

The Soundness of the LDP Proposed Housing Allocations by Dave Mackie April 2021

This submission is based on the document Flintshire Local Development Plan 2015

Deposit Plan September 2019 LKSDDEP1

## DISCUSSION

The following extracts are from Page 46

Tier 1- Main Service Centres will be the main locations for new housing development which reinforces and contributes to sustainable settlements.

Tier 2- Local Service Centres will be the locations for more modest levels of new housing development.

Pages 148 and 149 show the allocations proposed in tiers 1 and 2 as follows

Tier 1.

Well St, Buckley	159
Well St, Buckley	159
Northop Road, Flint.	170
Maes Gwyn, Mold.	160
Denbigh Road, Mold.	246

Tier 2.

Holywell Rd, Ewloe	298
Ash Lane, Hawarden	288

Off Old Hall Rd	41 houses	valid Dec 2013	approved March 2015
At 59 Wood Lane	23 houses	valid Aug 2017	approved Sept 2018
The Boars Head	31 flats and houses	valid April 2018	approved August 2019

This totals 95 new dwellings in the settlement of Ewloe now occupied or nearing completion since the FUDP expired and within the period of the LDP (2015 to 2030) appendix 1 of LKSDDEP1 does not show these numbers.

A further proposal for 130 affordable homes on the Candidate Site EWL007 has been submitted. If this proposal is approved, which seems likely as it is an all affordable development, the total

potential for an additional 225 new homes in Ewloe since the FUDP ended, which is more than all but one of the allocations in tier 1 above.

### DISCUSSION 3

If the 298 allocation for Ewloe