



Hearing Statement – Matter 13

Flintshire Local Development Plan

On behalf of Pochin Goodman (Northern
Gateway) Ltd (PGNGL)

April 2021

2. Matter 13: Affordable Housing and HMO's

Q13

Will the housing proposed meet the needs of those in the County who have special requirements ? Are the assessments for specialist housing based on robust and credible evidence? Is it deliverable?



requirements in Policy HN3 are effective or appropriate. The Plan in its present form could fail to deliver sustainable development in accordance with the policy in PPW.

- 2.7. PGNGL consider that with a reduction in the affordable housing requirement, following additional viability and sensitivity testing in respect of the Garden City Area the Local Development Plan can be found sound.

Proposed Change

- 2.8. To overcome the objection and address soundness matters, the Council should:
- Review the viability evidence to ensure that it reflects the requirements of the Plan as a whole and the abnormal sites most likely to be present, including Northern Gateway (Policy STR3A).
 - Amend the affordable housing requirement for the Garden City Area accordingly.