

Appendix A – Deposit LDP – IIA – Review of Plans, Programmes and Objectives

## APPENDIX A

### Review of Plans, Programmes and Environmental Protection Objectives

## Appendix A – Deposit LDP – IIA – Review of Plans, Programmes and Objectives

Table A-1 List of Relevant Plans, Policies and Programmes

International and European Level
The Johannesburg Declaration on Sustainable Development (2002)
The Kyoto Protocol on Climate Change (1997)
UN Framework Convention on Climate Change (1994)
Convention on Biological Diversity (1992)
Rio Declaration on Environment and Development, Statement of Principles for the Sustainable Management of Forests and Agenda 21 (1992)
Aarhus Convention (1998)
The Convention on the Conservation of Migratory Species of Wild Animals(Bonn Convention) (1979)
Convention on the Agreement on the Conservation of African – Eurasian Migratory Waterbirds (1995) The Bonn Convention
Public Sector Information Directive (PSI) 2003/98/EC on the Re-Use of Public Information (2003)
Ramsar Convention on Wetlands (1971)
Environmental Liability Directive 2004/35/EC
European Spatial Development Perspective (97/150/EC) (1999)
Ambient Air Quality and Cleaner Air for Europe Directive 2008/50/EC (2008)
EU Habitats Directive (92/43/EEC)
EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) (1992)
The Birds Directive 2009/147/EC (2009)
EU Landfill Directive (99/31/EC) (1999)
EU Water Framework Directive (00/60/EC) (2000)
2006/44/EC Fish Directive (codified version) (2006)
Environmental Liability Directive (Directive 2004/35/EC)
EU Flood Directive (2007/60/EC)
EU Biodiversity Strategy to 2020 (2011)
EU Seventh Environmental Action Plan (2013 - 2020)
EU Soil Framework Directive (2006)
European Landscape Convention ratified (2006)
Energy Performance in Buildings Directive 2002/91/EEC (2002)
European Nitrates Directive 91/676/EEC (1991)
EU Groundwater Daughter Directive 2006/118/EC
EU Directive 2009/31/EC amending Directive 85/337/EEC on Environmental Impact Assessment
Environmental Impact Assessment Directive 2014/52/EU amending Directive 2011/92/EU
EU Rural Development Policy 2007-2013
European Common Agricultural Policy (Reform 2003)
European Employment Strategy (2002)
World Summit on Sustainable Development (2002)
Renewable Energy Coalition (2002)
Intelligent Energy Europe 2007-2013
Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
Convention on International Trade in Endangered Species of Wild Fauna and Flora (1973)
Convention on the Protection of Underwater Cultural Heritage United Nations (1979)
Geneva Convention on Long Range Transboundary Air Pollution
UN convention on the Rights of the Child 1989
Basel Convention (1989)

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The Rio Convention on Biodiversity(1992)
Stockholm Convention on Persistent Organic Pollutants (2001)
The Copenhagen Accord (2009)
Cancun Adaptation Framework (2010)
UN Paris Agreement (2016)
Committee on the Rights of the Child Recommendations report (2016)
Guidelines for Community Noise 1999
Children's Environment and Health Action Plan for Europe (2004)
Convention on the Conservation of European Wildlife and Natural Habitats - The Bern Convention (1981)
European Convention on the Protection of the Archaeological Heritage (1992)
The Urban Waste Water Directive 91/271/EEC (1991)
The Drinking Water Directive 98/83/EC (1998)
National Emissions Ceiling Directive 2001/81/EC (2001)
Mineral Waste Directive 2006/21/EC (2002)
Environmental Noise Directive (END) 2002/49/EC (2002)
EU Thematic Strategy on Air Quality (2005)
European Thematic Strategy on Soil Protection European Commission (2006)
The Bathing Waters Directive 2006/7/EC (2006)
Sustainable Development Strategy (2006)
Together for Health - A Strategic Approach for the EU 2008-2013 (2007)
The Integrated Climate and Energy Package (2007)
Air Quality Framework Fourth Daughter Directive 2004/107/EC
Waste Framework Directive 2008/98/EC (2008)
Environmental Quality Standards Directive 2008/105/EC (2008)
Marine Strategy Framework Directive 2008/56/EC (2008)
Review of the EU Sustainable Development Strategy European Commission (2009)
Renewable Energy Directive 2009/8/EC (2009)
Industrial Emissions Directive (integrated pollution prevention and control) 2010/75/EU (2010)
Europe 2020: A strategy for smart, sustainable and inclusive growth (2010)
Energy 2020 - A Strategy for Competitive, Sustainable and Secure Energy (2010)
A Roadmap for Moving to a Competitive Low Carbon Economy in 2050 (2011)
Roadmap to a Single European Transport Area (2011)
Energy Efficiency Directive (2012/27/EU) (2012)
Strategy on Adaptation to Climate Change (2013)
Towards Social Investment for Growth and Cohesion 2014-2020 (2013)
Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet' (2013)
2030 Policy Framework for Climate and Energy (2014)
SEA Directive (2001/42/EC) (2001)
<b>Regional and National Level</b>
Wales – A better Country – The Strategic agenda of WAG September 2003
UK Sustainable Development Strategy –‘Securing the Future’ 2005
The Future of our Farming (Defra) – July 2009
Planning Policy Wales(Edition 9) – November 2016
A Living Wales – a new framework for our environment, our countryside and our seas Consultation – September 2010
Welsh Assembly Government Play Policy 2002 and Implementation Plan - February 2006
Welsh in Education Strategic Plan 2014-2017

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Child Poverty Strategy for Wales (2015)
Getting On Together - a Community Cohesion Strategy for Wales – November 2009
Capturing the Potential: A Green Jobs Strategy for Wales – July 2009
Low Carbon Revolution – the Welsh Government Energy Policy Statement (2010)
A Climate Change Strategy for Wales – October 2010
UK National Energy Efficiency Action Plan (2014)
One Wales, One Planet, The Sustainable Development Scheme of the Welsh Assembly Government – May 2009
One Future, Different Paths – The UK's Shared framework for Sustainable Development (2005)
People, Places, Futures – The Wales Spatial Plan Update Consultation (2008)
A Winning Wales – The National Economic Strategy of the Welsh Assembly Government (2002)
Technical Advice Notes (TANs) – TAN1- Joint Housing Land Availability Studies 2006, TAN2 – Planning and Affordable Housing 2006, TAN3 – Simplified Planning Zones 1996, TAN4 - Retailing and Town Centres 1996, TAN 5 Nature Conservation and Planning 2009, TAN6 – Planning for Sustainable Rural Communities 2010, TAN7 – Outdoor Advertisement Control 1996, TAN8 – Renewable Energy 2005, TAN9 – Enforcement and Planning Control 1997, TAN10 – Tree Preservation Orders 1997, TAN11 – Noise 1997, TAN12 – Design 2009, TAN13 – Tourism 1997, TAN14 – Coastal Planning 1998, TAN15 – Development and Flood Risk 2004, TAN16 – Sport, Recreation and Open Space 2009, TAN18 – Transport 2007, TAN19 – Telecommunications 2002, TAN20 – The Welsh Language – UDPs and Planning Control 2000, TAN21 – Waste 2001; TAN 22 – Sustainable Buildings (2010); TAN 23 Economic Development
Minerals TAN 1 – Aggregates (2004)
'Improving Lives and Communities – Homes in Wales' – April 2010
Living Well – Living Independent Lives (2009)
The Strategy for Older People in Wales 2013- 2023
Food for Wales, Food From Wales 2010:2020 (October 2010 Consultation) and Local Sourcing Action Plan (2009)
Conserving Biodiversity – The UK Approach - October 2007
UK Biodiversity Action Plan (1994)
Environment Agency, Water Resources Strategy for England and Wales - March 2009
Environment Agency, GP3 (Groundwater Protection Policy and Practice) (2013)
Cultural Tourism Strategy for Wales 2003 and Review (2007)
Wales Coastal Tourism Strategy (2008)
Partnership for Growth: The Welsh Government Strategy for Tourism 2013 – 2020 (2013)
Sustainable Tourism Framework (2007)
Countryside Rights of Way Act (2000)
Environment Strategy for Wales and Action Plans (2006)
Towards Zero Waste - the Overarching Waste Strategy Document for Wales (2010)
Welsh Assembly Government - Strategic Policy Position Statement on Water (2011)
National Transport Plan – March 2010 and Prioritised National Transport Plan - December 2011
A Walking and Cycling Action Plan for Wales 2008-2013 – December 2008
Woodlands for Wales - March 2009 and Action Plan 2010-2015, March 2011
Air Quality Strategy for England, Scotland, Wales and Northern Ireland (2007)
Vibrant and Viable Places New Regeneration Framework (2013)
North Wales Regional Transport Plan (2009)
North Wales Joint Local Transport Plan (2014)
North Wales Regional Employment Land Strategy (2014)
Well Being of Future Generations (Wales) Act(2015)
The Department for Business, Innovation and Skills (BIS) (2010) Local Growth: Realising Every Place's Potential (Local Growth White Paper)

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Committee on Climate Change (2008) Building a Low-Carbon Economy - the UK's Contribution to Tackling Climate Change Defra (2005) Safeguarding Sea Life
Fisheries 2027: A long-term vision for sustainable fisheries (2007)
Our Seas – a Shared Resource: High Level Marine Objectives (2009)
Air Pollution: Action in a Changing Climate (2010)
Welsh Language (Wales) Measure (2011)
West Cheshire – North East Wales Sub Regional Spatial Strategy (2006)
Wales Transport Strategy (2008)
National Transport Finance Plan (2015)
Ozone-Depleting Substances Regulations (2015)
National Infrastructure Plan (2014)
Children's Commission for Wales (2016) Annual Report 15-16
Committee on Climate Change (2017) UK Climate Change Risk Assessment 2017 Evidence Report, Summary for Wales
Consultation on a Welsh Government draft strategy: a million Welsh speakers by 2050 (2016)
Historic Environment (Wales) Act 2016
Public Health (Wales) Bill (2016)
<b>Local Level</b>
Flintshire Local Biodiversity Action Plan (2000)
Flintshire Local Flood Risk Management Strategy (2013)
Flintshire Rights of Way Improvement Plan 2008-2018
Flintshire Improvement Plan 2012-2017
Flintshire Waste Management Strategy 2009-2025
Flintshire Regeneration Strategy 2009-2020
Flintshire Local Housing Strategy 2012-2017
Flintshire Contaminated Land Inspection Strategy (2013)
Flint Strategy and Masterplan 2021 (2012)
Single Integrated Plan for Flintshire 2013-2017
Good Health, Good Care in Flintshire 2011-2014
Strategic Equality Plan 2016-2020
Flintshire Tourism Strategy 2008-2013
Flintshire Joint Housing Land Availability Study (2012)
Alyn Valley Woods SAC Management Plan (2008)
Berwyn and South Clwyd Mountains SAC Management Plan (2008)
Dee Estuary SAC Management Plan
Deeside and Buckley Newt Sites SAC Management Plan (2008)
Halkyn Mountains SAC Management Plan (2008)
River Dee and Bala Lake SAC Management Plan (2008)
Assessment of Local Well-being for Flintshire (2017)
The Deeside Plan (2017)

