

Flintshire County Council

Development Local Plan Examination: Hearing Statement

Our Ref: 2012-067-EIP/M6

Date: 22 March 2021

From: NJL Consulting (Consultee ID 21232396) on behalf of Lavington Participation Corp. and Duncraig Investment Corp.

Matter 6: Economy and Employment and Enterprise (inc Economic Development, Enterprise and Employment; Employment Land Provision)

Key Issue: Is the economic strategy coherent and based on a clear and robust preparation process? Will it address the Key Issues and Strategic Objectives effectively and efficiently? Are the strategy and strategic policies realistic and appropriate in the light of relevant alternatives and are they based on robust and credible evidence?

Question 6a) Has sufficient employment land been identified? Will the key strategic sites deliver the number of jobs forecast?

1.1 LPC ZHOFRPH WKH & RXQFLO·V DSSURDFK WR JRLQJ EHRQG WKH land need of 28.5ha as identified within the Employment Land Review (2015). This level of provision would fulfil the

strong national policy support targeting significant growth in the north of the County.

1.2 Policy STR1 (Strategic Growth) sets out the requirement for the Plan to make provision for 139.67ha of employment land. Should the Warren Hall allocation (22.7ha) fail to deliver within the Plan Period in housing terms, as we project, it may be that an element of employment development is secured on the site. Notwithstanding our strong reservations over the deliverability of the Warren Hall allocation, it is important to note that key settlements such as Broughton, Deeside and the Deeside Enterprise Zone (particularly the AMRC and Hawarden Business Park) remain within the National Growth Area and are prime locations to deliver employment development of substantial scale. In this context it remains vital that deliverable housing sites are appropriately allocated in order to meet housing needs and support the economic growth of the area.

1.3 As identified by the MDA, large coastal settlements such as Flint play a key role as industrial powerhouses and supporting this growth agenda. Delivering these growth ambitions are therefore not solely reliant upon the success of Warren Hall which has failed to materialise into any form of development since securing outline consent for a

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Question 6

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authorities, both Flintshire and Wrexham set out a joint Employment Land Review (ELR)
(2015). Paragraph 7.192 concludes that all of the Welsh authorities which neighbour
Wrexham and Flintshire have sufficient employment land to meet their needs and do
not need to look to the two counties to support any short fall. , Q D G G L O W t h e R E G i s t r
authorities, only Cheshire West and Chester may need to look to Flintshire to support
further industrial growth 1

