



Flintshire County Council Prospectus
Draft August 2023

Summary of Local Authority Priorities for Social Housing Grant

- General needs for social rent and intermediate affordable housing based on the local areas need as demonstrated via SARTH and Tai Teg
- 1 bedroom accommodation
- Specialist housing provision (wheelchair adapted/ larger properties/ special needs) to be included within all housing schemes where the development site is deemed as suitable and appropriate subject to feasibility and financial viability
- Older persons/elderly scheme in Buckley subject to budget provisions within Social Services funding
- Supported housing for specific client groups (e.g. learning/ physical disabilities/ complex needs/ mental health) and suitable model, progressed in partnership with Social Services and Housing Strategy
- 16 - 24yrs supported housing and hub
- Homeless temporary accommodation hub

The Welsh Government requires that each Local Authority develop a Housing Needs prospectus to be updated on an annual basis. A review of the Prospectus has been completed and a draft has been developed for approval.

The content and priorities have not changed significantly to alter the direction of travel set out in out in the first iteration.

The most significant changes noted are the significant increase in Homeless Households accommodated to 169 as at 31.3.23 up from 115 as at the 25.10.22. This includes a significant number of single person households, circa 83%. Presentation data for 2021/22 and 2022/23 up to week 48 reporting period shows

1,134 homeless presentations in 2022/23 compared to 1,076 for the same period in 2021/22, a slight increase on the previous year.

The loss of Private Rented Accommodation appears to be the main driver.

Section 1 – Strategic Housing Priorities

The Flintshire Housing Strategy and Action Plan 2019-2024 sets out the Council's ambition to provide affordable housing across Flintshire. The Strategy identifies three strategic priorities:

Priority 1: Increase supply to provide the right type of homes in the right location.

Priority 2: Provide support to ensure people live and remain in the right type of home; and

Priority 3: Improve the quality and sustainability of our homes

The Housing Strategy (2019-2024) has an accompanying action plan and provides the following outputs:

- To meet the annual shortfall of 238 affordable housing as identified in the Local Housing Market Assessment (LHMA) 2019 (Addendum February 2020) by delivering the following tenures:
 - (i) To increase the number of new social rent properties (RSL or Council) by 86 per annum
 - (ii) To increase the number of intermediate rent properties (NEW Homes or RSLs) by 57 per annum
 - (iii) To increase the number of intermediate ownership properties (through s.106 provision or RSLs) by 95 per annum.
- Deliver 5% (10) new build properties per annum to meet demand for specialist provision.
- Deliver 20 major adaptations on existing properties per annum (all tenures).
- Increase the percentage of one bedroom social rented properties by 20% (16) per year of all new build social rented properties.

In addition, the Local Development Plan (LDP) was formally adopted on the 24.1.23.

HN3: Affordable Housing advises that:

Affordable housing contributions will be sought on developments of 10 or more units in accordance with the following quotas which should be taken as a target for negotiation on a site by site basis subject to detailed viability considerations:

- 40% in the Central sub market area;
- 35% in the Connahs Quay, Queensferry and Broughton sub market area;

- 15% in the Flint and Coast sub market area;
- 20% in the Garden City sub market area;
- 40% in the Mold and Buckley sub market area;
- 30% in the South Border sub market area.

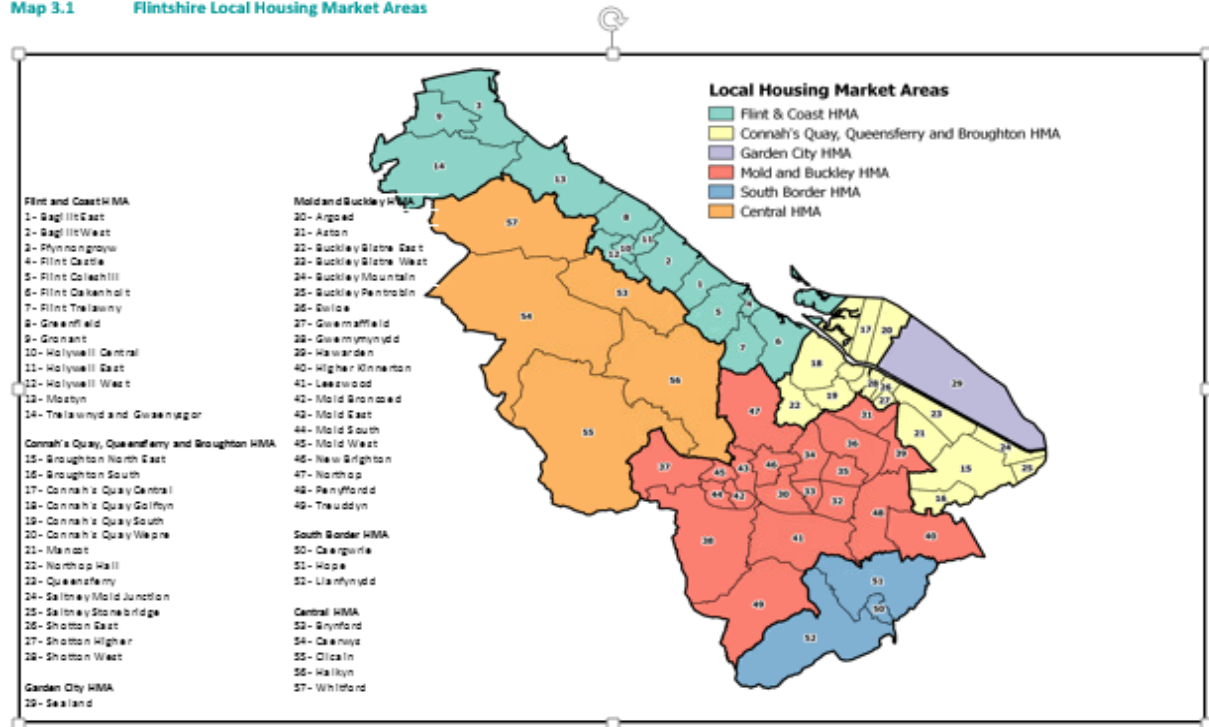
Affordable housing will be expected to be delivered on site in the first instance and only in exceptional circumstances will off site or commuted sum contributions be accepted in lieu of on-site provision. Overall the LDP sets a target for 2,265 of its overall housing requirement (6,950) to be provided as affordable housing via the planning system.