Table A-2 Sustainability Themes linked to IIA Objectives

Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
Environmental							
Protect and enhance biodiversity, habitats and species which are internationally, nationally and locally important	Convention on Biological Diversity, The EU Biodiversity Strategy, Convention on Biological Diversity, EU Habitats Directive, 2006/44/EC Fish Directive (codified version) (2006);, Agenda 21, Rio Declaration on Environment and Development, EU Directive 2014/52/EU 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive 2004/35/EC, World Summit on Sustainable Development, The EU Directive on the Conservation of Wild Birds, Bern Convention; Bonn Convention; EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC, Ramsar Convention on Wetlands; Convention on the Agreement on the Conservation of African – Eurasian Migratory Waterbirds – The Bonn Convention; Convention on International Trade in Endangered Species of Wild Fauna and Flora; The Rio Convention on Biodiversity; Cancun Adaptation Framework; Cancun Adaptation Framework; Paris Agreement: Convention on	One Wales: One Planet – the Sustainable Development Scheme for Wales (2009) The Climate Change Strategy for Wales (2010) Woodlands for Wales (2011) UK Biodiversity Action Plan 1994 PPW edition 7; TAN5 – Nature Conservation and Planning; Conserving Biodiversity- the UK Approach; Sustainable Tourism Framework; Environment Strategy for Wales; Woodlands for Wales; The Environment Strategy Wales; Well Being of Future Generations Act; Fisheries 2027: A long-term vision for sustainable fisheries; Our Seas – a Shared Resource: High Level Marine Objectives	Flintshire Unitary Development Plan, Flintshire Local Biodiversity Action Plan; Alyn Valley Woods SAC Management Plan; Berwyn and South Clwyd Mountains SAC Management Plan; Dee Estuary SAC Management Plan; Deeside and Buckley Newt Sites SAC Management Plan; Halkyn Mountains SAC Management Plan; River Dee and Bala Lake SAC Management Plan	The LDP should contribute positively to biodiversity and sites of local and national importance. Development should not adversely affect biodiversity sites, designated sites and important habitats or species. Conservation and enhancement of designated areas should be promoted.	The IIA Framework should include objectives, indicators and targets that seek to conserve or enhance biodiversity, species and habitats.	Biodiversity, Flora and Fauna	10

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
	the Conservation of European Wildlife and Natural Habitats - The Bern Convention; The Birds Directive 2009/147/EC						
Reduce air pollution and ensure improvements in air quality	Ambient Air Quality and Cleaner Air for Europe Directive, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive 2004/35/EC, EU Seventh Environmental Action Plan; Geneva Convention on Long Range Transboundary Air Pollution; Stockholm Convention on Persistent Organic Pollutants; Cancun Adaptation Framework; Paris Agreement; National Emissions Ceiling Directive; EU Thematic Strategy on Air Quality; Air Quality Framework Fourth Daughter Directive 2004/107/EC; Industrial Emissions Directive (integrated pollution prevention and control) 2010/75/EU; A Roadmap for Moving to a Competitive Low Carbon Economy in 2050	PPW edition 7; Environment Strategy Wales, Air Quality Strategy for the UK; National Transport Plan; A Walking and Cycling Action Plan for Wales; North Wales Regional Transport Plan – Taith; Climate Change The UK Programme; UK Air Quality Strategy; The Air Quality Strategy; The Environment Strategy Wales; Well Being of Future Generations Act; Air Pollution: Action in a Changing Climate; Wales Transport Strategy; National Transport Finance Plan; North Wales Joint Local Transport Plan; Ozone-Depleting Substances Regulations	Flintshire Unitary Development Plan	The LDP should seek to incorporate measures to improve air quality such as increasing accessibility of public transport and encouraging the use of sustainable transport modes.	The IIA Framework should include objectives that encourage the improvement of air quality.	Air Quality and Climate Change	15
Reduce the risk of flooding and/or coastal erosion by assessing developments against the precautionary principle, and promote protection of floodplains or	The EU Water Framework Directive, EU Flood Directive, European Sustainable Development Strategy, EU Directive 2014/52/EU 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment; Cancun Adaptation Framework; Paris Agreement;	PPW edition 7; TAN15 - Development and Flood Risk; The UK's Shared Framework for Sustainable Development; Surface Water Management Strategy Policy and Practice for the Protection of Floodplains	Flintshire Unitary Development Plan; Local Flood Risk Management Strategy	The LDP should take flood risk and coastal erosion into consideration when determining the location and design of new development. The LDP should ensure that new development does not increase flood risk and should seek to	The IIA Framework needs to include objectives, targets and indicators that address flooding risk.	Water Human Health	13, 14

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
areas of managed realignment from inappropriate development	Marine Strategy Framework Directive 2008/56/EC; Review of the EU Sustainable Development Strategy European Commission			ensure development incorporates climate change adaptation measures such as the use of sustainable drainage features.			
Encourage the use of more sustainable forms of transport and development locations, Reducing the need to travel by car	European Sustainable Development Strategy; Review of the EU Sustainable Development Strategy European Commission	PPW edition 7; TAN18; Wales Spatial Plan; The UK's Shared Framework for Sustainable Development; National Transport Plan; Regional Transport Plan; Plan; One Wales, One Planet; A Walking and Cycling Action Plan for Wales; TAN6-Planning for Sustainable Rural Communities; Food for Wales, Food from Wales; Countryside Rights of Way Act; Well Being of Future Generations Act; West Cheshire – North East Wales Sub Regional Spatial Strategy; Wales Transport Strategy; National Transport Finance Plan; North Wales Joint Local Transport Plan (2014)	Flintshire Unitary Development Plan; Flintshire Rights of Way Improvement Plan	The LDP should provide opportunities to access new and existing development and services by a range of travel modes. Development should encourage efficient and sustainable patterns of movement.	The IIA Framework should include objectives, indicators and targets that encourage sustainable transport.	Population Human Health Air Quality and Climate Change	5
Address the causes of climate change and promote the reduction of greenhouse gas emissions	Johannesburg Declaration on Sustainable Development, Kyoto Protocol on Climate Change, The EU Seventh Environmental Action Plan, European Sustainable Development Strategy, United Nations Framework Convention on Climate Change, European Climate Change Programme, The	Environment Strategy for Wales; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; Wales Spatial Plan; The UK's Shared framework for Sustainable Development; National Transport Plan;	Flintshire Improvement Plan; Waste Management Strategy; Flintshire Local Biodiversity Action Plan	The LDP should aim to reduce the causes of climate change by reducing greenhouse gas emissions associated with all aspects of new developments, transportation and utilities infrastructure.	The IIA Framework should include objectives, indicators and targets that address climate change issues.	Air Quality and Climate Change	15



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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
	EU Air Quality Framework Directive, Agenda 21, EU Directive 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, UN Framework Convention on Climate Change Directive to Promote Electricity from Renewable Energy (2001/77/EC); Paris Agreement; National Emissions Ceiling Directive; Industrial Emissions Directive (integrated pollution prevention and control) 2010/75/EU; A Roadmap for Moving to a Competitive Low Carbon Economy in 2050	Regional Transport Plan; The Future of our Farming; WAG Energy Policy Statement; National Energy Efficiency Action Plan; Climate Change Strategy for Wales; One Wales, One Planet; Sustainable Tourism Framework; North Wales Regional Waste Plan; Water Resources Strategy for England and Wales; EA GP3 (Groundwater Protection Policy and Practice); Surface Water Management Strategy; TAN6-Planning for Sustainable Rural Communities; TAN 22 – Sustainable Buildings; Food for Wales, Food from Wales; Energy White Paper: Our Energy Future; Climate Change Wales; Well Being of Future Generations Act; Committee on Climate Change (2008) Building a Low-Carbon Economy - the UK's Contribution to Tackling Climate Change Defra (2005) Safeguarding Sea Life; Air Pollution: Action in a Changing Climate; West Cheshire – North East Wales Sub Regional Spatial Strategy; Wales Transport Strategy; National Transport Finance					

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
		Plan; North Wales Joint Local Transport Plan; Committee on Climate Change (2017) UK Climate Change Risk Assessment 2017 Evidence Report, Summary for Wales					
Minimise waste generation and landfill, and increase levels of reuse and recycling to achieve more sustainable waste management	The EU Landfill of Waste Directive, EU Waste Framework Directive, European Sustainable Development Strategy , EU Directive 2014/52/EU 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive; (EU) Council Framework; EU Packaging and Packaging Waste Directive (94/62/EC); Basel Convention; The Urban Waste Water Directive 91/271/EEC; Mineral Waste Directive 2006/21/EC; Sustainable Development Strategy	Environment Strategy Wales, The UK's Shared Framework for Sustainable Development; TAN21 – Waste; PPW edition 7; North Wales Regional Waste Plan; Wales a better Country; Wales Spatial Plan; One Wales, One Planet; Towards Zero Waste; Sustainable Tourism Framework; Well Being of Future Generations Act	Flintshire Unitary Development Plan; Flintshire County Council; Waste Management Strategy	The LDP should promote the reduction of waste in new developments. Opportunities for recycling and reuse should be encouraged and opportunities to send waste to landfill should be increased.	The IIA Framework should include objectives, indicators and targets that seek to encourage sustainable waste management.	Population, Air Quality and Climate Change	17
Increase energy efficiency and require the use of renewable energy resources	European Sustainable Development Strategy, EU Directive on Energy performance of buildings, Kyoto protocol on climate change, EU Directive 2014/52/EU 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Renewable	The UK's Shared Framework for Sustainable Development; One Wales, One Planet; Wales a better Country; PPW edition 7; TAN8 – Renewable Energy; TAN6-Planning for Sustainable Rural Communities; Wales Spatial Plan; WAG Energy Policy Statement; National Energy Efficiency Action Plan;	Flintshire Unitary Development Plan	The LDP should promote reduced energy usage and energy efficiency in new developments and the creation of energy from renewable sources.	The IIA Framework should include objectives that seek to encourage energy efficiency.	Population, Air Quality and Climate Change	16

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
	Energy Coalition; A Roadmap for Moving to a Competitive Low Carbon Economy in 2050	Climate Change Strategy for Wales; A Walking and Cycling Action Plan for Wales; North Wales Regional Waste Plan; Water Resources Strategy for England and Wales; TAN 22 – Sustainable Buildings Directive to Promote Electricity from Renewable Energy (2001/77/EC); Our Energy Challenge: Securing Clean, Affordable Energy for the Long Term (2006); Well Being of Future Generations Act; West Cheshire – North East Wales Sub Regional Spatial Strategy					
Ensure sustainable use of natural resources and promote sustainable design in new development	European Sustainable Development Strategy, Kyoto protocol on Climate Change, EU Directive Directive 2014/52/EU 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Renewable Energy Coalition Intelligent Energy Europe The European Spatial Development Perspective; Cancun Adaptation Framework; Paris Agreement; National Emissions Ceiling Directive; Sustainable Development Strategy; The Integrated Climate and Energy Package; Environmental Quality Standards Directive 2008/105/EC; Review of	North Wales Regional Waste Plan; MTAN1; Wales Spatial Plan; WAG PPW edition 7, TAN12 – Design; TAN 22 – Sustainable Buildings; TAN 10 - Tree Preservation Orders; TAN 6- Sustainable Rural Communities; WAG Energy Policy Statement; National Energy Efficiency Action Plan; Fuel Poverty Strategy; One Wales, One Planet; A Walking and Cycling Action Plan for Wales; Water Resources	Flintshire Unitary Development Plan; Flintshire Regeneration Strategy; Flintshire Local Housing Strategy	The use of renewable resources and of sustainably produced materials from local sources should be encouraged. The LDP should ensure sustainable design within new development which complements the local area.	The IIA Framework should seek to promote the use of sustainable resources and should encourage sustainable development.	Population Human Health, Climatic Factors, Population, Material Assets, Cultural Heritage, Landscape	17

