

# **PROPOSED SITE ACQUISITION AND DEVELOPMENT SUMMARY FORM**

## **LAND OFF WELL STREET, BUCKLEY**

### **1 DESCRIPTION OF SITE**

- 1.1 A location plan of the Site is attached as Appendix 1. The Site is located within the defined area of the 'A55 Corridor' described in the Agency's Land Division Guidelines where land acquisition by the Agency is subject to prior approval by the National Assembly for Wales.
- 1.2 The site is shown edged red on the plan attached as Appendix 2. The Site extends to 5.41 ha/13.38 acres and is located adjoining existing residential development to the south west of Buckley town centre. Buckley is a relatively large town with a considerable range of economic, retail, social community and public transport services.
- 1.3 The Site is generally flat and comprises two fields currently used for rough grazing and is let by the Owners on a 364 day Licence. The Site does not form part of an agricultural holding. Vehicular access to the Site is available directly from Well Street, adjoining the southern boundary of the Site.

### **2 LAND OWNERSHIP**

- 2.1 The Site is owned jointly by four members of the XXXXXXXX family. The Owners are :

Mr X XXXXXXXX XXXXXXX, XX Mold Road, Mynydd Isa, Mold, CH7 6TE  
Mr X XXXXXXXX, c/o XXXXXXX XXXX, Pren Hill, Buckley, CH7 2NU  
Miss X X XXXXXXXX, XXXXXXXX XXXX Pren Hill, Buckley, CH7 2NU  
Mrs X XXXXXXXX, XXXX XXXX, Mold Road, Pren Hill, Buckley, CH7 2NU

The four family members have confirmed their agreement to the proposed sale of the Site to the Agency.

### **3 PURPOSE OF LAND ACQUISITION**

- 3.1 Recent annual housing land availability studies produced by the Land Division in conjunction with Flintshire County Council, the House Builders Federation and others, have identified a consistent shortfall in the five year housing land supply required by Planning Policy Guidance (Wales) First Revision. In the last published Study (base date 1 April 1999), the County had a PPG (Wales) land supply of only 3.75 years, significantly less than the five years required under the Guidance.
- 3.2 The County Council has commenced work on a new Unitary Development Plan, which will guide the development of the County for the period 2000-2015. To date, only a pre-deposit consultation document dealing with broad strategic issues has been published. This categorises Buckley as a Category A urban settlement with a proposed growth band of between 10-20% over the 15 year period. The categorisation was

undertaken following an analysis and assessment of the amount of new development that could be sensibly and sustainably accommodated in each settlement.

- 3.3 This analysis and assessment principally comprised a 'Brownfield Sites and Settlement Capacity Study' for the County commissioned by the County Council, in conjunction with the Agency, in December 1999.
- 3.4 The Study examined some 11 possible development sites in Buckley, but identified only three as being suitable for future housing development. The Site at Well Street, Buckley, forms part of one of the sites identified, the Consultants considering that the fields are of limited landscape value and, with the planting of a linear woodland belt to the western boundary, the Site would be suitable for a phased residential development.
- 3.5 The Agency proposes acquiring the Site for future housing development and associated public open space in response to the findings of the Council's 'Brownfield Sites and Development Capacity Study'.

#### **PARTNERSHIP ARRANGEMENTS**

- 4.1 The proposed acquisition incorporates a Partnership Agreement with the Vendors which provides opportunity for them to participate in the sale proceeds.

#### **ACQUISITION AND DEVELOPMENT STRATEGY**

- 5.1 Subject to Contract and the receipt of satisfactory Local Searches, the Agency has agreed with the Vendors to acquire the unencumbered freehold interest in the Site, with vacant possession, on the following terms :
  - i) A Purchase Price of £400,000 (Four hundred thousand pounds)
  - ii) The Agency to pay a deposit equivalent to 10% of the Purchase Price on exchange of Contracts.
  - iii) Following completion of the Purchase, the Agency will promote the Site's allocation for housing development in Flintshire County Council's emerging Unitary Development Plan.
  - iv) Following any subsequent allocation of any of the Site for housing development, the Agency will, within a period of three months from the date of allocation, submit an Outline Planning Application for appropriate residential development.
  - v) If an acceptable form of planning permission is granted, the Agency will prepare detailed design proposals for the estate development of the Site and procure the construction of estate infrastructure and the provision of utility services as necessary.
  - vi) The Agency will market the Site in phases and dispose of the land at its then open market value. From the sale proceeds, the Agency will recover its

expenditure incurred in connection with the project from the date of purchase and will then pay to the Vendors a sum equivalent to 15% of the resulting balance (the 'Net Sale Proceeds'). Where the Sale Proceeds derived from the sale of a phase are insufficient to cover the Agency's expenditure, then the outstanding balance will be carried over for recovery from the Sale Proceeds of the next subsequent phase.

vii) In circumstances where the Agency is unable to obtain a satisfactory planning permission on the Site by 31 December 2015, such provisions relating to the development of the Site will be determined and any expenditure not recovered by the Agency will be to the Agency's account.

viii) Following completion of the Purchase Agreement, the Agency will pay to the Vendors their reasonable legal costs associated with the preparation and completion of the legal documentation.

5.2 The above terms are also conditional upon the Agency obtaining a satisfactory ground stability and contamination report on the Site and approval by the Board of the Agency.

5.3 The proposed transaction was approved by the Managing Director of the Land Division on 17 January 2001, subject to obtaining National Assembly for Wales approval.

## **6 JUSTIFICATION FOR THE AGENCY'S INVOLVEMENT**

6.1 While the ability of Buckley to accommodate future development, and the suitability of the Well Street Site specifically for housing, have been recognised, investigations indicate that significant infrastructure constraints currently exist in relation to the Site.

6.2 These constraints include the likely need to reinforce the existing water supply over a significant distance. Further foul and surface water drainage provision is likely to involve significant costs and third party ownerships.

6.3 In the light of these constraints, and the inherent uncertainties in relation to costs, the Agency believes that the private sector cannot be relied upon to bring forward the Site for development. In consequence, the future availability of a suitable housing site in a recognised urban settlement of the County would be prejudiced.

## **7 ECONOMIC OUTPUTS**

7.1 On the assumption that the Well Street Site is allocated for a housing development with associated open space, economic outputs are estimated to be as follows :

i) Housing land 13 acres @ £120k per acre = £1.56m

ii) Housing units 120 units @ £57k per unit = £6.84m

## **8 FINANCE AND PROFITABILITY**

8.1 A Financial Appraisal/Cash Flow Statement for the development of the Site is attached as Appendix 3.

8.2 Having regard to the level of risk attaching to the likelihood of the Site being allocated for housing development and the high abnormal cost of infrastructuring, a Cumulative Surplus of £189,240 shown in the Cash Flow Statement is not deemed to represent sufficient reward to bring forward promotion and development of the Site through the private sector.

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