In addition the Welsh Government Standard Viability Model (SVM) has been reviewed to take into account cost increases in materials and labour costs.

Section 2 – Housing Need, Demand and Priorities

The Local Housing Market Assessment (February 2020) defines six Housing Market Areas, shown in the map below and detailing Council Wards.

Map 3.1 Flintshire Local Housing Market Areas



The current LHMA identifies an annual shortfall of 238 affordable units. The assessment recommends a need for the following property types:

- 1 / 2 bedroom, general needs (45.6%)
- 3 bedroom general needs (28.3%)
- 4+ bedroom general needs (12%)
- Older persons' stock (14.1%)

And suggests the tenure split as below.

- Social rented (30%),
- Intermediate rent (30%) – where rent levels are usually based on a Local Housing Allowance or 80% of the open market rents
- Affordable ownership (40%)

This tenure split is sought on private developments and secured as planning obligations. However, a different tenure mix will be developed on RSL or Local Authority led schemes where a higher number of social rented homes can be achieved. Instead, tenure mix will be determined on a site specific basis taking into account housing need, size of development, local area, and overall scheme viability.

The current LHMA is due to be updated circa Q4 of this financial year and will inform next year's Prospectus and the review of the Housing Strategy 2024-2029

Summary of social housing stock including RSL stock

There are 9,919 social rent dwellings in Flintshire. The table below shows the property types for the social housing stock (figures include FCC and RSL stock, May 2021 data).

Property Types	Stock numbers	Approx. Percentage
Studio	23	0.2%
1 bed flat	640	6.4%
2 bed flat	538	5.4%
3 bed flat	21	0.2%
1 bed bungalow	332	3.3%
2 bed bungalow	159	1.6%
3 bed bungalow	12	0.1%
4 bed bungalow	2	0.02%
1 bed house	25	0.2%
2 bed house	1435	14.4%
3 bed house	4028	40.6%
4 bed house	183	1.8%
5+ bed house	12	0.1%
Over 55/ sheltered studio	90	0.9%
Over 55/ sheltered 1 bed	1422	14.3%
Over 55/ sheltered 2 bed	969	9.7%
Over 55/ sheltered 3 bed	28	0.2%
Total	9919	

Three bedroom houses make up the highest proportion of housing stock at nearly 41% and 25% of all social housing is designated for the over 55's or sheltered housing.

There are very few larger homes with 4 or more bedrooms or larger bungalows with 3 or more bedrooms. The number of 1 bedroom flats for general needs is low in comparison to the number of people who need this size of home.

Housing Need and Demand

Flintshire is uniquely placed as the gateway to Wales. The county of Flintshire is situated in North East Wales. Cheshire lies to the east, Denbighshire to the West and Wrexham to the south. Flint and Mold are the main town areas.

The main population centres are in the towns of Flint, Buckley, Deeside and Mold. The remainder of the population are located in, either a westward linear pattern extending along the Flintshire coast, within more rural and dispersed communities to the central and western areas of the County or in more commuter-based villages to the south and east.

As at 1st March 2023 there were 2445 live applications, a slight reduction compared with 2519 live applicants as at 26th October 2022. Demand on SARTH and the affordable register (Tai Teg) fluctuates as applicants are added and deleted as a result of changes in circumstances, data updates and data cleanse exercises etc.

In addition, applications are reviewed on a regular basis to ensure that applications still meet the SARTH eligibility criteria and that applicants are able to demonstrate that they still have a "Recognised Housing Need".

At a more detailed level, housing need is identified through the 'social' housing register, known as SARTH (Single Access Route to Housing) and through the Tai Teg register which holds details of applicants who wish to apply for 'affordable'/ intermediate rental and / or purchase properties via the 'affordable' route.

According to the 'social' housing register data (1st March 2023) Mold & Mynydd Isa, Flint, Connahs Quay, Buckley and Shotton remain areas most in demand and by and large align with the current distribution of the population.

Between the last two censuses (held in 2011 and 2021), the population of Flintshire increased by 1.6%, from just over 152,500 in 2011 to around 155,000 in 2021.