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
	the EU Sustainable Development Strategy European Commission; Renewable Energy Directive 2009/8/EC; Industrial Emissions Directive (integrated pollution prevention and control) 2010/75/EU; Energy 2020 - A Strategy for Competitive, Sustainable and Secure Energy; Energy Efficiency Directive (2012/27/EU); Strategy on Adaptation to Climate Change; 2030 Policy Framework for Climate and Energy; SEA Directive (2001/42/EC)	Strategy for England and; UK Sustainable Development Strategy Wales; EA GP3 (Groundwater Protection Policy and Practice); Surface Water Management Strategy; Wales Rural Development Plan; Well Being of Future Generations Act					
To conserve soil resources and maintain their quality	European Sustainable Development Strategy, EU 6 <sup>TH</sup> Environmental Action Plan, EU Soil Framework Directive, European Nitrates Directive, , EU Directive Directive 2014/52/EU 97/11/EC amending Directive 85/337/EEC on Environmental Impact Assessment, Environmental Liability Directive 2004/35/EC; EU Nitrates Directive; European Thematic Strategy on Soil Protection European Commission	Environment Strategy for Wales; Wales Spatial Plan; Surface Water Management Strategy; The Future of our Farming; Food for Wales, Food from Wales	Flintshire Unitary Development Plan; Flintshire Contaminated Land Inspection Strategy; Flintshire Local Biodiversity Action Plan	The LDP should ensure soil resources are not adversely affected by development. Appropriate remediation of contaminated land should be carried out where necessary and should not increase the potential for groundwater pollution.	The IIA Framework should include objectives with a focus on the protection of soil resources.	Soils and Geology Landscape Water	10, 17
Protect and enhance the local distinctiveness and the historic environment and its setting	European Landscape Convention; Convention Concerning the Protection of the World Cultural and Natural Heritage; Convention on the Protection of Underwater Cultural Heritage; European Convention on the Protection of the Archaeological Heritage	PPW edition 7; Cultural Tourism Strategy; Coastal Tourism Strategy; Sustainable Tourism Framework; Regional Transport Plan; TAN12 – Design; Consultation on a Welsh Government draft strategy: a million Welsh	Flintshire Unitary Development Plan	The LDP should protect and enhance local distinctiveness, valued historic environment and cultural heritage and its setting.	The IIA Framework should include objectives that seek to protect local distinctiveness and the historic environment.	Cultural Heritage Landscape	11, 12

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	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
		speakers by 2050; Historic Environment (Wales) Act					
<b>Social</b>							
Improve accessibility and transport links to basic goods and services from residential areas		TAN18 - Transport; National Transport Plan; Wales Spatial Plan, PPW edition 7; Older People in Wales; Regional Transport Plan - Taith; Countryside Rights of Way Act; West Cheshire – North East Wales Sub Regional Spatial Strategy; Wales Transport Strategy; National Transport Finance Plan; North Wales Joint Local Transport Plan (2014)	Flintshire Unitary Development Plan; Flintshire Rights of Way Improvement Plan; Single Integrated Plan for Flintshire; The Deeside Plan	The LDP should ensure developments and key services are served by a range of transport options to improve accessibility.	The IIA Framework should include objectives, indicators and targets that seek to promote public transport use and improve accessibility to meet local needs.	Population and Human Health	4, 5
Improve the health and wellbeing of the population and reduce health inequalities	Guidelines for Community Noise; Children's Environment and Health Action Plan for Europe; The Drinking Water Directive; Environmental Noise Directive (END) 2002/49/EC; Together for Health - A Strategic Approach for the EU 2008-2013	PPW edition 7; Wales Spatial Plan; Play Policy Implementation Plan; Gypsy Traveller Good Practice Guidelines; National Energy Efficiency and Savings Plan; Fuel Poverty Strategy; One Wales, One Planet; Living Well – Living Independent Lives; The Strategy for Older People in Wales; Towards Zero Waste; A Walking and Cycling Action Plan for Wales; Wellbeing in Wales; Well Being of Future Generations Act; Guidelines for Community Noise 1999; Children's Environment and Health Action Plan for Europe;	Flintshire Unitary Development Plan; Flintshire Rights of Way Improvement Plan; Assessment of Local Well-being for Flintshire	The LDP should promote healthy and active lifestyles. Health facilities should be located to maximise accessibility. Accessibility to and linkages between areas of open space providing both formal and informal recreational opportunities should be considered as health benefits and wellbeing benefits can be achieved from green space.	The IIA framework should include a variety of social objectives, indicators and targets that seek to benefit health and the local community.	Population, Human Health	3

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
		West Cheshire – North East Wales Sub Regional Spatial Strategy; Children's Commissions for Wales; Public Health (Wales) Bill					
Promote and protect the Welsh language		Welsh Language (Wales) Measure 2011; a million Welsh speakers by 2050; Planning (Wales) Act 2015; One Wales – A Progressive Agenda for the Government of Wales; Well-being of Future Generations (Wales) Act (2015); One Wales: Connecting the Nation; Vibrant and Viable Places New Regeneration Framework; Welsh Medium Education Strategy 2010		The LDP should support activities which promote and facilitate the use of the Welsh language.	The IIA Framework should include objectives that promote the Welsh language	Population and Cultural Heritage	18
Raise educational attainment to help improve opportunities for life	Aarhus Convention, PSI Directive; UN convention on the Rights of the Child 1989; Committee on the Rights of the Child Recommendations report	Medium Education Strategy; Community Cohesion Strategy for Wales; Vibrant and Viable Places New Regeneration Framework ; Welsh in Education Strategic Plan for Flintshire; Wales – A Better Country; Well Being of Future Generations Act; Welsh Language (Wales) Measure; Children's Commissions for Wales; Consultation on a Welsh Government draft strategy: a million Welsh speakers by 2050	Flintshire Unitary Development Plan; Single Integrated Plan for Flintshire	The LDP should seek to raise educational attainment.	The IIA Framework should include objectives, indicators and targets that seek to improve local skills and education.	Population, Human Health	2
Improve access to good quality affordable		TAN1- Joint Housing Land Availability Studies, TAN2 – Planning and Affordable	Flintshire Unitary Development Plan;	The LDP should promote safe and sustainable communities.	The IIA Framework should include objectives,	Population, Human Health	4

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Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
housing to ensure that everyone has the opportunity to live in a decent affordable home		Housing, TAN12 – Design; Wales Spatial Plan; PPW edition 7; Gypsy Traveller Good Practice Guidelines; Travelling to a Better Future; Improving Lives and Communities; Living Well – Living Independent Lives; West Cheshire – North East Wales Sub Regional Spatial Strategy; National Transport Finance Plan	Flintshire Local Housing Strategy; Joint Housing Availability Study; Flintshire Improvement Plan; The Deeside Plan		indicators and targets that address housing issues.		
Reduce levels of crime and fear of crime and promote safer neighbourhoods		TAN 12- Design, PPW edition 4; Play Policy Implementation Plan; Community Cohesion Strategy for Wales;	Flintshire Unitary Development Plan; Flintshire Local Housing Strategy; Single Integrated Plan for Flintshire; Flintshire Improvement Plan	Policies should promote safe and sustainable communities.	The IIA Framework should include objectives, indicators and targets that address crime.	Population, Human Health	1
Create sustainable, cohesive and balanced communities	Johannesburg Declaration on Sustainable Development, European Spatial Development Perspective, European Sustainable Development Strategy, Agenda 21, Rio Declaration on Environment and Development, EU Rural Development Policy, Aarhus Convention, PSI Directive; Towards Social Investment for Growth and Cohesion 2014-2020	National Energy Efficiency and Savings Plan; Living Well – Living Independent Lives; A Walking and Cycling Action Plan for Wales; Vibrant and Viable Places New Regeneration Framework; Wales – A Better Country;	Flintshire Unitary Development Plan; Flintshire Improvement Plan; Strategic Equality Plan; The Deeside Plan	The LDP should provide for a range of housing, employment and other opportunities to enable people to realise their individual aspirations.	The IIA Framework should include objective, targets and indicators that address community needs.	Population Human Health	3, 4, 6, 7, 8, 9

Appendix A – Deposit LDP – IIA – Review of Plans, Programmes and Objectives

Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
Economic							
Promote quality employment opportunities	Johannesburg Declaration on Sustainable Development, The European Employment Strategy	PPW edition 7; Winning Wales; Coastal Tourism Strategy; The National Economic Strategy of WAG; Green Jobs Strategy for Wales; Sustainable Tourism Framework; A Skills and Employment Strategy and Action Plan; Wales – A Better Country, North Wales Regional Employment Land Strategy; Well Being of Future Generations Act; Technical Advice Note (TAN) 23: Economic Development; National Transport Finance Plan	Flintshire Unitary Development Plan; The Deeside Plan	The LDP should ensure adequate provision of local employment opportunities.	The IIA Framework should address employment provision.	Population	8
Promote sustainable economic growth, diversity and business competitiveness	European Spatial Development Perspective, The European Employment Strategy; Europe 2020: A strategy for smart, sustainable and inclusive growth	A Winning Wales, The National Economic Strategy of WAG, Wales Spatial Plan; National Transport Plan; North Wales Regional Transport Plan - Taith; Vibrant and Viable Places New Regeneration Framework; Partnership for Growth: The Welsh Government Strategy for Tourism 2013 – 2020 (; Farming for the Future; North Wales Development Strategy; Technical Advice Note (TAN) 23: Economic Development; The Department for Business, Innovation and Skills (BIS)	Flintshire Unitary Development Plan; Flint Strategy and Masterplan; Regeneration Strategy; Flintshire Improvement Plan; The Deeside Plan	The LDP should encourage the creation of infrastructure and networks which enable business innovation and stimulates business growth.	The IIA Framework should include objectives, indicators and targets relating to economic growth and development.	Population	7, 9



Appendix A – Deposit LDP – IIA – Review of Plans, Programmes and Objectives

Themes relevant to IIA of Flintshire LDP	Source					Main IIA Topics	Relevant IIA Objective
	International and European	National (UK and Wales)	Local	Implications For the LDP	Implications for the IIA		
		(2010) Local Growth: Realising Every Place's Potential (Local Growth White Paper); West Cheshire – North East Wales Sub Regional Spatial Strategy; National Infrastructure Plan					
Establish a strong tourist economy, sensitively capitalising on environmental, heritage, and leisure assets and ensuring the benefits are experienced locally		TAN13 – Tourism, Cultural Tourism Strategy for Wales; Coastal Tourism Strategy; Wales Spatial Plan; Partnership for Growth: The Welsh Government Strategy for Tourism 2013 – 2020 (; Sustainable Tourism Framework; Wales: A Vibrant Economy; Welsh Language (Wales) Measure; West Cheshire – North East Wales Sub Regional Spatial Strategy	Flintshire Tourism Strategy (now out of date); Flintshire Regeneration Strategy	The LDP should promote the use and enhancement of landscape, coastal, cultural and historic resources for tourism development.	The IIA Framework should include reference to capitalising on the tourist economy within Flintshire.	Population, Cultural Heritage, Landscape, Biodiversity	7, 11, 12
Improve the vitality and vibrancy of town centres	European Sustainable Development Strategy	PPW edition 7; TAN4 – Retailing and Town Centres; National Transport Plan; North Wales Regional Transport Plan - Taith; TAN12 – Design; Child Poverty Strategy for Wales; Sustainable Tourism Framework; A Walking and Cycling Action Plan for Wales; National Transport Finance Plan; National Infrastructure Plan; Children's Commissions for Wales	Flint Strategy and Masterplan; The Deeside Plan	The LDP should enhance the accessibility and role and function of town centres, which should be the focus for community life.	The IIA Framework should include objectives, indicators and targets relating to improving town centre vitality and vibrancy.	Population	7

**Appendix A** – Deposit LDP – IIA – Review of Plans, Programmes and Objectives

# APPENDIX B

## Baseline Data

## A POPULATION

### Relevant SA Objectives

All SA Objectives.

