the development would contribute to meeting an affordable housing need given the known level of affordability for the applicant and the availability and cost of homes currently on the market.

### **Local Housing Need - Securing Community Benefits**

7.14 In permitting either workers' dwellings or affordable housing the Local Planning Authority need to ensure that conditions are applied and legal agreements signed to ensure that any local needs housing delivered is retained for as long as required by the community.

7.15 In the case of proposals seeking to meet affordable housing needs there will be a need for planning conditions restricting the development to affordable homes only. In addition a legal agreement would have to be secured to control the future resale of the property at an appropriate affordable price and to ensure that the property was only occupied by households in affordable housing need. In drafting the legal agreement it would be an important consideration to ensure that sequential preference be given firstly to:

- those individuals in affordable housing need with local links to the community where the property is located;
- with lesser preference given to individuals from surrounding community areas;
- and finally preference from individuals from elsewhere within the County.

7.16 If it were ever to transpire that no households could be identified that met any of the above requirements then it would be important to consider whether the property was

required to meet housing needs, but this would have to be the matter of a new planning application for variation of planning condition and the extinguishment of the legal agreement.

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## **8.0 Planning matters**

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### **Pre-application discussions**

8.1 Discussion with the appropriate officer in the Development Control Section, Planning Services, County Hall, Mold, CH7 6NF, is advisable before making the planning application in order to understand fully the Council's affordable housing requirements. Initial contact should be with one of the Planning Support Officers from that Section, on 01352 703234. For subsequent and more detailed advice and information relating to existing identified housing needs and affordable housing supply enquiries should be directed to the Housing Strategy Unit on 01352 703830. Also see Appendix 5.

### **Detailed matters for consideration**

- 8.2 In considering proposals for affordable housing it will be important to ensure:
- The design and layout of the proposed affordable housing, both in terms of the site and individual housing units, will be in character with the locality and should be designed to ensure that the proposed affordable units and existing housing and proposed market housing blend together. The affordable housing should be dispersed across the site, and phased into the development of the site as a whole because the Council seeks to create mixed and balanced communities.
  - The size of individual dwellings should be suitable to meet the established need and not too large, or it may become unaffordable. A condition removing permitted development rights may be appropriate, so that they are not extended and thereby become unaffordable.
  - The provision of affordable homes does not substitute the need for the developer to make provision for other reasonable planning requirements. For example, where there is a requirement for public open space this will be in addition to requirements for affordable homes.
  - Any homes provided under the guise of affordable housing are subject to a Section 106 Agreement to ensure affordability for as long as there is a need within the community.
  - Where an RSL is required for the scheme, the RSL must be involved from the outset of the scheme.

### **Conditions and Section 106 Agreements**

8.3 Under Policy HSG10 it is essential that the future occupation of affordable housing is retained for those in local need. This will be achieved through a planning condition or

Section 106 agreement covering the management of the scheme by an appropriately regulated RSL or similar body.

- 8.4 A phasing condition may also be applied to the planning permission for a housing site to ensure that a specified proportion of the market price housing on the site cannot be occupied until the affordable element has been built and allocated to a household in need of affordable housing. In negotiating the provision of affordable homes the LPA will seek to secure a legal agreement with the applicant, with the following legal expectations:
- a. Where it is anticipated that a RSL will be involved in the scheme that they be a signatory to the legal agreement between the LPA and the developer.
  - b. The type and quantity of affordable housing provision will be specified within the legal agreement.
  - c. The location of affordable housing will be shown by the inclusion of a map within the legal agreement.
  - d. The legal agreement will contain provisions to ensure the completion of affordable units before the completion and occupation of the remainder of the development.
  - e. The legal agreement should explicitly state how the properties will be maintained in an affordable state to meet future housing need within Flintshire.
  - f. To ensure that affordable homes are allocated to local households in genuine housing need it will be important that the legal agreement shows how households in affordable housing need will be assessed.
  - g. The legal agreement should include criteria which determine initial sale prices together with a protection mechanism for future re-sales and the terms under which re-sales will be subject to. Provisions should also be included to calculate initial rents together with future rental increases which should be restricted to inflationary rises only.
  - h. The legal agreement will specify the appropriate trigger during the development when the ownership of affordable homes should be transferred to the care of an RSL or other specified management body.
  - i. That the legal agreement make provision for alternative means of securing affordable housing to allow for those unforeseen instances where efforts to secure RSL funding fails.

## **Appendix 1: The Relevant UDP policies**

### **HSG3 Housing on Unallocated Sites Within Settlement Boundaries**

On unallocated sites within settlement boundaries, new housing, the change of use of non-residential buildings to dwellings, the renovation or replacement of existing dwellings, and infill development will be permitted provided that:

- a. in category C settlements it is the renovation or replacement of an existing dwelling or it is to meet proven local needs and cumulatively does not result in over 10% growth since 2000.
- b. in category B settlements it is the renovation or replacement of an existing dwelling or where it would cumulatively result in more than 15% growth since 2000 the development is justified on the grounds of housing need, and
- c. where a housing development is acceptable in principle in category A, B and C settlements:
  - i. it does not result in tandem development or overdevelopment in relation to the character of the site and surrounding area;
  - ii. it does not conflict with the UDP housing provision for the County over the Plan period; and
  - iii. the proposal complies with policy GEN1.

