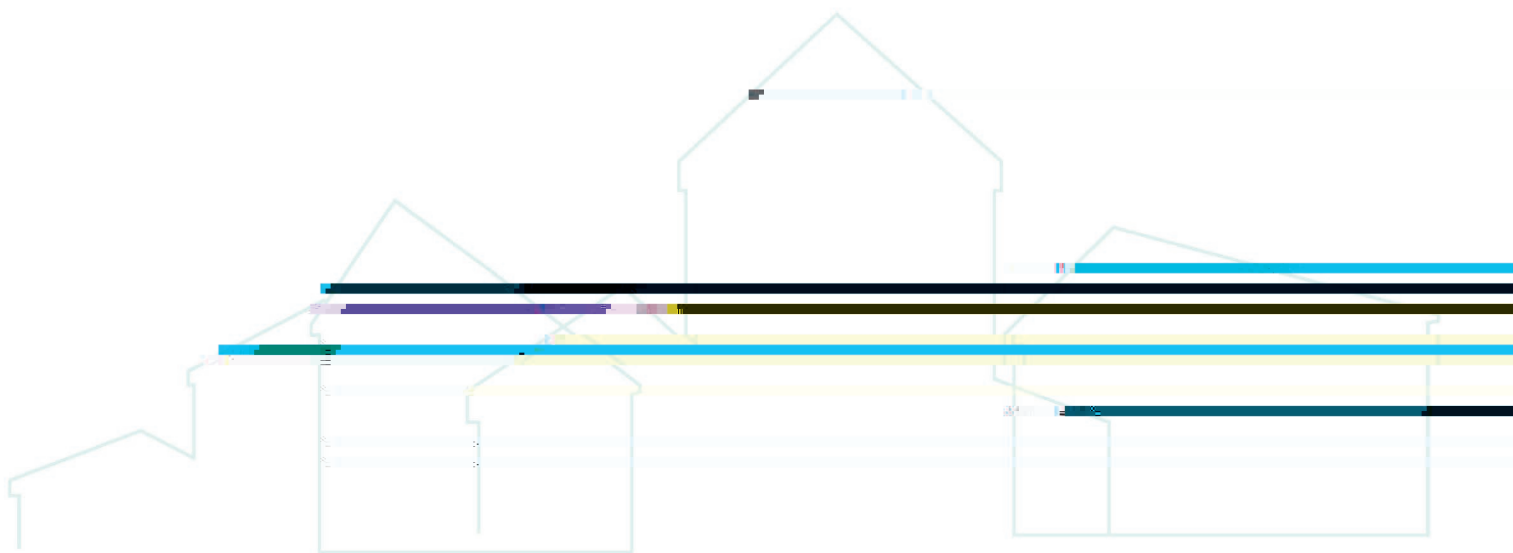
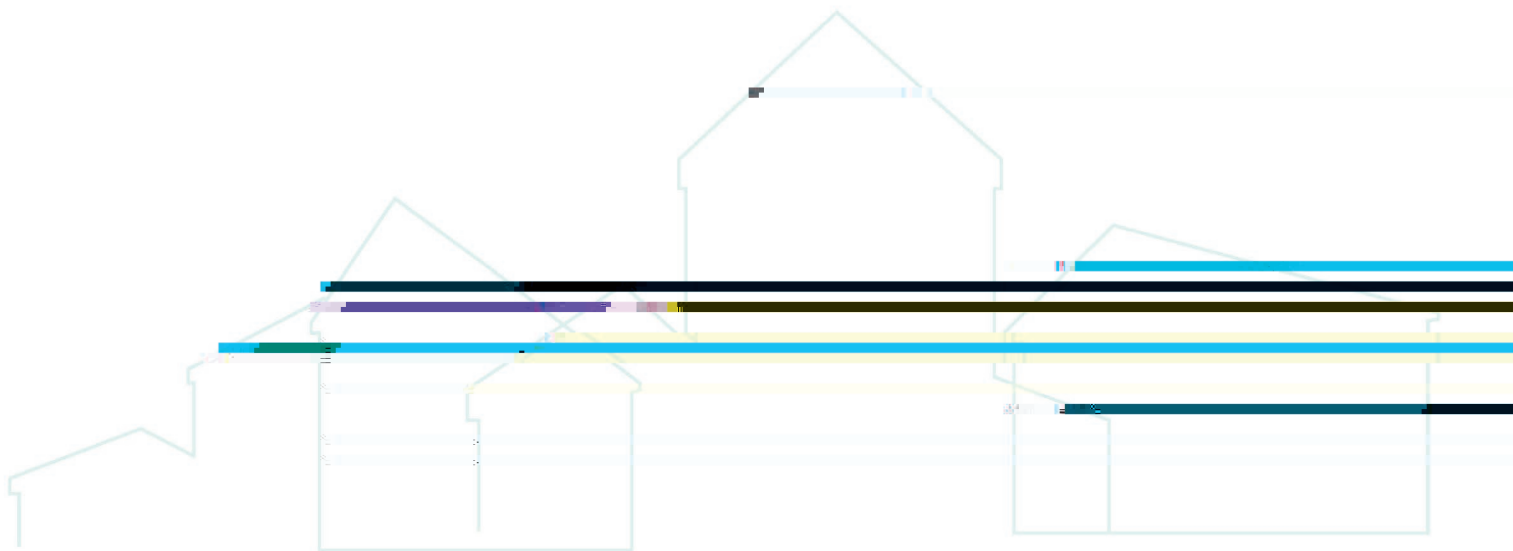


