

**Flintshire Local Development Plan Examination in Public Scheduled
Hearing 14 May 2021: Matter 13**

Infill Development in Groups of Houses: Policy HN4 - C

Objection by Huw Evans Planning

1.0 Reasons for the Objection

1.1 This objection is made on the basis that the policy is unsound as it is not deliverable.

2.0 Evidence

2.1 This policy has failed in delivering any affordable housing throughout the life span of the UDP and to date. Despite requests of the planning authority to provide evidence of where this policy has provided affordable housing it has failed to do so. Consequently, in its present form, it is meaningless, has no planning purpose and is by definition unsound in that it fails to deliver affordable housing in the rural villages.

2.2 The council acknowledges that there are limited opportunities for residential development in the rural area and that opportunities for affordable housing are even more limited. However, the policy has clearly failed so instead of repeating the same policy the council should re-appraise how it is to achieve its aim. An option for the LDP would be to introduce open market housing to support affordable housing on a 50/50 basis where there is a demonstrable need. There would at least then be an opportunity to establish whether this would provide affordable housing possibility. The success or otherwise could be assessed through monitoring and review.

2.3 The development management process through conditions and legal agreement should be able to determine applications ensuring that the affordable housing is provided.

2.4 If the council does not think that this would be acceptable or workable then it should simply admit the failure of current policy and delete the proposed policy in the LDP.

3.0 Conclusion

3.1 The repeat of a failed policy is clearly unsound on the basis of not being able to deliver. It should either be deleted or amended to allow cross subsidy with open market dwellings.

Huw Evans Planning

25 April 2021