#### Overview of Baseline Conditions

The following baseline indicators have been used to identify key population trends and characteristics:

- Population Change (NOMIS, Stats Wales)
- Age Structure / Change (Stats Wales, Public Health Wales)
- Population density (Stats Wales, Neighbourhood Statistics)
- Percentage ethnic groups (Stats Wales, Neighbourhood Statistics)
- Resident population knowledge of welsh language (Stats Wales)
- Country of Birth (Neighbourhood Statistics)
- Number of in-migrants per year (Stats Wales)

#### Population Change

Latest figures show that the population of Flintshire was 153,200 in 2013 (NOMIS). This is an increase of 4,000 people over the last 10 years, a 2.6% rise. This is a slower population growth than the Welsh national average and considerably lower than the rest of Great Britain (GB), 4.7% and 6.98% respectively over the same period. It is projected by Welsh Government that by 2030 the population may reach 157,553 (3.2% increase). The mid-year population estimates for Flintshire between 1991 and 2013 are shown in Table A-1 below ([stats.wales.gov.uk](http://stats.wales.gov.uk)).

Table A-1 Flintshire Mid-Year Population Estimates

Date	Mid-Year Population Estimate	Difference on previous year
Mid-2013	153,240	+ 497
Mid-2012	152,743	+ 77
Mid-2011	152,500	+ 3900
Mid-2001	148,600	+ 6564
Mid-1991	142,036	-

Source: [stats.wales.gov.uk](http://stats.wales.gov.uk)

#### County Age Structure / Change

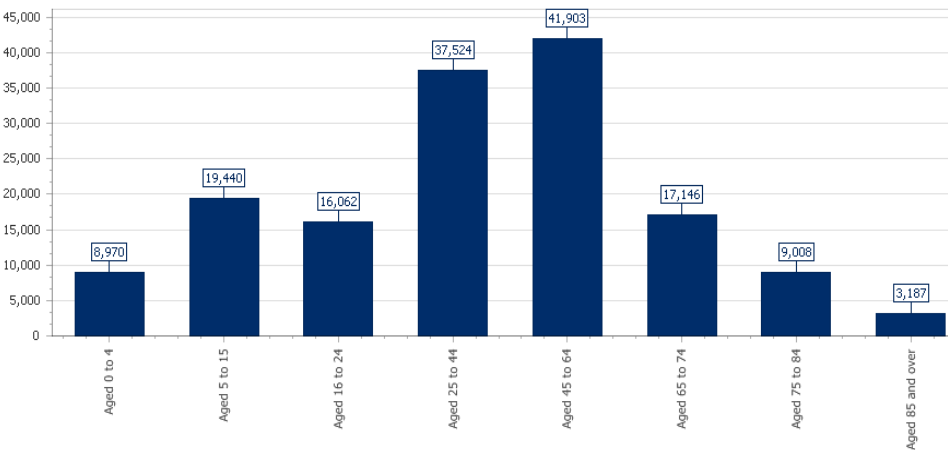
The age structure in Flintshire is similar to the UK average with 61.5% of the population aged 16-64 (roughly equivalent to the working age). Flintshire's population age structure for 2013 is shown in Figure A-1. It shows the dominant age group in the County is 45 – 64 years old and that the overall age structure is one of an aging population. Projections show that this is expected to continue. In 2011 the ratio of older people per 100 people of working age who have dependents was 32.7. By 2039 the percentage of people aged 65 and over is predicted to rise to 29.2% of the total population and the percentage of people over 85 is predicted to rise to 6.6%. In contrast, over the same period the population of 18-24 year olds in the County is expected to fall by ca. 14.5% to 10,010 – less than half those aged 55-64 ([stats.wales.gov.uk](http://stats.wales.gov.uk)).

The trend towards an ageing population is not unique to Flintshire. Across both North Wales and Wales generally the trend is mirrored in population projections. This can be seen clearly in Figure A-2.

Population Density

The population density of Flintshire in 2016 was 353.0 persons per square kilometre. This has grown steadily over the last two decades, from 324.7 in 1991, 339.7 in 2001 and 350.3 in 2013. In comparison to the Welsh average of 150.1 and UK average of 191.3 the current population density is high. However, the County is still far more sparsely populated than the capital Cardiff, currently at 2,565.5 persons per square kilometre (statswales.wales.gov.uk, Neighbourhood Statistics).

Figure A-1 Population Age Structure of Flintshire (2013 Mid-Year Estimates)



Source: statswales.wales.gov.uk – Population Projections

Percentage Ethnic Groups

The ethnic make-up of Flintshire compared to national figures is shown in Table A-2 below.

Table A-2 Percentage Ethnic Groups in Flintshire and Wales

	White (%)	Asian / Asian British Mixed (%)	Black / Black British Mixed (%)	Other
Flintshire	98.6	0.8	0.1	0.5
Wales	95.6	2.2	0.6	1.6

Source: 2011 Census – Neighbourhood Statistics

In 2011, Flintshire had 3% more of its population who were white compared to the rest of Wales and a lower percentage of people who were Asian, black or other. The percentage of Flintshire residents from a non-white background has risen from 0.8-1.2% over the 10 year period from 2004-2014. This is in line with the overall Welsh trend, although the rate of increase is lower, having gone from 2.4-4% over the same period (statswales.wales.gov.uk).

Resident Population Knowledge of Welsh Language

In comparison to the rest of Wales, Flintshire has a lower percentage of its population who can speak Welsh. The 2011 Census reported that 13.2% of Flintshire residents could speak the language with the highest levels generally found in rural areas (the average for Wales is 19%), whereas 19% nationally reported they could do so. In the 2015/16 school year, five out of Flintshire's 67 primary schools were first language Welsh or bilingual schools and were attended by 6% of the County's primary school pupils. Only one of the nine secondary schools provide Welsh medium or bilingual education and which was attended by 5% of Flintshire's secondary school pupil population (Flintshire Preferred Strategy, 2017). These figures show a drop of 1.17% in Welsh speakers since the 2001 Census, which is in-line with the national decline of 1.76% in that time (statswales.wales.gov.uk, Neighbourhood Statistics).

#### Country of Birth

Table A-3 shows data on the country of birth for Flintshire and Welsh residents in 2001 and 2011. It shows that the proportion of Flintshire residents of Welsh origin is much lower than the national average of those born in Wales living there now. The 2011 census reported that 50% of those living in Flintshire were of Welsh origin, 22.6% lower than the average across Wales. These figures represent a slight (1.1%) reduction since the 2001 census for Flintshire and for Wales as a whole (2.8%). Of those making up the rest of Flintshire's population, 45.8% originate from the rest of the UK compared to 21.9% for Wales nationally. This leaves 4.2% of the Flintshire population made up of people born either in the EU (excluding the UK) or elsewhere – slightly lower than the 5.5% for Wales nationally. These figures are likely due to the County's close location to England to the East (Neighbourhood Statistics).

Table A-3 Country of Birth in 2001 and 2011 for Flintshire (top) and Wales (bottom)

Country of Birth	2001 (%)	2011 (%)	Percentage change (%)
Wales	51.1	50	-1.1
UK (excluding Wales)	46.8	45.8	-1
Elsewhere	2.1	4.2	+2.1

Country of Birth	2001 (%)	2011 (%)	Percentage change (%)
Wales	75.4	72.6	-2.8
UK (excluding Wales)	21.9	21.9	0
Elsewhere	2.7	5.5	+2.8

#### Number of in-Migrants Per Year

Net migration in Flintshire has fluctuated over the past decade. Between 2003 and 2013 there have been four years of net inward migration and six of net outward movement. The most recent figures show that between 2012 and 2013 there was a net inward migration into the area of 80. Wales nationally experienced steady net inward migration during 2003-2013. However this has been gradually reducing overall and in 2012-13 there was a net outward migration of 670 (statswales.wales.gov.uk).

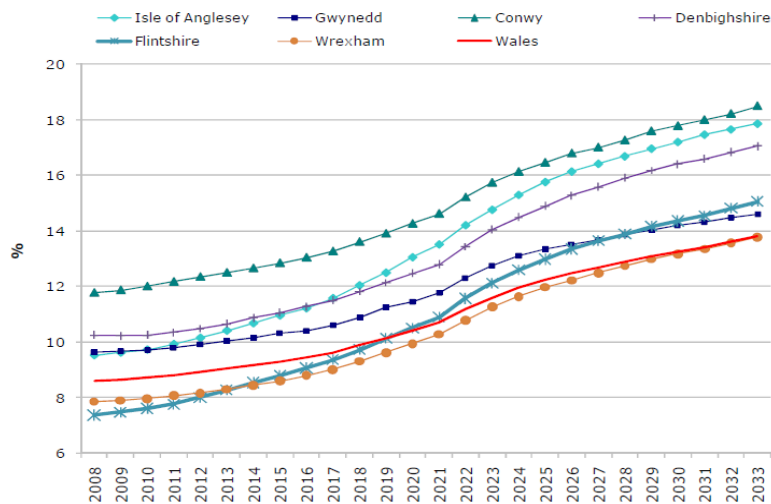
## Evolution of the Baseline

Based on 2011 mid-year estimates, by 2020 the population of Flintshire is projected to grow by 2,895 people (1.9%). It will then remain stable for the following decade, growing by just 283 people by 2030, then begin to decline – shrinking by

1,306 residents in the subsequent 6 years (-0.84%). This leaves a projected 2036 population of 154,538 in the County (stats.wales.gov.uk).

The ageing population already present in Flintshire is set to become exacerbated in coming years, with growth in the numbers of all older age groups – particularly the very elderly (85+). By 2039 the number of people aged 65+ is predicted to rise to account for ca. 29.2% of the overall population. In addition, the number of people aged 85+ is set to have increased by 125% during the period 2012-2030. By 2039, it is estimated the percentage of the population over 85 is 6.6%. In contrast, over the same period (2012- 2030), the population of 18-24 year olds in the County is expected to fall by ca. 14.5% to 10,010 – less than half those aged 55-64 (stats.wales.gov.uk). The trend towards an ageing population is not unique to Flintshire. Across both North Wales and Wales generally the trend is mirrored in population projections. This can be seen clearly in Figure A-2.

Figure A-2 Projected Population, 2008-2033, % aged 75 and over



Source: Public Health Wales – North Wales profile 2011

Projected household growth and type:

- The number of projected households is anticipated to grow by 4.4% by 2016, with single person households seeing the most growth - 34.4%.
- One adult and one child, and one adult and two child households are anticipated to see the next highest rise at 29%.

Likely population trends for Flintshire are identified below:

- The number of younger residents in Flintshire is set to fall.
- The number of Welsh speakers in Flintshire has been falling in recent years and it is likely that this trend will continue in line with the pattern across Wales.
- Flintshire's net migration has been relatively neutral over the past decade and would suggest that this trend will continue going forward.

## Key Sustainability Issues and Opportunities

### Issues

- Pressures associated with an increasingly ageing population in Flintshire are likely to cause issues across the County, including:
  - Pressure on health services to provide adequate care;
  - Availability of residential homes to meet the needs of the whole population, including but not limited to, the elderly and adults with a learning disability; and
  - Provision of appropriate services for an older generation (e.g. transport).
- The fall in the number of young people in Flintshire will bring a number of associated pressures. Principally will be shortages in an active workforce. With fewer younger people, schools may also find it difficult to fill all their places and remain viable.
- In addition, fewer young people combined with an increase in the older population will mean that there will be less people within the population to provide care, both formally and informally, for older people.

