





As a final point, past build rates should and do provide an important context when considering future development (DPM, 5.55-5.57). The Council has considered past rates and how they relate to the growth level chosen in the context of the current strategy, sustainability principles and infrastructure provision. The levels proposed in the LDP (465 p/a) are below the 10 year average, but above recent 5 year completion rates. This will be a matter for the LPA to explain in detail.

a) What is the justification for adopting an aspirational growth strategy, led by an ambitious target for new jobs?

See previous response. The Council has explained through its evidence base that to plan for the 2014-based projections (Deposit figures) would result in 'planning for decline' with significant negative demographic outcomes/negative and recessionary trends. The 2014-based and 2018-based principal household dwelling requirement would result in a need for around 260dph to 230dph respectively (WG non-statistical analysis). These rates would also result in completions rates significantly below what has been achieved historically.

The Council has identified that their economic growth strategy and job target is ambitious in order to reflect Flintshire's role and strategic location as a sub-regional economic hub and contribute towards the North Wales Economic Ambition Board (NWEAB) Growth Vision of creating, amongst other things, 120,000 new jobs. The majority of the jobs in Flintshire are expected to come forward on the strategic sites at Northern Gateway and Warren Hall. Both of these sites have been identified for significant new growth and job opportunities as part of the Mersey Dee Alliance and Growth Deal bid. The Welsh Government does not object to the plans growth strategy. This approach is also in 'generally conformity with the NDF – Future Wales'. See also our statement regarding employment (Matter 6).

This is for the for the LPA answer.

e) Is there enough site -specific guidance and information in the LDP to satisfactorily address the individual circumstances, including constraints, on the two strategic sites? Are there master plans or development briefs for them? How will the principles of placemaking be applied to these sites?

The ethos of PPW is that the development plan should deliver the key infrastructure and place making principles as intended in order to give certainty to communities and deliver more effective planning outcomes.

It is fundamental that plans contain sufficient information to ensure their delivery and effective monitoring of the plan. Specifically, what key elements of the masterplanning/development brief principles, delivery statements, SOCGs, and the infrastructure plan, should be in the plan to ensure good design, place making and comprehensive development.

The DPM sections 5.2 – 5.5 set out the place making requirements of what development plans should contain in re sh



