
**Archwiliad Cynllun Datblygu Lleol Cyngor Sir y Fflint 2015-2030
Flintshire County Council Local Development Plan 2015-2030
Examination**

**Arolygydd/Inspector: Siân Worden: BA DipLH MCD MRTPI
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Mr A Roberts
Flintshire County Council
Planning, Environment, and Economy
Ty Dewi Sant
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Flintshire
CH5 3FF

18th January 2022

Dear Mr Roberts

Flintshire LDP and phosphates issue - next steps

Thank you for your timely response to our post-hearing findings on the phosphates matter.

We also note your comment that the LDP is 5 years into its plan period, during which time housing delivery has been above the requirement.

In addition, and as you point out in your letter, there are other factors which are likely to alleviate the phosphorus mitigation needs including the 2.5% contingency allowance for abnormal costs built into the LDP viability study; the provision of wetland; and the funding of mitigation measures by developers.

All in all we are now satisfied that, despite the uncertainties thrown up by the need for phosphorus mitigation, we have sufficient information to determine whether the