### Opportunities

- The provision of accessible services should meet local population growth needs.
- The provision of healthcare and key services to the elderly should be prioritised.

### Data Gaps and Uncertainties

- Overall migration statistics for Flintshire and Wales.

## B EDUCATION

### Overview of Baseline Conditions

#### Relevant SA Objectives

2. To improve levels of educational attainment for all age groups and all sectors of society
To increase levels of participation and attainment in education for all members of society
To improve access to and involvement in lifelong learning opportunities
To improve the provision of education and training facilities
To improve qualification and skills for all parts of the community

The following baseline indicators have been used to identify key education trends and characteristics:

Percentage of working age population with no qualifications (NOMIS)

- Percentage of working age population with National Qualifications Framework (NQF) Level 4 and above (ONS)
- Secondary school pupil attendance rate (Welsh Government)
- Number of Lower Super Output Areas (LSOAs) in bottom 10% Education Deprivation Domain (Welsh Index of Multiple Deprivation (WIMD))



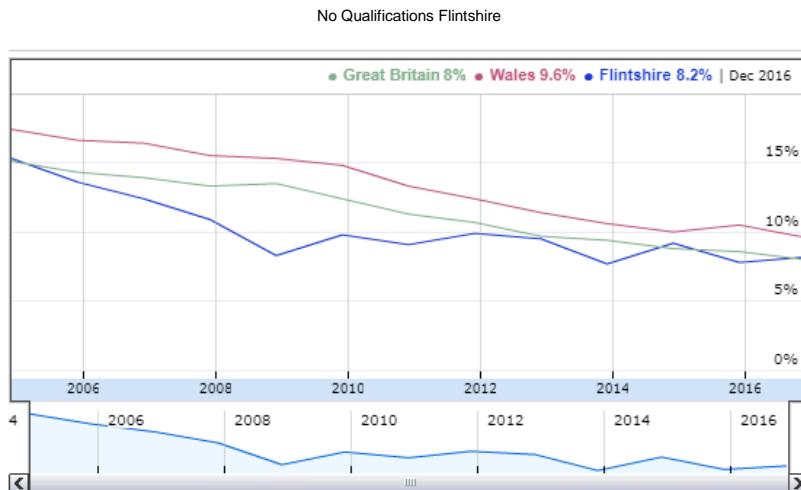
## Appendix B – Deposit LDP – IIA – Baseline data

- Attainment of expected levels in English or Welsh first language, mathematics and sciences from key stage 2 pupils (Welsh government)
- Location of all education establishments (Department for Education)

### Percentage of Working Age Population with no Qualifications

The number of Flintshire residents of working age with no qualifications has been steadily falling over the past decade and is now at a low of 8.2%, see Figure B-1. This is a trend which has been replicated across Wales and the whole of Great Britain; however the proportion of Flintshire residents is lower than those areas by 2.9% and 1.6% respectively from the latest figures (NOMIS).

Figure B-1 Percentage of Working Age (16-64) Population in Flintshire, Wales and GB with No Qualifications – January 2006 – Dec 2016

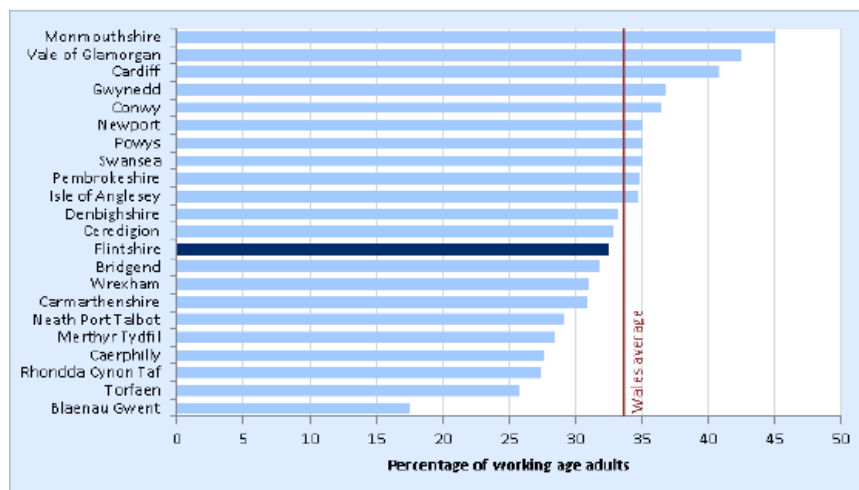


Source: NOMIS

### Percentage of Working Age Population with NQF Level 4 and Above

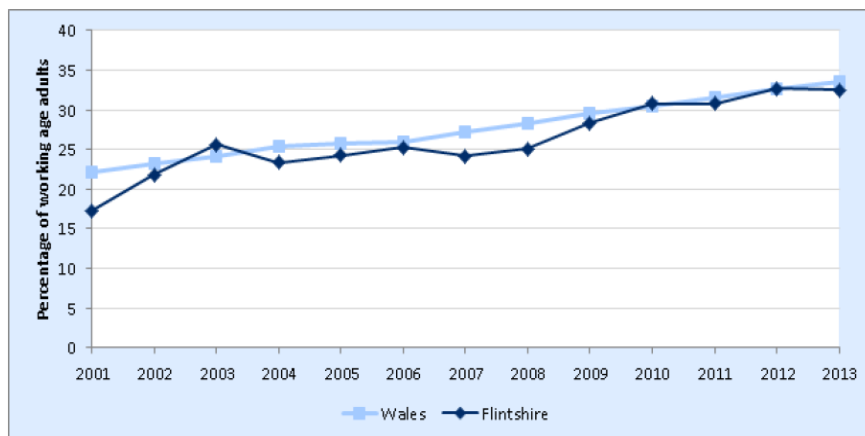
The percentage of working age adults with a NQF level 4 or above, equivalent to a graduate level degree or higher, for 2013 for Flintshire compared to other Welsh counties is shown below in Figure B-2. The percentage of these adults during 2001-2013 is shown in Figure B-3.

**Figure B-2 Working Age Adults (%) with Qualifications at NQF Level Four or Above, 2013**



Source: Office for National Statistics

Figure B-3 Working Age Adults (%) with Qualifications at NQF Level Four or Above, 2001 - 2013



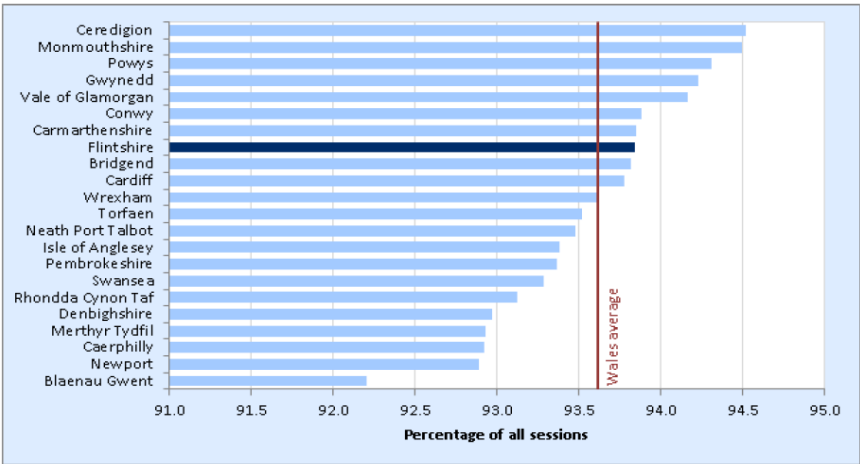
Source: Office for National Statistics

Figure B-2 shows that the number of working age Flintshire residents who possess a NQF level 4 or above is just below the national Welsh average of 34%. However, Figure B-3 demonstrates that this number has been steadily increasing since 2001 where it was around 17%.

Secondary School Pupil Attendance Rate

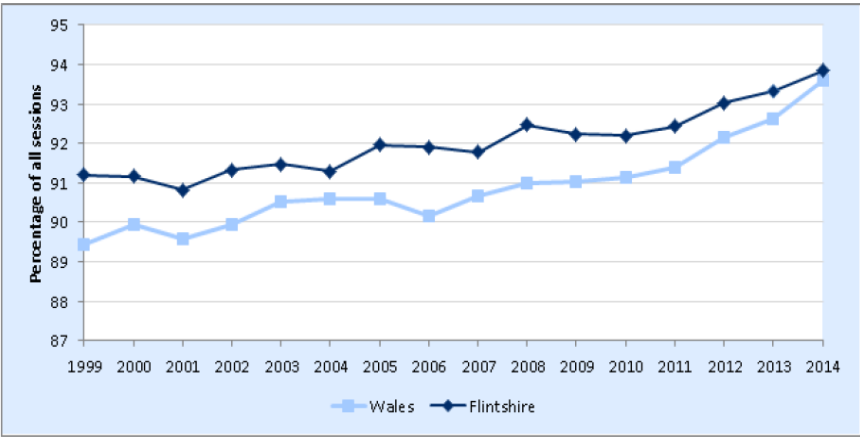
The attendance rate (%) of secondary school pupils for 2014 and over the past 15 years is shown in Figure B-4 and B-5, respectively.

Figure B-4 Secondary School Pupil Attendance Rate, 2014



Source: Welsh Government

Figure B-5 Secondary School Pupil Attendance Rate, 2014



Source: Welsh Government

It can be seen by looking at the figures above that the secondary school attendance rate for Flintshire in 2014 was above

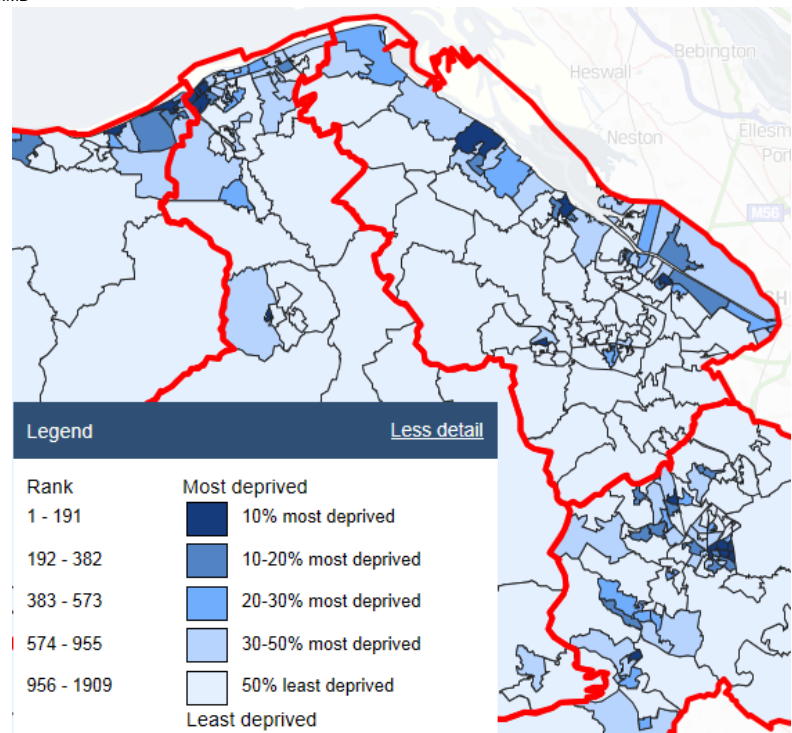
the national average at 94% and that this rate has been climbing progressively from 91% since 1999.