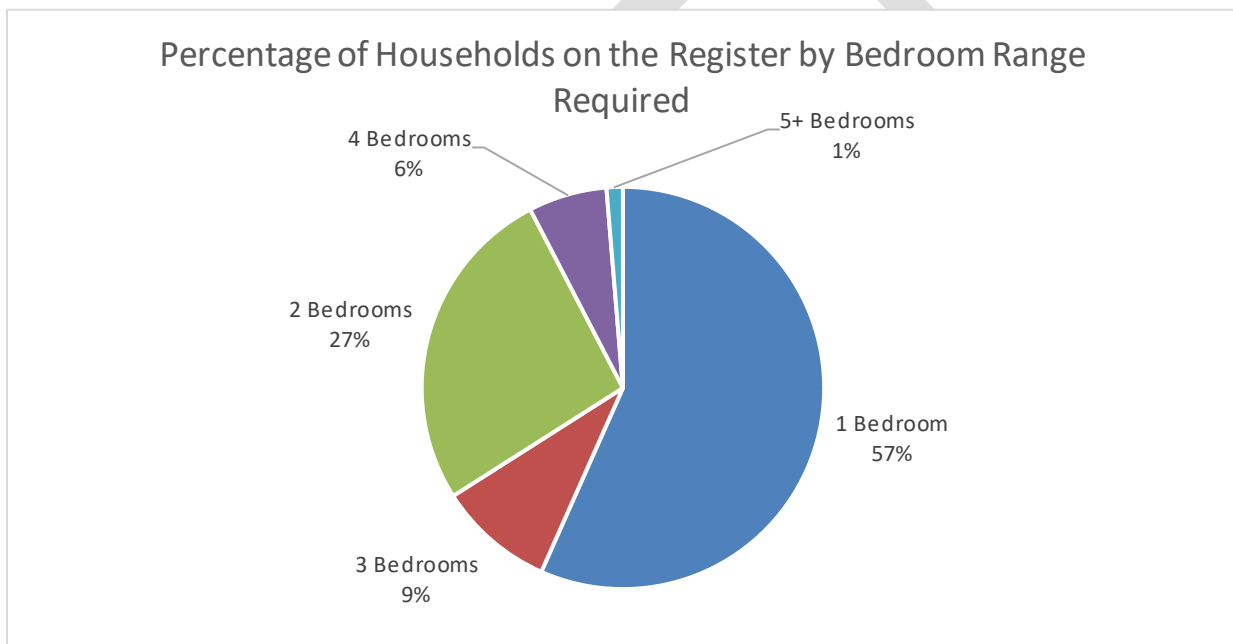
There has also been a significant increase over of 23.7% in people aged 65 living in Flintshire and a decrease of 3.0% in people aged 15 to 64 years.

Property Types

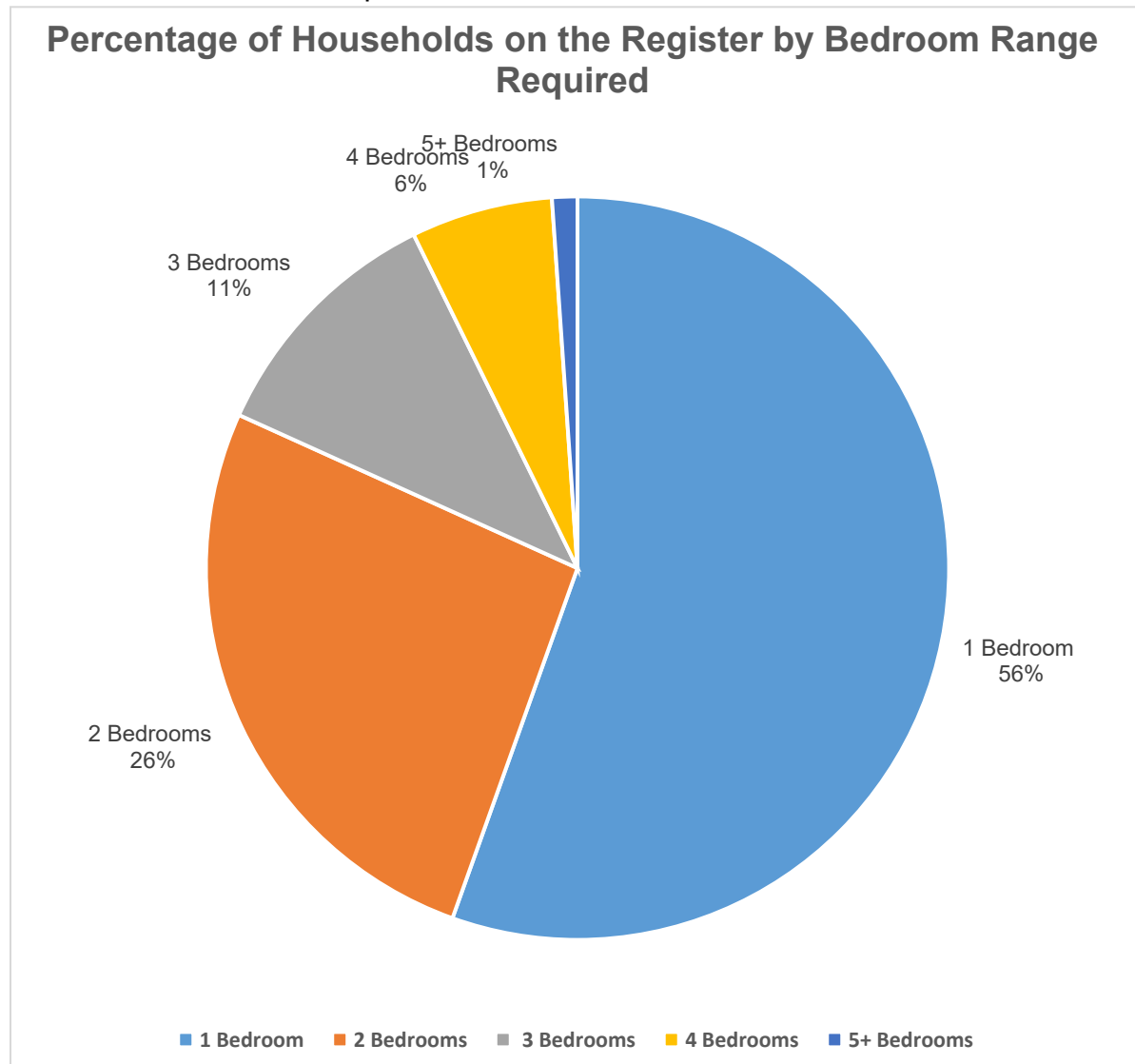
According to the Social Housing register the majority of these households require 1 bedroom accommodation. The next highest demand property type is 2 bedroom houses and there is also a need for larger property types 4+ bedrooms.