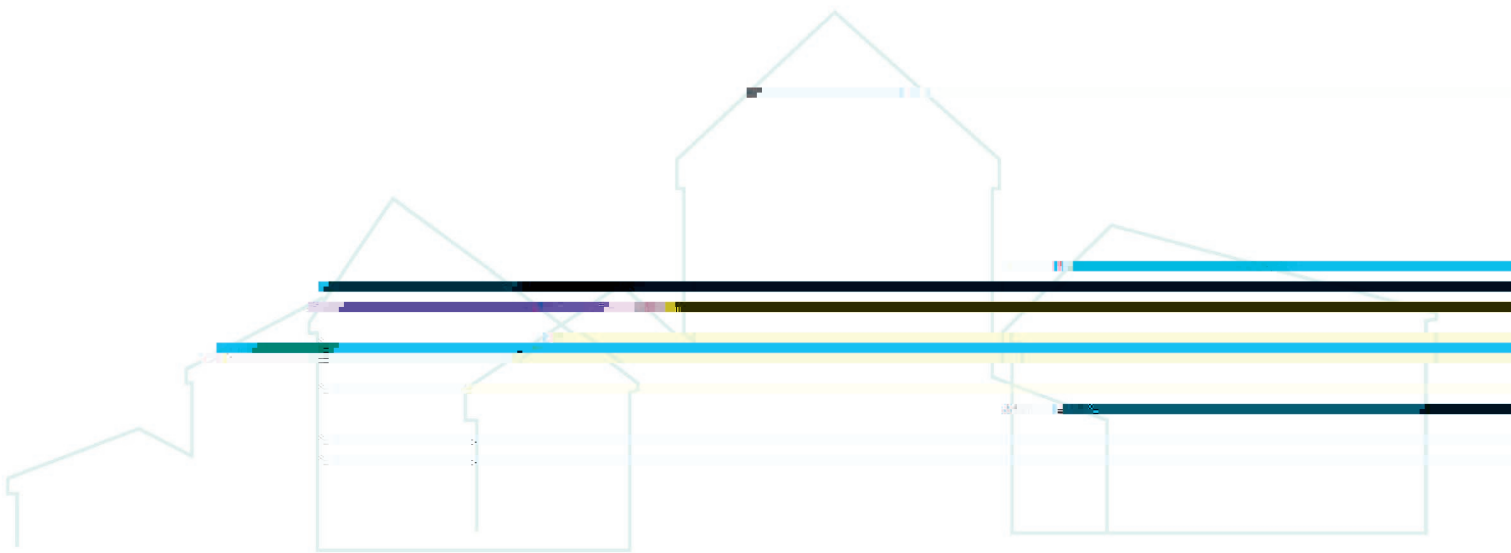
1.6 The Site has been



Question 7b)

