

- 1.1 Lichfields is instructed by Taylor Wimpey UK Limited [TW] to make representations on its behalf to the Flintshire Local Development Plan 2015 – 2030 [FLDP].
- 1.2 This statement has been prepared in response to the Matters, Issues and Questions raised by the Inspector for the Matter 12 Examination in Public [EiP] hearing sessions.
- 1.3 Separate representations have been submitted in respect of the following Matters:
 - 1 Matter 4: Location of Development
 - 2 Matter 3: Strategic Growth (inc Strategic Sites)
 - 3 Matter 7: Provision of Sustainable Housing Sites (including housing requirement)
 - 4 Matter 16: Green Barriers
- 1.4 These Matter Papers representations should be read in conjunction with previous submissions



2.0 Planning Issues

Key Issue:

Have relevant alternatives been considered; is the identification of the housing sites based on a robust and rational site selection process? Are the sites deliverable within the plan period and will they make an appropriate contribution towards the housing requirement?

Are the policies for the housing sites clear and reasonable?

a) Did the presence, or otherwise, of Best and Most Versatile agricultural land (BMV) influence the selection of housing sites?

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For each of these sites, the following will be considered:

a) Is it clear why the sites have been selected over other candidate and alternative sites?

- 2.5 From the information available, it is not clear why the sites have been selected over other candidate and alternative sites.
- 2.6 As noted above, the results of the Candidate Sites assessment do not appear to have been produced in any of the submitted EiP documents, so it is not possible to ascertain how each of the sites assessed are rated against the assessment criteria in the Candidate Sites Assessment Methodology. It is not therefore clear why the allocated sites were chosen and carried forward for further consideration.
- 2.7 The later 'Consideration of Candidate Sites against the Preferred Strategy' provides (in the Council's own words) "the Council's broad brush assessment of sites ... by way of a short commentary on whether the site broadly complies with the strategic approach to growth set out within the Preferred Strategy" . It does not identify the results of the original Candidate Sites assessment either. The comments provided on each site in this document are restricted to short statements such as: "The site complies with the Council's Preferred Strategy, however
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and Delivery Background Paper⁵ and suggests that it would be worthwhile including a similar table in the FLDP itself to provide more transparency.

⁵ FCC002 Housing Land Supply and Delivery Background Paper 10A Updated January 2021