For all Applicants as of 1st March 2023 Mold & Mynydd Isa had the highest number of Applicants for all property types (882) followed by Connahs Quay (831) and Buckley (816). As demonstrated by the charts below there has been little change in the percentage of households on the register by bedroom range between October 2022 and the first quarter of 2023/2024.

Information as at October 2022



Information as at the first quarter of 2023/23024



Demand Areas

The five areas with the most significant demand as at 1st March 2023 remain similar Mold / Mynydd Isa (882), Connah's Quay (831), Buckley (816), Shotton (786) and Flint (771). A breakdown of demand for each property type is available by SARTH housing area and can be provided on request.

Specialist Housing Register

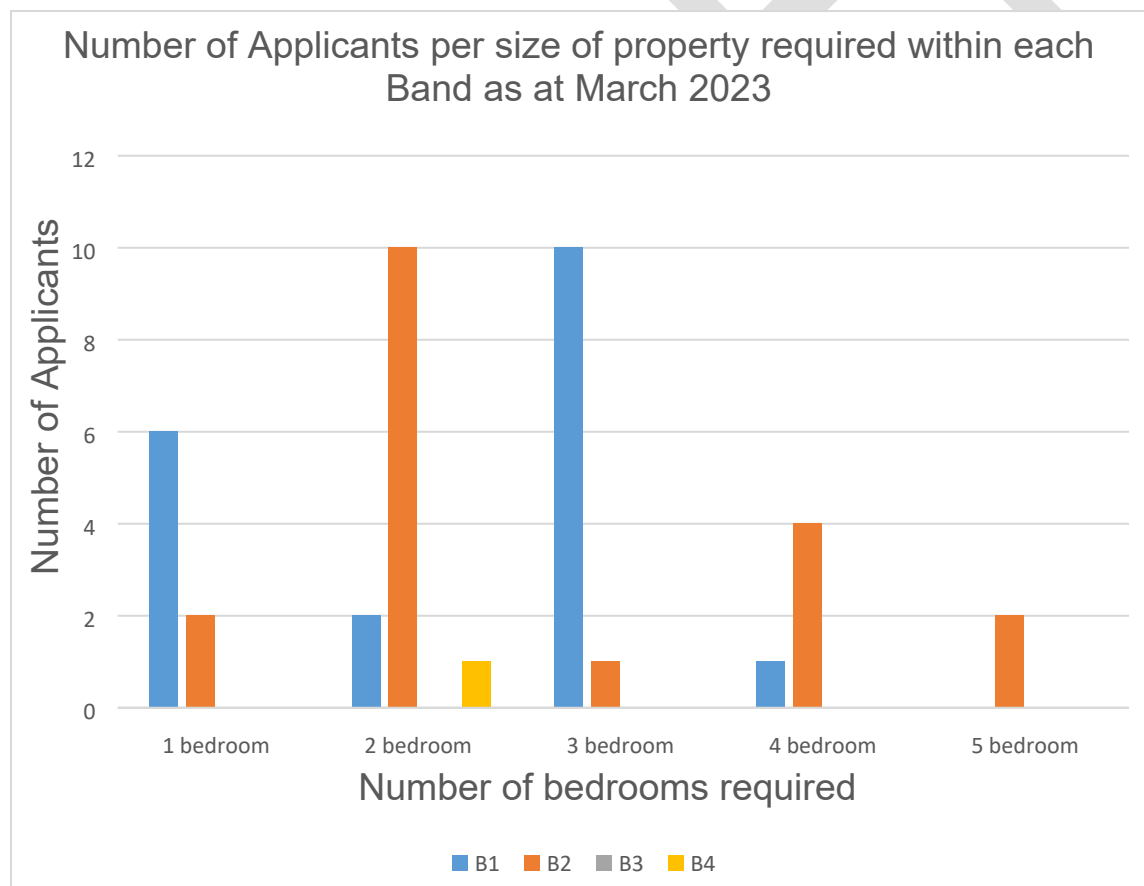
The Specialist Housing Register (SHR) consists of households who have applied to the social housing register via SARTH and whom cannot be easily rehoused within the existing housing stock.

As at March 2023 there were 39 applicants (46 as at October 2022). Apart from one applicant who was in Band 4 the other applicants were placed in Band 1 and 2. Of these 19 applicants were in Band 1 which includes those with an urgent medical, welfare or disability related need whilst Band 2 includes People who need to move on medical or welfare grounds (including grounds relating to disability).

Around a third of all applicants (13) required a 2 bed property closely followed by 26% (10) who required a 3 bed property, 6 Applicants required a 4+ bed property.

For Band 1 applicants 9 required a 3 bed property - this equates to circa 23% (40% October 2023).

There is demand in most areas of Flintshire and the greatest need remains for 1 and 3 bedroom adaptable properties. The preferred property type remains a bungalow



Homelessness

Numbers of homeless presentations continues to be high. Presentation data for 2021/22 and 2022/23 up to week 48 reporting period shows 1,134 homeless presentations in

2022/23 compared to 1,076 for the same period in 2021/22, a slight increase on the previous year.

Prior to the Covid pandemic there were 11 households placed in homeless accommodation in Flintshire. In February 2021 the numbers had increased to 55 households. As at March 2023 there were 169 households.

Of these a significant number 141, circa 83%, were single person households.

In March 2016, 75 FCC households were in emergency/temporary accommodation. As at 31/3/22 there were 101 increasing to 115 households by the 25/10/22.

