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Flintshire County Council
County Hall
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29th July 2022

by e-mail: developmentplans@flintshire.gov.uk

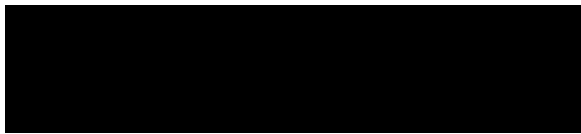
Dear Sirs

We are writing on behalf of _____ with regards to the above consultation process. We have taken part in the Local Plan hearing sessions and considered the various issues that have been discussed and the areas of further work requested by the Inspectors.

We remain unconvinced that there is sufficient flexibility within the Plan to ensure that it will fully

without a detailed understanding of how a LESS flexible Plan is now appropriate.

This is compounded by the concerns raised by the Inspector over potential delays to delivery of



We would just clarify that the introductory policy wording should be read as set out below in order to reflect the Inspector's comments in the MACs Schedule which states to delete the words 'rural areas':

'Outside settlement boundaries ~~for tier 2, 3 and 4 settlements~~, proposals to develop affordable housing ~~in rural areas~~ will only be permitted, where ...'

As with the above comments we believe the data now needs updating to reflect the Development Plans Manual.

As with the above comments we believe the data now need amending to reflect the Development Plans Manual.

We support the amendment and deletion of the housing element of Warren Hall and consequent policy amendments elsewhere in the plan. As with our general comments, we believe that there should now be consequential changes to maintain the original flexibility level of the Plan.

We note the change to Housing Balance sheet - but consider a substitute site or sites would make some sense to now consider. The alternative would be a greater reliance on windfall sites for the Plan period.

We would be grateful for confirmation that the above comments to the Matters arising Changes have been received and will be considered accordingly.

We will welcome the opportunity to take part in further Hearing Sessions if the Inspectors deem this to be appropriate.

Yours faithfully