### **Policy HSG10 Affordable Housing within Settlement Boundaries**

Where there is a demonstrable need for affordable housing to meet local needs, the Council will take account of this as a material consideration when assessing housing proposals. Where this need exists the Council will negotiate with developers to provide 30% affordable housing in suitable or appropriate schemes within settlement boundaries.

### **Policy HSG11 Affordable Housing in Rural Areas**

Outside village settlement boundaries, proposals to develop affordable housing in rural areas will only be permitted, where:

- a. there is evidence of genuine local need for such provision;
- b. there are no suitable alternative sites or properties within settlement boundaries to meet the need;
- c. schemes abut settlement boundaries and form logical extensions to settlements, avoiding ribbon and fragmented development and incorporating suitable boundary treatment and landscaping measures;
- d. the scale, design, and layout of the proposed development are sympathetic and appropriate to the size and character of the settlement and its landscape setting, and reflects the scale of need identified; and
- e. houses will remain affordable in perpetuity for those in need, managed by a housing association, the County Council, a bone fide trust or similar organisation.

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**Appendix 2: Settlements to which Policy HSG11 (rural exceptions) applies**

Afonwen	Gronant	Mostyn	Rhydymwyn
Brynford	Gwaenysgor	Nannerch	Sychdyn
Cadole	Gwernaffield	Nercwys	Talacre
Caerwys	Gwernymynydd	Northop	Trelawnyd
Carmel	Gwespyr	Northop Hall	Trelogan & Berthengam
Cilcain	Halkyn	Pantymwyn	Treuddyn
Coed Talon & Pontybodkin	Higher Kinnerton	Penyffordd	Whitford
Cymau	Hope, Caergwrle, Abermorddu, Cefn y Bedd	Pentre Halkyn	Ysceifiog
Ffrith	Lixwm	Rhes y Cae	
Fynnongroyw	Llanasa	Rhewl Mostyn	
Gorsedd	Llanfynydd	Rhosesmor	

These are villages of Category B and C settlements according to the UDP and which fall within the rural area as defined by the Cadwyn Leader+ area and/or the area defined under the Article 33 Rural Areas Initiative previously maintained by the National Assembly for Wales as in existence during the preparation and Public Inquiry of the UDP (2007-2009).

### Appendix 3: Policy HSG3 - Category B Settlements

Category B - semi-urban / main villages (8 - 15% growth)		
Ewloe	Mancot	Northop
Broughton	Garden City	Carmel
Saltney	Leeswood	Caerwys
Mynydd Isa	Sychdyn	Treuddyn
Hope/Caergwle/ Abermorddu/Cefn-y- Bedd	Northop Hall	Gwernymynydd
Bagillt	Sandycroft	New Brighton
Penyffordd/ Penymynydd	Drury & Burntwood	Ffynnongroyw
Hawarden	Gronant	Pentre
Greenfield	Mostyn Pennant)	(Maes

**Appendix 4: Policy HSG3 - Category C Settlements**

<b>Category C - small villages (0 - 10% growth)</b>		
Higher Kinnerton	Rhosesmor	Afonwen
Pentre Halkyn	Coed Talon/Pontybodkin	Pontblyddyn
Gwernaffield	Cymau	Cadole
Pantymwyn	Gwaenysgor	Alltami
Penyffordd	Gorsedd	Whitford
Trelawnyd	Nercwys	Bretton
Trelogan/ Berthengam	Nannerch	Dobshell
Rhydymwyn	Halkyn	Llanfynydd
Flint Mountain	Ffrith	Ysceifiog
Rhewl Mostyn	Rhes y Cae	Cilcain
Lixwm	Llanasa	Brynford
Talacre	Gwespyr	

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## Appendix 5: Useful Contacts

The following are local **Registered Social Landlords**:

Pennaf Housing Association  
Unit 14  
Ffordd Richard Davies  
St Asaph Business Park  
St Asaph,  
Denbighshire  
LL17 0LJ

Cymdeithas Tai Clwyd  
54 Strd y Dyffryn, (Vale Street),  
Dinbych  
Denbighshire  
LL16 3BW

Cymdeithas Clwyd Alyn  
46-54 Stryd y Dwr, (Water Street),  
Rhyl  
Denbighshire  
LL18 1SS

Wales and West Housing Association  
Unit 2 Acorn Business Park  
Aber Road  
Flint  
Flintshire  
CH6 5YN

In addition to the above it may be useful to approach **Flintshire County Council's Housing Manager** at Flint Offices, Flint, Flintshire CH6 5BD. (Telephone 01352 703800)

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