Number of LSOAs in bottom 10% Education Deprivation Domain

The distribution of LSOAs and their relative deprivation for education across Flintshire is shown in Figure B-6 below.

Figure B-6 Education Deprivation for Flintshire's LSOAs

Source: WIMD

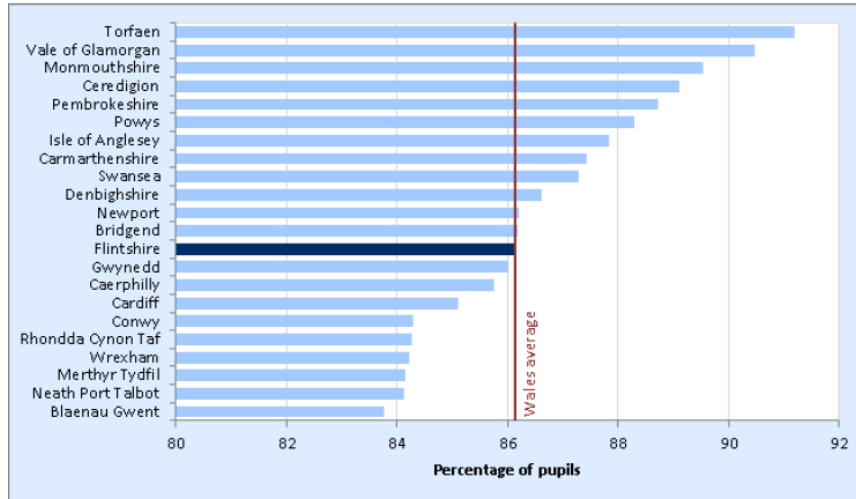


In 2014 of the 92 LSOAs in Flintshire, four were within the bottom 10% most deprived of all the 1909 LSOAs in Wales for education deprivation. These LSOAs were: Shotton Higher, Greenfield, Mold West and Flint Castle. This was an increase of four LSOAs in the bottom 10% for educational deprivation since 2001 (Source: WIMD, 2014). The majority of the LSOAs in the County are located within the 50% least deprived.

1. Attainment of Expected Levels in English or Welsh First Language, Mathematics and Sciences from Key Stage 2 Pupils

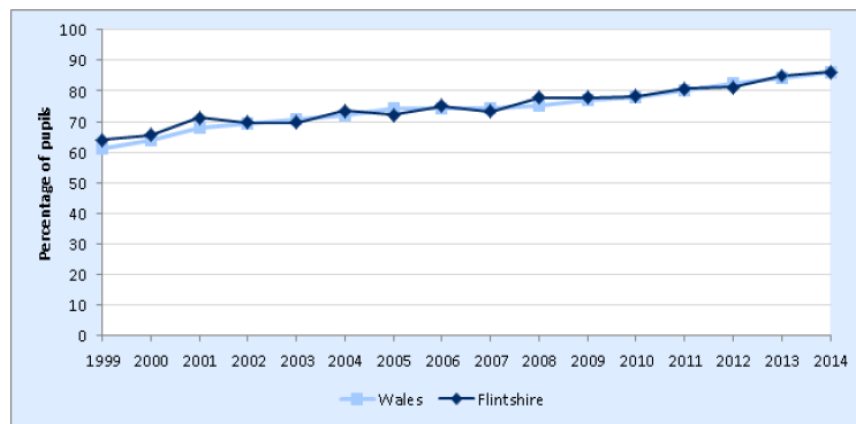
The attainment of the expected levels in English or Welsh first language, mathematics and sciences in 2014 and since 1999 for key stage two pupils is shown in Figures B-7 and B-8, respectively.

Figure B-7 Key Stage 2 Core Subject Indicator Attainment, 2014



Source: Welsh Government

Figure B-8 Key Stage 2 Core Subject Indicator Attainment, 1999-2014



Source: Welsh Government

Figure B-7 shows that in 2014 Flintshire's key stage two pupils attained the same as the Welsh average for the expected levels of English or Welsh first language, mathematics and science at 86%. It can be seen in Figure B-8 that this level of achievement has been gradually rising since 1999 where it was 65%. Education Establishments

In Flintshire, there are 134 primary schools, 12 high schools and two further education colleges (Flintshire County Council). Figure B-9 shows the location of these education establishments. It shows that education facilities in Flintshire are fairly evenly distributed, with the concentrations around Flint, Mold and Deeside.

Figure B-9 Location of all Education Establishments in Flintshire



Source: Department for Education 2017\*

\*No mapping information is currently available for Broughton Primary School, Bryn Tirion Hall School, The Haven, Hawarden Village Voluntary Aided C.I.W. Primary, Options Kinsale, Ysgol Cae'r Nant, Ysgol Maes Hyfryd, Ysgol Maes-Y-Felin, Ysgol Mynydd Isa, Ysgol Pen Coch, Ysgol Penyffordd, Ysgol Ty Ffynnon.

Welsh Government data for 2010 showed that the percentage of surplus places in Flintshire schools was below the Welsh average, although there was a higher percentage of surplus places in both primary and secondary schools than in 2009 (A report on the quality of local authority education services for children and young people, 2011).

Flintshire has a higher than average provision of programmes within the engineering sector – 17% of apprenticeships (8% for Wales) and 14% of all programmes (6% for Wales). The manufacturing sector also has a higher proportion of learning programmes than the Wales average (LDP Preferred Strategy).

## Evolution of the Baseline

- The number working age Flintshire residents with no qualifications has been falling and this trend is expected to continue.
- The number of people in Flintshire with a NQF level 4 or higher has been rising and it is likely that at current rates it will surpass that current national average which is currently behind.
- Attendance rates of secondary school pupils are rising in Flintshire and across Wales.
- Attainment of core subjects has risen in line with the national average over the past decade and is predicted to continue.

## Key Sustainability Issues and Opportunities

### Issues

- There is an increased number of LSOAs which in the bottom 10% for educational deprivation.
- The percentage of working age Flintshire residents with a NQF level 4 or above qualification is lower than that of the national average.

### Opportunities

- Opportunities should be sought to raise the number of working age Flintshire residents with a level 4 or above NQF to, or above, the national average.
- The number of Flintshire LSOAs in the bottom 10% for Welsh educational deprivation should be reduced.
- Positive trends in the following should be encouraged:
  - Reducing the number of residents without a qualification.
  - Improving secondary school attendance rate.
  - Improving core subject attainment levels.

### Data Gaps and Uncertainties

- Percentage of 16 - 17 year olds who have continued to participate in higher education.
- Percentage of 15 / 16 year olds leaving full-time education without a recognised qualification.
- Provision of and participation in training.

## C BIODIVERSITY, FLORA AND FAUNA

### Overview of Baseline Conditions

#### Relevant SA Objectives

10. To protect and enhance biodiversity and geodiversity
To protect and enhance designated sites of nature conservation importance
To protect the integrity of European, proposed European and listed Ramsar sites, or where not at a favourable conservation status, enhance their interest features
To protect and enhance wildlife especially rare and endangered species
To protect and enhance habitats and wildlife corridors
To conserve, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas
To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement and connection
To provide opportunities for people to access wildlife and open green spaces
To protect and enhance geodiversity

The following baseline indicators have been used to characterise conditions across the County:

## Appendix B – Deposit LDP – IIA – Baseline data

- Number and distribution of internationally, nationally, regionally and locally designated sites (NRW, Flintshire County Council, SEA Environmental Report 2014)
- Wildlife Sites (Flintshire County Council website, [www.flintshire.gov.uk](http://www.flintshire.gov.uk))
- Key BAP Biodiversity Action Plan (BAP) species / habitats present (Flintshire County Council website, [www.flintshire.gov.uk](http://www.flintshire.gov.uk))
- Natural Resources Wales (<https://naturalresources.wales/guidance-and-advice/environmental-topics/wildlife-and-biodiversity/find-protected-areas-of-land-and-seas/designated-sites/?lang=en>)

Flintshire Local Development Plan Preferred Strategy 2015 – 2030 (2017) **Number and Distribution of Internationally, Nationally, Regionally and Locally Designated Sites**

The Dee Estuary, Deeside & Buckley Newt sites and Halkyn Mountain are the most important sites for conservation in the county and are all internationally designated. Woodlands cover 8.8% of the county – well below the Wales average of 14%. Compared with many areas in Wales the county is largely urban/industrial. There are 28 Sites of Special Scientific Interest (SSSIs), six Special Areas of Conservation (SACs), two Special Protection Areas (SPAs), (there are currently no candidate SPAs) and one Ramsar site within Flintshire. They are listed below:

**Ramsar:** The Dee Estuary

**Site Of Special Scientific Interest:** Afon Dyfrdwy (River Dee), Alyn Valley Woods and Alyn, Buckley Claypits and Commons, Caerwys Tufa, Cefn Meadow, Chwarel Cambrian Cambrian Quarry Gwernymynydd, Coed Talon Marsh, Coed Trefraith, Comin Helygain, Connah's Quay Ponds, Ddol Uchaf, Dee Estuary, Glaswelltiroedd Trelogan - Trelogan Grasslands, Gronant Dunes and Talacre Warren, Hendre Bach, Herward Smithy, Inner Marsh Farm, Llandegla Moor, Maes y Grug, Moel Hiraddug a Bryn Gop, Mynydd y Fflint Flint Mountain, Parc Bodlondeb a Gwenallt Parc, Lixwm, Parc Linden, Lixwm, Pen-y-cefn Pasture, Prestatyn Hillside, Shotton Lagoons and Reedbeds, Teilia Quarry, Tyddyn-y-barcut

**Special Area of Conservation:** Alyn Valley Woods - Coedwigoedd Dyffryn Alun, Berwyn and South Clwyd Mountains, Dee Estuary Aber Dyfrdwy, Deeside and Buckley Newt Sites, Halkyn Mountain - Mynydd Helygain, River Dee and Bala Lake

**Special Protection Area:** Liverpool Bay, The Dee Estuary.

The distribution of these designated sites can be seen on Figure 1 Ecological Designated Sites of Appendix C. The SACs are distributed across the County, with concentrations around Mold and Rhydymwyn. The SSSIs in the County are also reasonably evenly spread.

Gathering Grounds Woods Local Nature Reserve (LNR) is the only LNR within Flintshire.

### Wildlife Sites

There are three Wildlife Trust Sites in Flintshire listed below. The location of these sites is shown of Figure C-1.

- Coed y Felin;
- Coed Trelyniau and;
- Y Ddol Uchaf.



Figure C-1 Location of Wildlife trusts in Flintshire



Source: WildlifeTrustsWales.org

In addition there are a total of 308 non statutory wildlife sites within Flintshire (Community Strategy Flintshire 2009-2019).

**Key BAP Species / Habitats Present**

Flintshire contains a rich variety of wildlife which the Council recognises needs protecting and enhancing. The Flintshire Local Biodiversity Action Plan (LBAP) identifies protected species and habitats that are of conservation concern within the County. The list also includes species identified as being of Principal Importance for Conservation in Wales under Section 42 of the Natural Environment and Rural Communities Act 2006. The LBAP contains species and habitat action plans for species and habitats some of which are listed as follows:

Species action plans include:

- Bat;
- European Hedgehog and;
- Native black poplar.

Habitat action plans include:

- Woodland;
- Upland and;
- Freshwater farmland.

Action plans for species and habitats include plans for native black poplars, hedgehogs. More specifically the plans seek to protect important native black poplars through tree preservation orders (TPOs); plant native black poplar at appropriate locations and promote hedgehog friendly habitat management.

