

Flintshire County Council

Local Development Plan (LDP) Examination

HEARING STATEMENT

Hearing Session 4: Location of Development

Response by Wales & West Housing Association Limited (Consultee ID 1230461) Re: Land at Liverpool Road, Buckley

March 2021



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 4 Location of Development.

The site in question, land at Liverpool Road, Buckley was promoted as a Candidate Site (BUC 22) and subsequently representations were submitted on the Deposit P

Matter 4: Location of Development Settlement Hierarchy, Settlement limits.

Key Issue: Is the spatial strategy coherent and based on a clear and robust preparation process? Are the spatial strategy and relevant strategic policies realistic, appropriate and logical in the light of relevant alternatives and are they based on robust and credible evidence?

The Matters to be Addressed for each site, under Question 4, Issues and Questions Agenda are responded to below under the appropriate headings.

- a) What is the purpose of the settlement hierarchy? Will it guide new development to the most sustainable locations? Is it clear what types and amount of development, other than housing, will be appropriate in each tier of the hierarchy?

The purpose of a settlement hierarchy in any development plan should be to guide development to the most sustainable locations and allow for an appropriate level of growth according to the size, status and number and range of facilities and services in that settlement. In Flintshire Buckley is identified in Policy STR2 as a Tier 1 Main Service Centre with the presence of key facilities and transport connections.

The Council accepts that Buckley is a sustainable location for new growth. Under Policy HN1: New

reason that they do not affect overall soundness.

Nevertheless the drawing of boundaries, the methodology for determining them, and the evidence base upon which they are founded are important soundness issues as they have a bearing on factors such as the extent of windfall allowances, the delineation of green barriers, and the proportion of small sites which

Summary

In light of the above it is considered that the spatial strategy is not coherent or based on a clear and robust preparation process. Neither are the spatial strategy and relevant strategic policies realistic, appropriate and logical in the light of relevant alternatives and they are not based on robust and credible evidence?