Due to the shortage of suitable homes, the move on from temporary accommodation is challenging and can take a long time. The Council aims to ensure that everyone who has been provided with temporary accommodation will be supported into long-term sustainable housing that is suitable for their needs.

The council is working on a revised strategy and policy framework to incorporate Welsh Government's aspiration to introduce the Rapid Rehousing model for future allocations across Wales.

In addition, Transitional Accommodation Capital Programme (TACP) funding has been announced for 2023 / 2024. FCC and Partners are able to submit an expression of interest form to access this funding.

Tai Teg Register

Tai Teg manages the 'affordable / intermediate' housing register which includes homes to rent at intermediate rent and homes to purchase. Various purchase options are available including Rent to Own, Homebuy, shared equity, discounted s.106 properties, shared ownership and self-build. Applicants may register to apply for homes to rent and / or to purchase.

In Flintshire, as at April 2023 Tai Teg reported that for the period October 2022 – March 2023 (with ready to apply status) there were 769 applicants who wished to be considered for intermediate rental properties, 249 for intermediate rent and purchase and 445 for home ownership.

The highest demand areas for intermediate rent based on combined choices was similar to that in July 2022. As at 21st March 2023 Flint, Mold and Mynydd Isa, Connah's Quay,

Buckley Broughton, Ewloe Penyffordd (Chester) and Treffynnon, were the highest demand areas. Two and three bed houses are most in demand.

The highest demand areas for intermediate purchase based on combined choices were Mold and Mynydd Isa, Buckley, Connah's Quay, Flint, Broughton and Penyffordd (Chester).

For intermediate purchase, houses are still the preferred option, with most demand being for either a two or three bedroom house.

A breakdown of demand for each property type / tenure is available for individual housing areas and can be provided on request

Older persons/Elderly Care provision

There are currently Extra Care schemes in Flint, Mold, Holywell and Shotton. The Flintshire model of Extra Care provides high quality units, in-house home care provision and 24 hour support.

The existing Extra Care schemes are detailed in the table below. Each scheme holds a waiting list of people who have expressed an interest for this type of accommodation and provides an indication of demand levels (information as at the end of the Financial year).

Extra Care Scheme	No. of Properties at Scheme	Number of Applicants on Waiting List
Llys Raddington, Flint	73	10
Llys Jasmine, Mold	61	28
Plas Yr Ywen, Holywell	55	9
Llys Eleanor, Shotton	50	8

Supported Housing – Learning Disabilities, Mental Health and Complex Needs

As a result of the increasing numbers of people requiring care, support and accommodation, people with Learning Disabilities are often unable to be accommodated within their own communities close to family and friends. This leads to delays in seeking appropriate long-term housing for individuals and causes increased emergency admissions to residential care homes or inappropriate placements often some distance away from home.

In 2018 all six Local Authorities and BCUHB developed a North Wales Learning Disability Strategy which includes the aim to reduce the number of people placed out of their area because of a lack of suitable placements locally and for more people with learning disabilities to have choice and control over where they live.

The North Wales Together programme has been working for some years to scope, promote and, where appropriate, support the development of sufficient tenancy based supported living resources to meet the growing need. As part of this work, NWT has identified the need for supported housing in the Flintshire area.

North Wales Together has collated numbers (January 2023) of individuals in need of accommodation between now and 2026 across each North Wales County.

Current need is made up of several areas of pressure

- Young people coming through transition, many with complex needs.
- Individuals living with older carers whose placements come about suddenly due to a carer's inability to continue caring.
- Individuals living in residential placements out of county who were placed there due to a lack of suitable accommodation at the time of placement.
- Individuals living with families who have reached the point of long-term accommodation planning.

In total, Flintshire has 1039 people with LD living within the county. That is the highest number across the North Wales region.

Flintshire currently has:

- **81** individuals who are at risk of needing supported living accommodation within the next 4 years.
- **17** adults noted as having priority accommodation needs.
- **49** out of county residential placements, **7** of whom wish to move closer to home. This number is comparatively higher than neighbouring counties.
- **37** people with LD living at home with elderly carers and likely to need supported accommodation in future years.
- **20** young people identified as needing accommodation or at high risk of breakdown between now and 2027.

Supported Housing – Young persons (16-24 years) and community hub

The Flintshire Housing Strategy provides an aspiration to develop a youth homeless hub, providing emergency provision and consisting of 6 - 8 self-contained units with onsite staff support. It may provide a facility where advice, education, training facilities and other support services are available for the young people in residence as well as the wider community. It is important that this facility can integrate within the local area, be easily accessible and have shops and amenities close by. Preferred locations are Mold and the Deeside area. Feasibility work remains underway but no specific site has been identified.

Supported Housing –Temporary accommodation for single homeless people

Flintshire County Council currently operates a Homeless Hub providing 23 units of self-contained portacabin style accommodation which was established as part of the emergency Covid response. The Council recognises that this is not a suitable long term option. As an alternative provision, the Council would like to develop approximately 18 self-contained units that can be used as temporary accommodation with on-site staff support. This may be provided as one larger facility or in smaller sized blocks of flats. The preferred location would be the Deeside area.

Six units have been developed at Duke Street and Park Lane.

Further feasibility work remains underway but no further specific sites have been identified. In addition, we have submitted a bid for TACP for additional funding for Buy backs for “meanwhile” use

Regeneration of Town Centres

The Housing Strategy team continue to liaise with the FCC Regeneration Team to explore funding options and agree a cohesive plan. To assist with this and to help identify the relevant town centres the Regeneration team appointed Consultants, Willmott Dixon.

