



EiP Statement
Flintshire Local Development Plan 2015 2030
Taylor Wimpey UK Limited
Representor ID: 1224983

Our ref 60174/05/CM/NMi
Date March 2021

Subject Matter 4: Location of Development

1.0 Introduction

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 4 Examination in Public [EiP] hearing sessions.

1.3 Separate representations have been submitted in respect of the following Matters:

- 1 Matter 3: Strategic Growth (inc Strategic Sites)
- 2 Matter 7: Provision of Sustainable Housing Sites (including housing requirement)
- 3 Matter 12: New Housing Development Proposals (inc Density and Mix)
- 4 Matter 16: Green Barriers

1.4 These Matter Papers representations should be read in conjunction with previous submissions on the FLDP [Representor ID: 1224983].

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1.6 This statement expands upon TW's previous representations made throughout the FLDP preparation process in light of the Inspector's specific issues and questions. Where relevant, the comments made are assessed against the tests of soundness in the H O V K * R Y H U Q P H Q W ¶ V Development Plans Manual [DPM], Edition 3 (March 2020) and the relevant national planning guidance.



2.0 Planning Issues

- 3 Review commuting patterns to reflect the current position (40%) and to factor this into the housing requirement.
- 4 Review the evidence base to provide robust evidence for a housing requirement that will support proposed economic growth targets.
- 5 Place less reliance on the delivery of windfall sites contributing to its housing supply and instead plan positively by identifying an appropriate level of allocations particularly bearing in mind the uncertainty over the supply of windfalls and the relatively short plan period.

2.18 We are also concerned that Strategic allocation STR3A is not fully deliverable within the plan period and will not therefore be effective in supporting the Council in meeting their housing need.

2.19 Taking the above matters into account, it is considered that the Council should identify available to meet the housing requirement. In our response Matter 16, we have outlined the reasons as to why the Site is suitable for removal from the Green Barrier.

f) Is it appropriate for there to be a green wedge designation within the Deeside Enterprise Zone? Will it be an unacceptable constraint on the ability to maximise economic opportunities in this area?

2.20 TW has no comment on this matter.

3.0 Conclusion

3.1 In conclusion in relation to