FLINTSHIRE LOCAL DEVELOPMENT PLAN
EXAMINATION IN PUBLIC
MATTER 12: NEW HOUSING DEVELOPMENT PROPOSALS HN1 (ALLOCATIONS)

This Statement is made on behalf of Flint Town Council in relation to the proposed housing allocation at Northop Road, Flint (Ref. HN1-4) for up to 170 dwellings.

It is accepted that Flint is a Tier 1 Main Service Centre (defined by the emerging Flintshire Local Development Plan as a settlement with a strategic role in delivery of services and facilities) and that it should be one of the main locations for new housing development. This is because as a Main Service Centre, Flint provides a wide range of local services and is well served by public transport.

However, the site in question is located at the extreme southern end of the town and it extends into open countryside. The site is some distance from Flint Town Centre itself which is not within reasonable walking distance. On this basis, it is highly probable that future residents would be reliant on private motor vehicles to go about much of their daily business. To this end, the proposed allocation conflicts with Planning Policy Wales which states that minimising the need to travel, reducing reliance on the private car and increasing walking, cycling and use of public transport are important considerations when selecting sites for new residential development (paragraph 3.38). It also conflicts with policy STR4 of the emerging LDP which states that new development should be accessible and connected, allowing ease of movement.

For these reasons, it is asserted that the proposed allocation is not a sustainable location for such a significant amount of housing. Accordingly, it does not meet the first test of soundness ie. it does not fit with the aspirations of national planning policy and the principles of sustainable development.

Accordingly, the Inspector is invited to reconsider the soundness of this proposed housing allocation.

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