

# Flintshire Local Development Plan Examination

## Notes on behalf of Redrow Homes Ltd (1148956) in relation to the

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- a) Is the housing requirement, based as it is on economic and job aspirations, realistic and deliverable within the plan period. How does the amount of housing proposed relate to the most recent Welsh Government household projections? Has the UDP delivery been accounted for in the LDP housing requirement figure? If not, should it be?

As noted in relation to Matter 3, relating the housing requirement to economic growth aspirations is an approach that principle is supported and the ability of the Plan to deliver the proposed requirement of 463 dpa is not questioned as Table 5A of Background at is questioned.

Putting aside the detailed modelling of household demand, it would be expected that a housing strategy that looked to support economic growth would be one that, first of all, sought to establish the level of basic need in relation to household growth, net migration etc within a relatively buoyant period (because to look at any other period is to plan for decline/recession) and then increased this level by an appropriate number of additional dwellings so as to allow for the planned inflow of additional employees if there are no houses for them, then that is a disincentive to relocate to Flintshire.

Some of the above information was available at the time when decisions were taken regarding the proposed housing figure:

The average completion rate in the period 2015 2018 was 58 dpa.



- b) Although neighboring counties each provide for their own housing needs the differential in prices, particularly between England and Wales, lead any cross border demand for housing? If so, has this been accounted for?

Redrow Homes are very aware of the cross border demand for housing from their marketing of developments in Flintshire to which significant numbers of residents, in particular, Cheshire West and Chester are attracted. It is appropriate that this demand is accounted for because it cannot be avoided.

- c) The 14.4% flexibility allowance is slightly greater than average. On what basis has that percentage been selected?

The calculation of the flexibility allowance is derived from the following data:

very highly reliant 8.995 (0) - 7.002 (n) 3.007 ( 8.995 (wio) 7

acknowledged the above and discounted 2.998 (d) 2.998 ( pas) 12.002 ( t ) - 3.007 ( rat) 11.005 ( 2s, 7..99

if, ultimately, the LPA are proved right the above



problematical because of the emphasis placed on plans being able to deliver.

- e) Do rates of housing delivery over recent years indicate that the housing requirement firstly could or ~~s~~condly, should, be increased?

excluded contributions from large sites in the first two years following the grant of planning permission in accordance, they say, with Edition 10 of the Development Plans Manual.

So far as the final paragraph is concerned, monitoring does nothing to address a housing land shortfall other than identifying it in the first place. Nor is it considered that a commitment to allocating additional sites provides a realistic means of addressing a shortfall, this Plan has been many years in the making and it is still not at the stage of being adopted. The only practical means of maximising prospects of delivery in accordance with the Plan requirements is for the Policy to recognise the potential for appropriate sites to be brought forward when either an existing or emerging shortfall is identified. It is proposed therefore, that, at the very least, the Plan includes a range of suitable contingency sites that could be brought forward to address such problems.