Section 3 – Programme Development Plan (PDP) Schemes

Schemes should be progressed in collaboration with Housing Strategy. Early discussions are welcomed so that schemes can be developed and informed by the housing need demonstrated via SARTH and the Tai Teg register. To achieve mixed communities and to take into account ongoing housing management practicalities it is acknowledged that a flexible approach may be necessary for any given location and some property types / tenures may not be suitable.

RSLs should submit schemes to Housing Strategy using the revised Welsh Government Portal, Manage Homes and Places.

Schemes will be prioritised for inclusion within the main programme PDP that:

- Are in areas with higher housing need (social and intermediate)
- Provide the type and tenure that meets local housing need
- Provide the right type of home in the right location
- Provide smaller homes such as 1/2 bed flats and 2-bed houses
- Provide specialist housing including wheelchair accessible and larger properties
- Provide supported housing for identified client groups
- Planning permission will be in place /submitted and well advanced
- Progressed SAB approval
- Have a realistic likelihood of being able to comply with regulation relating to phosphates
- Are aligned with the LDP and are policy compliant
- Local member and / or Community consultation has taken place where appropriate

Schemes will not be included in the main PDP that have known planning objections which cannot be overcome or significant challenges which cannot be addressed. Pre-application planning advice should be sought for schemes that are intended for inclusion on the main programme PDP and where available a copy of the positive pre-application response included with any submission.

Section 4 – Monitoring and Governance

A summary of the PDP for 2024/2025 is provided at appendix 1 and details the number of homes, circa 730 together with property types and tenures that it is expected to deliver.

The PDP will be monitored by Flintshire Housing Strategy Team in partnership with Welsh Government and RSL partners via:

- Flintshire Strategic Housing Board – quarterly meeting attended by Chief Executives / Senior Officers from partner RSLs, Flintshire Housing Strategy Team and Homelessness Team.
- Flintshire Development Partners Meeting – attended by RSL Development Teams, Flintshire Housing Strategy Team, Welsh Government Funding Team. Meetings will monitor the PDP, encourage open communication, identify challenges and share information. The 2023/24 dates have been set to coincide ahead of PDP quarterly submissions. The next meeting dates are:

29.08.23 10.00 -12.00

31.10.23 10.00 -12.00

09.01.24 10.00 -12.00

- Quarterly individual meetings between Flintshire County Council Housing Strategy and each RSL Development Team are held to discuss new opportunities and schemes in more detail. Additional meetings are held as deemed necessary.
- We aim to create an “open door” environment in order that partners may have confidence in discussing their schemes and any challenges that they may be facing.
- On site meetings with RSL’s at potential development sites are encouraged. This allows for the updating of the PDP in order that those developments with a realistic chance of progressing may be added.

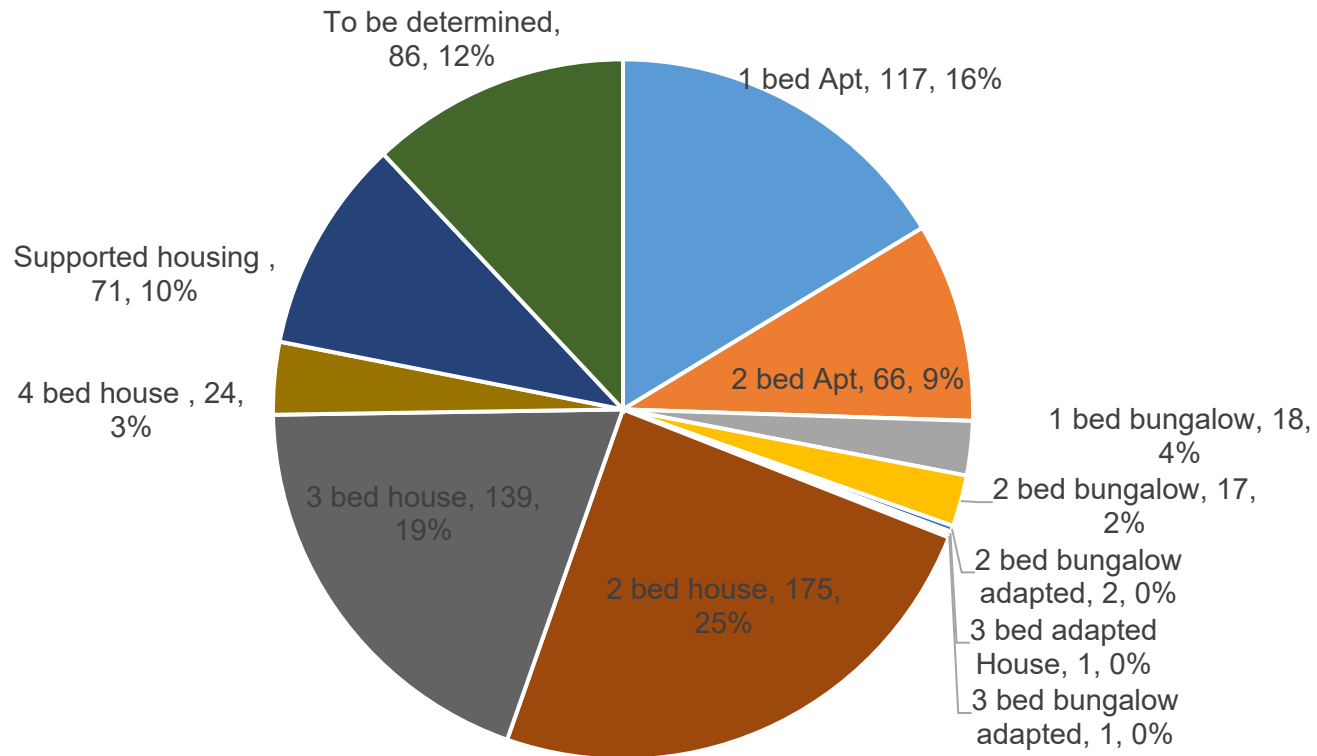
The prospectus will be refreshed on an annual basis.