Table C-1 shows the biodiversity priority habitats in Flintshire.

Table C-1 Flintshire Priority Habitats

Biodiversity Priority Habitat	Welsh LBAP area	Area (PHW)	% Welsh resource
Lowland Heath	Flintshire	160	1
Lowland meadow	Flintshire	22	1.3
Lowland calcareous grassland	Flintshire	200	17
Lowland dry acid	Flintshire	300	<1
Purple moor grass	Flintshire	50	<1
Blanket Bog	Flintshire	0	0
Upland heath	Flintshire	230	<1
Lowland fens	Flintshire	32	<1
Wet reedbeds	Flintshire	4	1
Coastal Sand dunes	Flintshire	49	<1
Coastal & Floodplain grazing	Flintshire	2500	5
Wood pasture and parkland	Flintshire	10	5
Woodland	Flintshire	1800	2

Source: Flintshire County Council, January 2011

## Evolution of the Baseline

Biodiversity indicators for the UK as a whole indicate that the long term decline in some species such as farmland birds continues, but appears to have been stabilised for others, including woodland birds, selected butterflies and selected bat species. Plant diversity is generally declining. Many UK priority habitats and species have shown signs of recovery in the last ten years.

Flintshire contains a wide variety of important habitats and wildlife. With continued pressures from Climate Change and associated environmental degradation it is likely that the number of protected landscape areas and species will remain high to protect these important assets. The number of SSSIs has increased since 2014.

## Key Sustainability Issues and Opportunities

### Issues

- There is potential for impacts to important national and international sites as a result of development.
- There is also potential for indirect effects to species as a result of an increasing population and the resulting development required to meet population needs.
- There are variations across the County in the ability of residents to access green spaces.

### Opportunities

- The protection and safeguarding of designated sites and protected species such as Great Crested Newts should be prioritised.
- In combination effects of development, notably new housing provision should be taken into consideration as required with the HRA.

- Sites such as the Deeside and Buckley SAC and its protected Great Crested Newts should be protected from developmental impacts.
- Developers should make design or financial contributions in order to ensure that impacts to designations, species and habitats is minimised.
- Opportunities should be sought to develop accessible greenspaces.
- Opportunities should be sought to ensure that protected species have favourable conservation status and are thriving.
- Opportunities should be sought to promote habitat connectivity.

## Data Gaps and Uncertainties

- Sites in favourable condition and / or area.
- Woodland / farmland bird populations and change.
- Area of parks and green spaces per 1,000 head of the population (Hectares).
- Areas of Ancient Woodland.
- Number of designated sites in land management schemes.

## D LANDSCAPE

### Overview of Baseline Conditions

#### Relevant SA Objectives

11 To conserve and enhance the County's landscape and townscape character and quality
To protect and enhance areas of landscape character and quality
To protect and enhance townscape character and quality
To respect and enhance local distinctiveness and diversity
To promote sensitive design in development
To protect and enhance the enjoyment of geological resources
12. To protect and enhance the cultural heritage assets (see also section H)
To protect and enhance heritage assets including Listed Buildings, Scheduled Monuments and Historic Landscapes
To protect and enhance historic landscape value

The following baseline indicators have been used to characterise conditions across the County:

- Landscape / townscape characterisation (Flint Strategy and Masterplan 2021)
- Landscapes of Historic Importance (CCW Register of Historic Landscapes)
- Distribution and area of Areas of Outstanding Natural Beauty (AONBs), National Parks and County landscape designations (NRW, SEA Environmental Report 2014)

#### Landscape / Townscape Characterisation

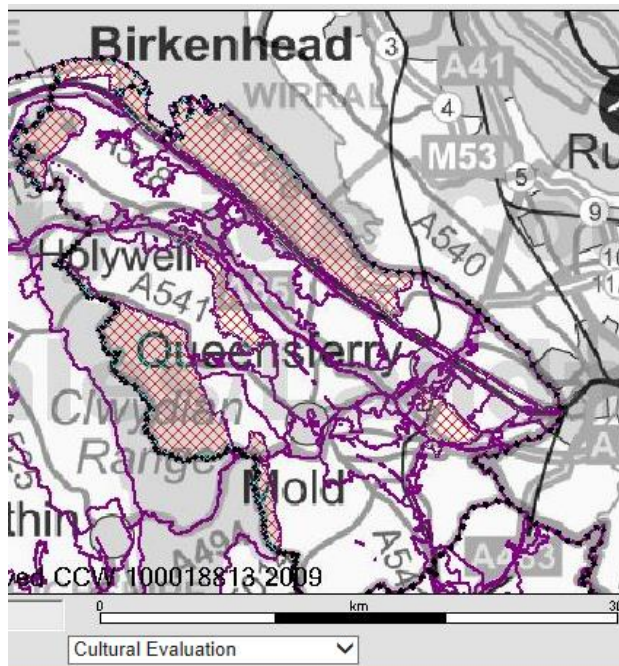
Flintshire has diverse landscape character types ranging from undulating hills and heather moorland of the Clwydian Range and Dee Valley AONB to the coastal and estuarine flats of the River Dee refer to Figure 2 Heritage Assets and Landscape Features within Appendix C.

Commented [HL1]: Need App C

In recent years there has been significant (public and private) investment in and around Flintshire, particularly in terms of retail investment in the form of £1.6 million Townscape Heritage Initiative funding, improvements to Flint Retail Park by owners HMG, investment in the Castle Park Industrial Estate (£1.1 million (WG funded), investment in the All Wales Coastal Path and two new supermarkets. A £1.8 million refurbishment and expansion of the Pavilion Leisure Centre is currently underway (Flint Strategy and Masterplan 2021).

Figure D-1 shows all of the aspect areas in Flintshire evaluated as being Outstanding in regard to their cultural landscape.

Figure D-1 Areas of Outstanding Cultural Landscape Evaluation in Flintshire



Source: LANDMAP

Figure D-1 shows that there are a number of areas within the County which are classified as Outstanding culturally which refers to areas of international or national importance. In particular the Dee Estuary constitutes for a large percentage of these areas.

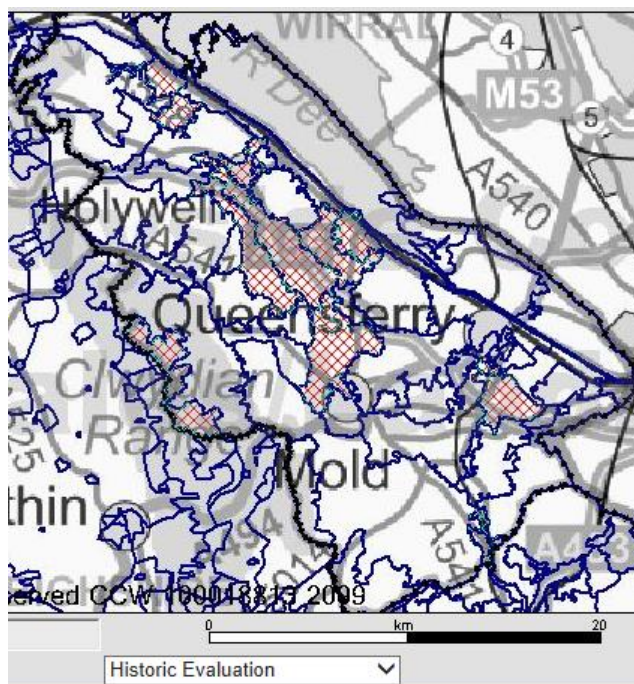
#### Landscapes of Historic Importance

The Holywell and Halkyn Mountain landscape of historic importance lies within Flintshire. It is an upland limestone plateau between the Clwydian Hills and the Dee Estuary in northern Flintshire. It comprises extensive and highly distinctive relict 18th and 19th century lead mining remains, associated features and settlements. A small part of the Vale of Clwyd landscape of historic importance lies in Flintshire. This is a broad lowland valley, edged by the Clwydian Hills that is centred on Denbighshire. It is the best surviving and most complete historic part of the Vale of Clwyd. It contains significant evidence of the late prehistoric and medieval land use (Countryside Council for Wales).

Flintshire covers 438km<sup>2</sup> and encompasses a wide range of landscapes in its relatively small area coverage. These landscapes range from the shores of the Dee Estuary, through tracts of agricultural land, open common land, small wooded valleys to the slopes of the Clwydian Range.

Figure D-2 shows the aspect areas in Flintshire were classified overall as being 'Outstanding' when evaluated for their historical importance.

Figure D-2 Outstanding Areas for Historical Importance in Flintshire



Source: LANDMAP

Figure D-2 shows that the majority of Flintshire is classified as having an Outstanding or High evaluation for historical significance. It shows that the main areas of historical significance in Flintshire are around central regions such as Halkyn.

Section H also discusses many important aspects which make up the historical importance of Flintshire.

#### Distribution and Area of AONBs, National Parks and County Landscape Designations

The Clwydian Range and Dee Valley AONB, along with a number of other landscape features and heritage assets, is located in Flintshire and has national recognition for its special qualities.

The Clwydian Range forms a 35km north - south chain of undulating hills extending to 160km<sup>2</sup> and rising to 554m at the summit of Moel Famau in the centre of the area. In 2011 a further 229 Km<sup>2</sup> were added to the designation. The area of the AONB straddles the Counties of Flintshire and Denbighshire. The hills stretch from the Vale of Clwyd in the west to the foothills of the Dee Estuary to the east; from Prestatyn Hillside in the north to the Nant y Garth pass in the South. Seen at its best from the Vale of Clwyd, the open heather

moorland of the high ridge dominates the small hedged fields and coppice woodland of the lower slopes. In places, limestone rock outcrops are exposed in attractive wooded escarpments and on the fringes of the area, highly fertile farmland gives a soft pastoral foreground to the hills.

## Evolution of the Baseline

The European Landscape Convention (2007) requires policies on the protection, management and planning of landscapes to be integrated into planning policy. With the number of protected landscapes and special landscapes encompassed by these six counties, much consideration will be needed as to what impacts might result from alterations to transport infrastructure in North Wales.

Any developments would need to be incorporated within the landscape in a sensitive manner that has regard to local landscapes / townscapes.

## Key Sustainability Issues and Opportunities

### Issues

- Vulnerability of the valuable townscapes / landscape character of County to, for example, new developments.

### Opportunities

- The valuable townscapes/landscape character of County should be protected from inappropriate development.
- Opportunities should be sought to continue the preservation of the special landscapes in Flintshire;
- Opportunities should be sought to maintain the important historic aspects of Flintshire; and
- Access and awareness of the unique aspects of the County should be improved.
- Part of the Clwydian Range and Dee Valley AONB is situated in the County which must be protected and enhanced where appropriate.

## Data Gaps and Uncertainties

There are no significant data gaps or uncertainties.

# E SOILS AND GEOLOGY

## Overview of Baseline Conditions

### Relevant SA Objectives

#### 10. To protect and enhance biodiversity and geodiversity

- To protect and enhance designated sites of nature conservation importance
- To protect the integrity of European, proposed European and listed Ramsar sites, or where not at a favourable conservation status, enhance their interest features
- To protect and enhance wildlife especially rare and endangered species
- To protect and enhance habitats and wildlife corridors
- To conserve, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas



To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement and connection
To provide opportunities for people to access wildlife and open green spaces
To protect and enhance geodiversity
<b>17. To ensure sustainable use of natural resources</b>
Ensure that contaminated land will be guarded against
Encourage development of brownfield land where appropriate
Maintain and enhance soil quality
To protect peatland within the County

The following baseline indicators have been used to characterise soil and geology conditions across the County:

- Soil types / classification (Soilscapes) Percentage land stock contaminated (Contaminated Land Strategy, Flintshire County Council) Geology types (British Geological Survey – Geology viewer)
- Agricultural land quality (Community Strategy Flintshire 2009-2019)

#### Soil Types / Classification

Flintshire covers an area of 43,464ha including the River Dee Estuary. Flintshire is predominantly rural (80%) and the majority of land is used for agriculture. A number of sand, gravel and limestone quarries operate in the rural areas of Flintshire, including Halkyn Mountain, Cadole and Hendre.

