

EiP Statement

Flintshire Local Development Plan 2015 2030

Taylor Wimpey UK Limited

Representor ID: 1224983

Our ref 60174/05/CM/NMi
 Date March 2021

Subject Matter 3: Strategic Growth (inc Strategic Sites)

1.0 Introduction

- 1.1 Lichfields is instructed by Taylor Wimpey UK Limited [TW] to make representations on its behalf to the Flintshire Local Development Plan 2015 2030 [FLDP].
- 1.2 This statement has been prepared in response to the Matters, Issues and Questions raised by the Inspector for the Matter 3 Examination in Public [EiP] hearing sessions.
- 1.3 Separate representations have been submitted in respect of the following Matters:
- 1 Matter 4: Location of Development
 - 2 Matter 7: Provision of Sustainable Housing Sites (including housing requirement)
 - 3 Matter 12: New Housing Development Proposals (inc Density and Mix)
 - 4 Matter 16: Green Barriers
- 1.4 These Matter Papers representations should be read in conjunction with previous submissions on the FLDP [Representor ID: 1224983].
- 1.5 These representatio in Mynydd Isa, namely the development of the Ffordd Fer site [the Site]. The Site has been promoted for residential development through the emerging FLDP but has not been identified as an allocation. The Ffordd Fer site is free from planning, physical and ownership constraints. It is economically viable, and would support the creation of sustainable communities. It is therefore considered t.
- 1.6 This statement expands upon TW's previous representations made throughout the FLDP preparation process in light of the Inspector's specific issues and questions. Where relevant, the comments made are assessed against the tests of soundness in the Development Plans Manual [DPM], Edition 3 (March 2020) and the relevant national planning guidance.

2.0 Planning Issues

Key Issue:

Is the growth strategy coherent and based on a clear and robust preparation process? Is it realistic and appropriate in the light of relevant alternatives and is it based on robust and credible evidence?

a) What is the justification for adopting an aspirational growth strategy, led by an ambitious target for new jobs?

- 2.1 TW supports the premise of Flintshire pursuing a job growth target but considers that the Council is not being sufficiently aspirational with its job growth target and the target bears no correlation to the importance of Flintshire in delivering planned economic growth in North Wales.
- 2.2 TW disagrees with the content of §5.6 of the FLPD which ascertains that the strategy set out in the Plan *“is deliberately focused on supporting employment growth”*. This is not the case. The growth being pursued does not align with national aspirations. The supporting statement to Policy STR1 at §5.6 makes reference to *“a severe period of economic recession and austerity”* and *“an uncertain post-Brexit future”*. This reference clearly reflects a suppressed economic
- 2.3 The UK economy has not been in recession since the final quarter of 2009, a decade ago, and there is no certainty on what impact Brexit will have. TW considers that referring to a *“post-Brexit future”* is therefore unjustified and unnecessary. As such, the supporting text for Policy STR1 should not be seeking to justify a suppressed job growth figure by referring to a recession that took place 10 years ago or a political situation where the impacts are impossible to predict. Furthermore, the UK is facing an uncertain time as the impacts of the global pandemic come to the fore, and each local authority must play its part in driving economic growth.
- 2.4 Flintshire, alongside five local authorities and other bodies in North Wales, has joined the North Wales Economy up to 2035. The NWEAB aims to grow the value of the economy by 2.8% per annum and create over 120,000 new jobs, to align with the aspirations of the Northern Powerhouse and build the economic link to the north west of England. Flintshire also forms part of the Mersey Dee Alliance [MDA] which recognises the shared economic interests across the West Cheshire, Wirral and North East Wales area.
- 2.5 There is a strong growth ambition for North Wales based on the North Wales Growth Vision and numerous documents that support this. TW does not consider that the proposed housing figure fully supports the ambitions of growth in the area and there is a mis-match between the basis of employment land policies and the economic aspirations of the Council itself as part of the wider economic thrust for the area, which should be underpinned by supporting and aligned housing growth. Housing is a driver of economic growth and a well-functioning housing market is important for an area to remain competitive and attractive to businesses and economic activity which promote growth, in line with the aspirations of the NWEAB and Welsh Government.
- 2.6 Flintshire (as part of Deeside), alongside Wrexham, is the driving force behind growth in North Wales and makes a significant contribution to the Welsh and UK economies. As such, the Wrexham and Deeside area is identified as the main focus for growth and investment in the North region as set out in Future Wales: The National Plan 2040. The National Plan sets the

direction of development in Wales, and Policy 20 looks at strategic development issues across North Wales and identifies



Table1 Northern Gateway Site trajectory

Capacity	Built 2018	Built 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	30+
	-19	-20	-21	-22	-23	-24	-25	-26	-27	-28	-29	-30	

1185
(1325 less
140
outside
period)



site coming forward as quickly as originally anti