
Archwiliad Cynllun Datblygu Lleol Cyngor Sir y Fflint 2015-2030
Flintshire County Council Local Development Plan 2015-2030
Examination

Arolygydd/Inspector: Siân Worden: BA DipLH MCD MRTPI
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Mr A Roberts
Flintshire County Council
Planning, Environment, and Economy
Ty Dewi Sant
St David's Park
Ewloe
Flintshire
CH5 3FF

25th October 2021

Dear Mr Roberts

Warren Hall Strategic Site

Thank you for hosting the further hearing on the Warren Hall site and for providing additional information in advance of it. We found the discussion at the hearing to be thorough and helpful in addressing the matters of site selection, sustainability, financial viability and development constraints. Nonetheless, on the basis of the concerns raised at the hearing session, we conclude that the site is not in a suitable location for housing development and that the soundness of the plan requires this to be omitted. We intend, therefore, that the site should be retained as an allocation in the LDP but for employment uses (B1 & B2) and a commercial hub only.

We appreciate that you may be disappointed by our findings. If you are content to accept our recommendation, however, it would be helpful for MACs implementing the change to be included in the draft MAC schedule and thus covered by the consultation exercise. We would also request that you consider whether amendments are required to the site allocation boundary as a result of our findings.

We will be discussing the MAC schedule at an additional hearing on a date to be arranged. This will provide the opportunity for you and us to raise any concerns or queries with any of the MACs. If you have any immediate questions about the Warren Hall site, however, please contact us.

Yours sincerely

Siân Worden and *Claire MacFarlane*

Inspectors