

# Flintshire County Council

## Development Local Plan Examination: Hearing Statement

Our Ref: 2012-067-EIP/M1

Date: 26 April 2021

From: NJL Consulting (Consultee ID <sup>2</sup>1232396) on behalf of Lavington Participation Corp. and Duncraig Investment Corp.

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- a) Did the presence, or otherwise, of Best and Most Versatile agricultural land (BMV) influence

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Northern Gateway) and delivery timescales identified under national market research<sup>4</sup> as follows<sup>5</sup>:

50-99 units 23.3 years

100-499 units 24.0 years

The outcome of this analysis highlights significant shortcomings in housing delivery, particularly over the first 3 -4 years of the LDP period. This correlates with trends seen in other LPAs such as Cardiff (see response to Matter 7g) ) where the recent plan review of the LDP (2016) acknowledged ¶ allocated in the Plan .

Our commentary on various housing allocations is provided below which should also be read in conjunction with the enclosed NJL Housing Trajectory. Detailed comments have already been raised in response to the deliverability of the two strategic sites (see Matters 3 and 7) which have been reflected in the updated Trajectory.

HN1.3 2Highmere Drive & R Q Q D K · V 4 X D \

While there is a developer attached to the site, it is understood that only pre -application has been undertaken with no planning permission in place on the site. Progress on the adoption of the LDP will undoubtedly influence timescales for

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There is currently no developer attached to either site however Statements of Common Ground confirm negotiations are still ongoing with Anywl Homes. There is however no planning permission in place and disagreement between parties on the deliverability and viability of affordable housing. This could further delay any future land agreement, application submission and S106 negotiations. In this context and given the scale of development (288 and 298 units



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