

Flintshire County Council

Local Development Plan (LDP) Examination

HEARING STATEMENT

Hearing Session 7: Provision of Sustainable Housing Sites

Response by Wales & West Housing Association



Preamble

Wales and West are a registered social landlord who have a development programme of 500 dwellings a year to meet Welsh Government targets and deliver predominately social housing. We are therefore interested in how development plan policies affect our ability to achieve this aim and to help deliver affordable housing targets.

Asbri Planning Limited has been instructed by Wales and West Housing Association to submit this Statement and attend Hearing Session 7 Provision of Sustainable Housing Sites.

The site in question, land at Liverpool Road, Buckley was promoted as a Candidate Site La6<f 214.0v 0 0 595

Matter 7: Provision of Sustainable Housing Sites.

Key Issue: Is the amount of housing provision set out in the LDP realistic and appropriate and is it founded on a robust and credible evidence base? Will it achieve the relevant objectives of the LDP in a sustainable manner consistent with national policy?

site in Wales. An example is the Glan y Llyn (former Llanwern Steelworks site) in Newport where the maximum number of completions in one year to date has been 155 (March 2018 to April 2019). Similarly the Plas Dwr site in Cardiff, a greenfield site with 3 housebuilders involved, only achieved 128 completions in 2018/19.

Including 660 dwellings within the 5-year land supply is therefore unrealistic. Competitor sites will be coming forward, not only in Flintshire but in West Cheshire and Chester City, including Wrexham Road, Chester and large developments in Ellesmere Port, where several outlets will be developed by major housebuilders.

In the Housing Balance Sheet on page 90 of the LDP, the Northern Gateway Strategic Allocation figure has been discounted by 331 units as they are more likely to be delivered beyond the Plan end date. Given the points set out above, the discounted figure should be much higher and alternative sites such as Liverpool Road, Buckley should be allocated to compensate for the resulting shortfall.

In terms of Warren Hall t

(January 2021) (Document FCC002) refers to the site as delivering 30 dwellings in 2023/24 and 45 a year up to 2029/30. This is optimistic given the issues highlighted above.

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