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Appendix 1 - Summary of expected Programme Development/Delivery Plan 2023/2024, 2024/2025 & 2025/2026

Provider	site	To be determined	1 bed Apt	2 bed Apt	1 bed bungalow	2 bed bungalow	2 bed bungalow adapted	3 bed bungalow	3 bed adapted House	3 bed bungalow adapted	2 bed house	3 bed house	4 bed house	Supported housing	Total Units
Clwyd Alyn	66a Mold Road, Mynydd Isa		4				2				1	24	25		56
Clwyd Alyn	Older persons/sheltered Buckley													60	60
Clwyd Alyn	LD bungalows Buckley				13										13
Clwyd Alyn	Northern Gateway Strategic Site Deeside	21	6	18		3	2				20	24	6		100
Clwyd Alyn	Princess Avenue, Buckley		8	2								2			12
Clwyd Alyn	Well Street, Buckley	56													56
Clwyd Alyn	Wrexham Road, Abermorddu		18								24	22	6		70
Clwyd Alyn	Hlghmere Drive, CQ		10								18	17	4		49
First Choice HA	17 Elm Road, Queensferry								1						1
First Choice HA	Specialist Housing Provision allocated													1	1
First Choice HA	Westhaven, Holywell Rd, Ewloe													4	4
Flintshire	Alltami Road, Buckley			4							6	4			14
Flintshire	Alyn Road, Buckley										4				4
Flintshire	Borough Grove, Flint										4				4
Flintshire	Canton Depot, Bagillt		14	14							6	17			51
Flintshire	Duke Street, Homeless provision													2	2
Flintshire	Ffordd Hiraethog, Mostyn		4	6											10
Flintshire	Ffordd Llanarth, Connahs Quay		4	4							7	2	3		20
Flintshire	Hebron, Mostyn										4				4
Flintshire	High Steet, Connahs Quay (Old Music Shop)			6											6
Flintshire	Park Lane Homeless Provision													4	4
Flintshire	Penyffordd School										12	8			20
Flintshire	School Lane, Greenfield										2	1			3
Flintshire	Station Road, Queensferry		4												4
Flintshire	Ty Mair, Mold		10	10	1	2					6	7			36
Flintshire	Wirral View, Hawarden										4				4
Flintshire	4 Buy Backs		4												4
Grwp Cynefin	Mortgage Rescue (2-addresses to be advised)		2												2
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell (phase 3)										6	2			8
Grwp Cynefin	homebuy Details to be confirmed		2												2
Grwp Cynefin	Homebuy 4 Bramley Way, Flintshire, CH5 3LG		1												1
North Wales Housing	Former Spectrum Garden Centre, Mold Road, Cefn y Bedd, Flintshire LL12 9UR		20								3	4	3		30
Wales & West	New Inn, Sandycroft					8									8
Wales & West	Land at Brunswick Road, Buckley		7	2											9
Wales & West	Wern Farm Bagillt		8		4	2					25	4	2		45
	Totals	86	117	66	18	17	2	0	1	1	175	139	24	71	717

Property Types expected to be delivered from Main Programme schemes 2023/2024, 2024/2025 & 2025/26



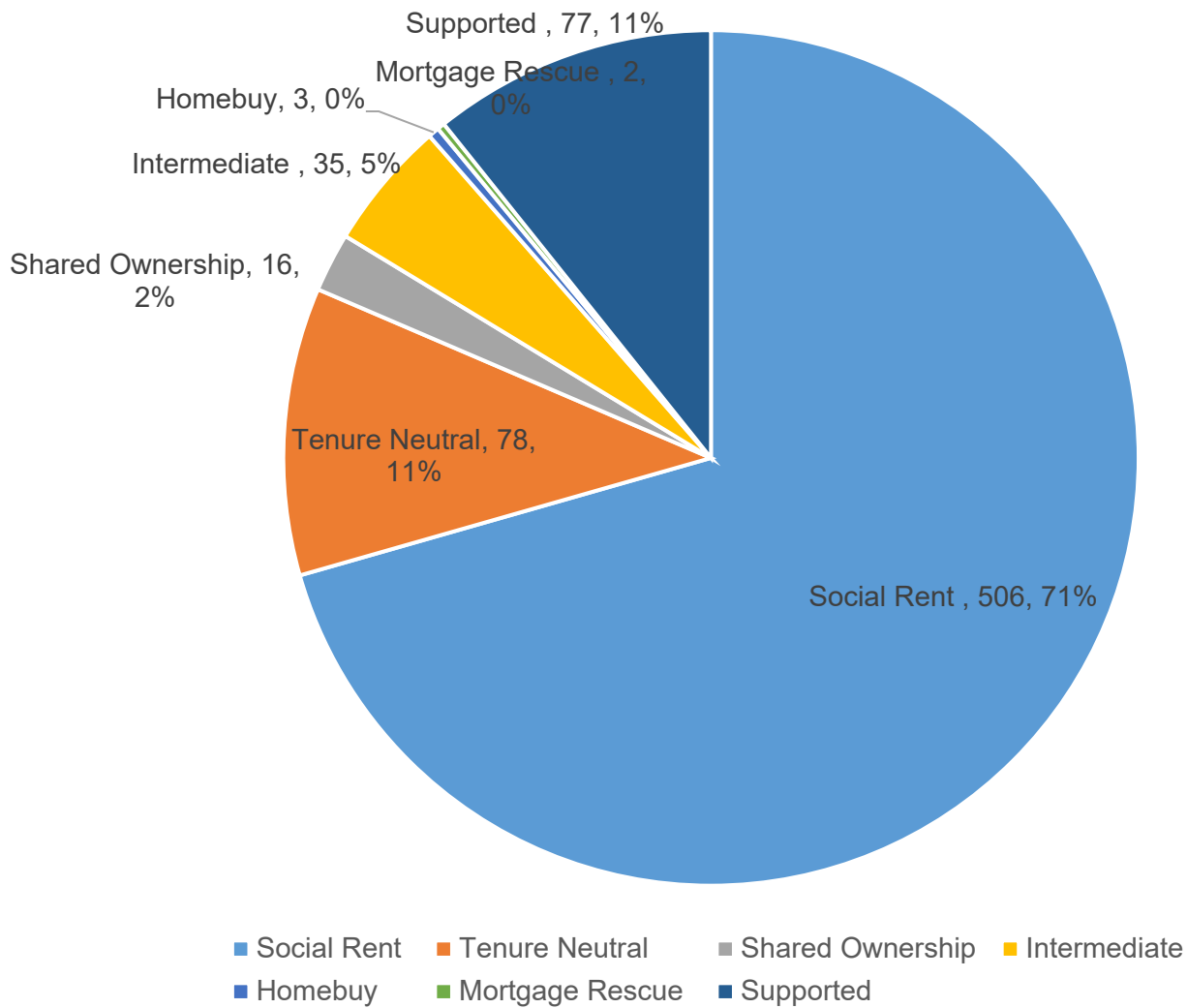
- 1 bed Apt
- 2 bed Apt
- 1 bed bungalow
- 2 bed bungalow
- 2 bed bungalow adapted
- 3 bed adapted House
- 3 bed bungalow adapted
- 2 bed house
- 3 bed house
- 4 bed house
- Supported housing
- To be determined