Although neighbouring counties each provide for their own housing needs, does the differential in prices, particularly between England and Wales, lead to any cross

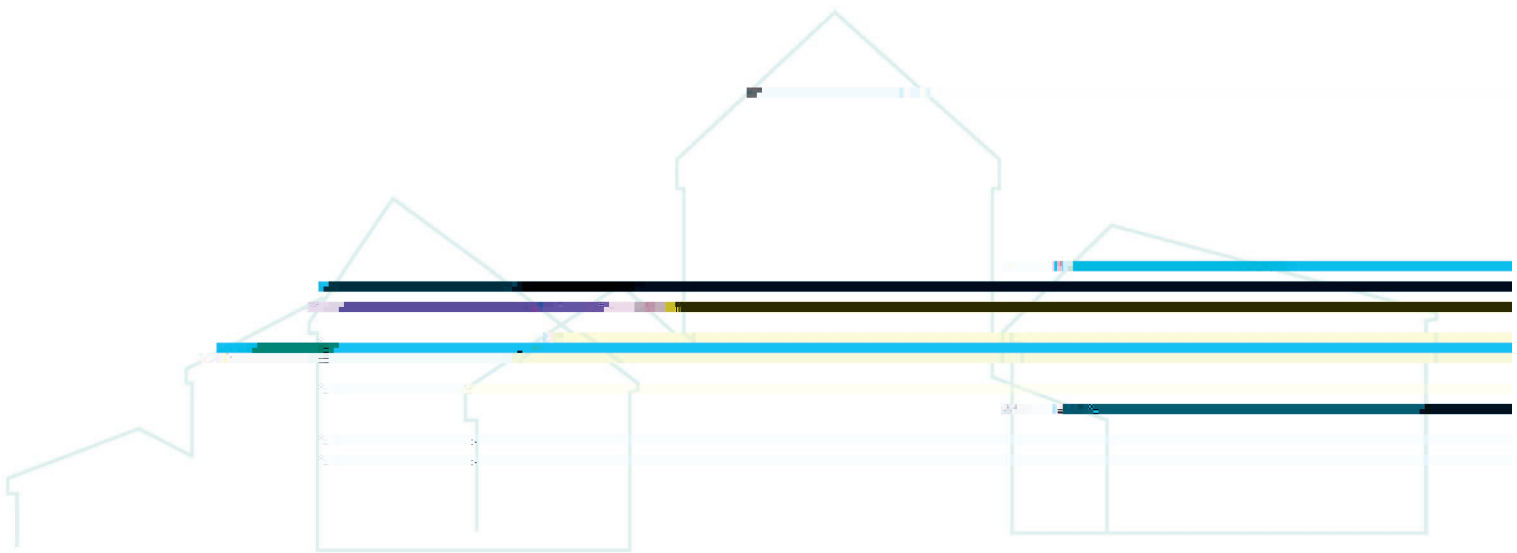




2019	97
Croes Atti - Oakenholt	30
Croes Atti - Oakenholt Phase 3	36
Parc St Mary's - Northop Hall	16
Springdale Meadows - Hawarden	11
The Paddocks - Buckley	4
2020	78
Croes Atti - Oakenholt	78
Grand Total	422

2.11. We consider there is clearly an appetite and need for new housing across the borough which is evidenced by sales data and take up rates. None of Anwyl's sites have stalled, the only constraint to future development is the lack of available Sites which is constraining the supply and therefore frustrating the availability of both market and affordable housing. The lack of supply will have a direct impact on the economic growth strategy and rates of migration as set out earlier in these representations.

2.12. Given the evidence above, it is clear the housing requirement could be increased. Over the



				therefore clear there is no identified end user and simply rolling forward an extant consent which is clearly not being delivered is unrealistic to include in a housing commitment supply table.
	Bromfield Timber Yard	122	2020-2022	Appendix 2A of document FCC002 notes the Site is unlikely to be developed in the next 5 years. The site has planning consent for 122 apartments. The site is no longer an appropriate location for apartments and therefore the site is more realistically able to achieve 35-40 dwellings. The landowners expectations for the value of the site are unrealistic and too high.
	Mold			It is arguable whether this site will be delivered in the remaining 9 years of the plan

