
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

3rd November 2021

Dear Mr Roberts

Further to our earlier letter in respect of the Warren Hall allocation, we understand that it will help you to explain the position to your members if we provide you with more information on our decision.

In our report we will, of course, go into this important matter in depth and with reference to the evidence. At this stage, we hope it is sufficient to say that our outstanding concern is that the proposed housing would not be in a sufficiently well-connected or proximate location to be widely or frequently accessible by any transport mode other than the private car. We do not consider that the significant amount of affordable housing proposed or the high quality and energy efficiency of the units would be sufficient to outweigh the harm caused by, what we consider to be, the unsustainable location.

We appreciate the work that was carried out with Airbus and Welsh Government. This has assured us that the constraints from the flight path in respect of the height and siting of development on the proposed allocation would not cause insurmountable restrictions. We remain somewhat worried that noise from the airport would reduce future occupiers' enjoyment of their homes and particularly of their gardens. Given the low numbers of flights to and from the airport, however, this concern lends some support to our decision but is not sufficient justification in itself.

We hope that this is helpful but please contact us if you have any further questions.

Yours sincerely

Siân Worden and *Claire MacFarlane*

Inspectors