Breakdown of tenure of expected Programme Development/Delivery Plan Main Programme 2023/2024, 2024/2025 & 2025/2026

Provider	site	Social Rent	Tenure Neutral	Shared Ownership	Homebuy	Intermediate	Mortgage Rescue	Supported	Total Units
Clwyd Alyn	66a Mold Road, Mynydd Isa	17	39						56
Clwyd Alyn	Older persons/sheltered Buckley							60	60
Clwyd Alyn	LD bungalows Buckley							13	13
Clwyd Alyn	Northern Gateway Strategic Site Deeside	84		16					100
Clwyd Alyn	Princess Avenue, Buckley	12							12
Clwyd Alyn	Well Street, Buckley	56							56
Clwyd Alyn	Hghmere Drive, CQ	10	39						49
Clwyd Alyn	Wrexham Road, Abermorddu	50				20			70
First Choice HA	17 Elm Road, Queensferry	1							1
First Choice HA	Specialist Housing Provision allocated	1							1
First Choice HA	Westhaven, Holywell Rd, Ewloe							4	4
Flintshire	Alltami Road, Buckley	14							14
Flintshire	Alyn Road, Buckley	4							4
Flintshire	Borough Grove, Flint	4							4
Flintshire	Canton Depot, Bagillt	51							51
Flintshire	Duke Street, Homeless provision	2							2
Flintshire	Ffordd Hiraethog, Mostyn	10							10

Flintshire	Ffordd Llanarth, Connahs Quay	20							20
Flintshire	Hebron, Mostyn	4							4
Flintshire	High Steet, Connahs Quay (Old Music Shop)	6							6
Flintshire	Park Lane Homeless Provision	4							4
Flintshire	Penyfford School	20							20
Flintshire	School Lane, Greenfield	3							3
Flintshire	Station Road, Queensferry	4							4
Flintshire	Ty Mair, Mold	36							36
Flintshire	Wirral View, Hawarden	4							4
Flintshire	4 Buy Backs	4							4
Grwp Cynefin	Mortgage Rescue (2-addresses to be advised)						2		2
Grwp Cynefin	Rhewl Fawr, Penyffordd Holywell (phase 3)	6				2			8
Grwp Cynefin	Homebuy details to be confirmed				2				2
Grwp Cynefin	Homebuy 4 Bramley Way, Flintshire, CH5 3LG				1				1
North Wales Housing	Former Spectrum Garden Centre, Mold Road, Cefn y Bedd, Flintshire LL12 9UR	17				13			30
Wales & West	New Inn, Station Rd. Sandycroft	8							8
Wales & West	Land at Brunswick Road, Buckley	9							9
Wales & West	Wern Farm Bagillt	45							45
	Totals	506	78	16	3	35	2	77	717

Chart of Expected Tenure of Properties through Main Programme schemes 2023/2024, 2024/2025 & 2025/2026



Potential schemes 2023/2024, 2024/2025 & 2025/2026

Potential RSL Schemes	Provider	Site	Estimated number of unit
	Adra	Land off Ffordd Pedrog, Oakenholt, Flint/Quarry Farm Oakenholt	128
	Wales & West	Ewloe Social Club, Old Mold Road, Ewloe,	27
	North Wales Housing Association	Innisfree, Nant Mawr Road, Buckley	8
		Quay Building Fron Road Connahs Quay	20
Potential FCC Schemes			
	Flintshire County Council	Trelogan Bowling Green site	15
	Flintshire County Council	Croes Atti	21
	Flintshire County Council	Mold Offices	20
	Flintshire County Council	Rhydymwyn, School site, Mold	20
	Flintshire County Council	Bryn Tirion , Shotton	13
Total			272

Schemes in the potential list are in the very early stages of development and may be prior to planning application submissions or consultation with local members. Should any schemes receive negative pre-planning application advice or be refused planning they will be withdrawn from the PDP.