The types of soil that can be found within Flintshire are identified on Figure E-1.

Figure E-1 Soilscape Map for Flintshire



Source: Cranfield Soil and Agrifood Institute Soilscapes

Map Key	Soil Description
	Freely draining slightly acid loamy soils

Map Key	Soil Description
	Slowly permeable seasonally wet acid loamy clay soils
	Freely draining acid loamy soils over rock
	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils
	Very acid loamy upland soils with a wet peaty surface
	Blanket bog peat soils
	Loamy and clayey flood plain soils with naturally high groundwater
	Slightly acid loamy and clayey soils with impeded drainage
	Slowly permeable wet very acid upland soils with a peaty surface
	Naturally wet very acid sandy and loamy soils
	Sand dune soils
	Freely draining slightly acid but base-rich soils
	Shallow very acid peaty soils over rock

Figure E-1 shows that soil types within the County largely consists of free draining slightly acid loamy soils, slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils and slowly permeable seasonally wet acid loamy clay soils.

#### Contaminated Land

Flintshire's industrial past follows its geological and geographical features. Industrial areas were concentrated, as they are today, around areas where minerals can be found and the River Dee and its estuary.

Principal activities within Flintshire included lead mining, coal mining, steel production, clay, pottery and brick making, textiles, quarries, munitions and aircraft (Contaminated Land Strategy, Flintshire County Council, 2013).

The majority of Flintshire's lead mines were concentrated around the areas of Halkyn Mountain and Brynford. Since its decline in the 19<sup>th</sup> Century, lead mining has left a legacy of land contamination.

There are several closed landfill sites within Flintshire with many located along the shoreline. Cefn Mawr Quarry Landfill is a large authorised landfill located in Mold.

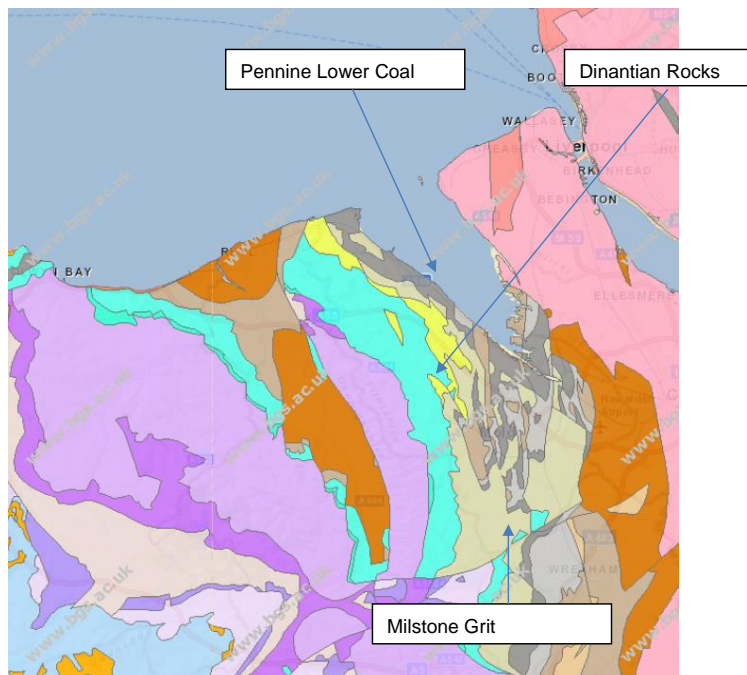
It is possible that soil contamination may have occurred as a result of vehicles and traffic through heavy metal roadside contamination and deposition however details of this type of contamination are not known for Flintshire.

#### Geology Types

The bedrock geology of Flintshire consists of a mixture of bedrock geology types predominantly Pennine Lower Coal, Dinantian Rocks and Minlstone Grit see Figure E-2.



Figure E-2 Bedrock Geology of Flintshire

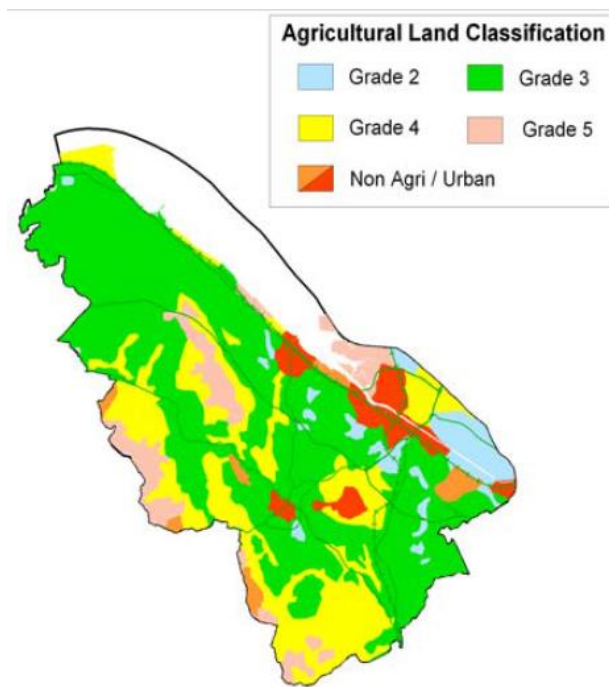


Source: British Geological Survey

#### Agricultural Land Quality

The agricultural land quality in Flintshire can be seen in Figure E-3.

Figure E-3 Agricultural Land Quality in Flintshire



Source: Community Strategy Flintshire 2009-2019

Figure E-3 shows that the dominant quality of Flintshire's agricultural land is of Grade 3 standard, which is classed as good to moderate. There is an absence of Grade 1 quality agricultural land in the County, with some Grade 2 that is mainly located around Deeside. The lowest quality graded farm land is towards the south and west of Flintshire.

## Evolution of the Baseline

The implementation of the Local Development Plan, would ultimately bring about remediation to soil resources with a view to preventing future contamination.

## Key Sustainability Issues and Opportunities

### Issues

- Lead mining has left a legacy of land contamination which gives rise to number of development issues.
- There are several issues concerned with residual contaminated land.

### Opportunities

- To protect the County's soils from contamination and continue to remediate areas which were impacted in the past.

- Brownfield sites should be redeveloped where possible in preference to greenfield sites.
- There is a need to preserve and enhance the RIGS within the County for the future and to enhance access for the public's enjoyment where possible.

## Data Gaps and Uncertainties

- Percentage of new homes built on previously developed land.

# F WATER

## Overview of Baseline Conditions

### Relevant SA Objectives

13. To protect and enhance the quality of water features and resources
To protect and enhance ground and surface water quality
To protect and enhance coastal waters
Encourage sustainable use of water resources
14. To reduce the risk of flooding
To encourage the inclusion of flood mitigation measures such as sustainable urban drainage systems
To reduce and manage flooding

The following baseline indicators have been used to characterise the water environment in the County:

- Water Features (National Flood and Coastal Risk Management Strategy 2011, Welsh Government)
- River Water Quality Data (Western Wales River Basin District Management Plan 2009, NRW – Living Waters for Wales 2013)
- Flood Risk (Flintshire SEA of the Local Flood Risk Management Strategy 2013, Welsh Government)
- Presence of aquifers (Ground Water Vulnerability Mapping for Cheshire and Clwyd basin)
- Bathing water quality (stats.wales.wales.gov.uk)
- Water supply (Flintshire County Council)

#### Water Features

Based on records from the NRW website there are approximately 44 main rivers and associated tributaries that are located within the boundary of Flintshire. These include the River Terrig, the River Cegidog, the River Alyn, the River Dee and the River Flintshire. The main water course that flows within the County is the River Dee (Afon Dyfrdwy). Beyond Connah's Quay the river opens out into the Dee Estuary, forming the north-easternmost section of the North Wales coast and the western coast of the Wirral. Towns along the coast include Flint, Holywell and Mostyn. The River Dee also rises on the slopes of Dduallt in the Snowdonia National Park and then flows into Bala Lake before discharging and flowing in an east-south-east direction off the Denbigh Moors.

#### Water Quality

Flintshire is located within both the River Dee Basin Management Plan (2009 – 2015) and the Western Wales District Management Plan (2009 – 2015). The River Dee is considered as part of a wider river basin including the river, its tributaries and estuary. The River Dee Basin Management Plan 2009 stated that 28% of the surface waters were at good or better ecological / potential status now and 51% of the assessed surface waters were at a good or better ecological status.

Under the standards set by the Water Framework Directive, 37% of all Wales water bodies are currently at good or better ecological status in comparison to 31% in 2009. The top reasons for water body failure in Wales are pollution from abandoned mines and contaminated land, agricultural pollution, barriers to fish migration and impoundments. Sewage

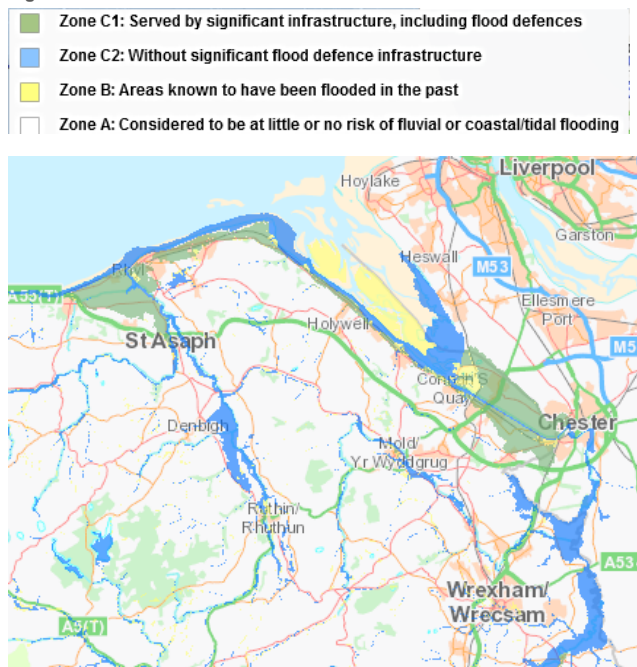
discharges, acidification, forestry, flood protection and land drainage, surface water drainage from urban and transport development, abstraction and industrial discharges are also factors. Natural Resources Wales' (NRW) ambition is to achieve 50% at good or better ecological status across Wales by 2015 (NRW).

#### Flood Risk

Flintshire has experienced widespread flooding in recent years in a number of locations including Mold, Flint, Rhydymwyn, Hendre, Pontblyddyn, and Bagillt in 2000, where some 150 residential properties were flooded including a number of commercial properties. As a result of this flooding incident significant emergency works were conducted and a number of capital works schemes were carried out in the count (Flintshire Local Flood Risk Management Strategy 2013).

Flooding within the County can occur from a variety of different sources which can include tidal and fluvial flooding, overland flows, groundwater flooding, drainage (sewers) and flooding from artificial sources such as manmade water bodies (lakes, reservoirs and canals). Flood risk within the County is shown in Figure F-1 and on Figure 3 Flood Risk within Appendix C of the SA Scoping Report.

Figure F-1 Flood Risk in Flintshire



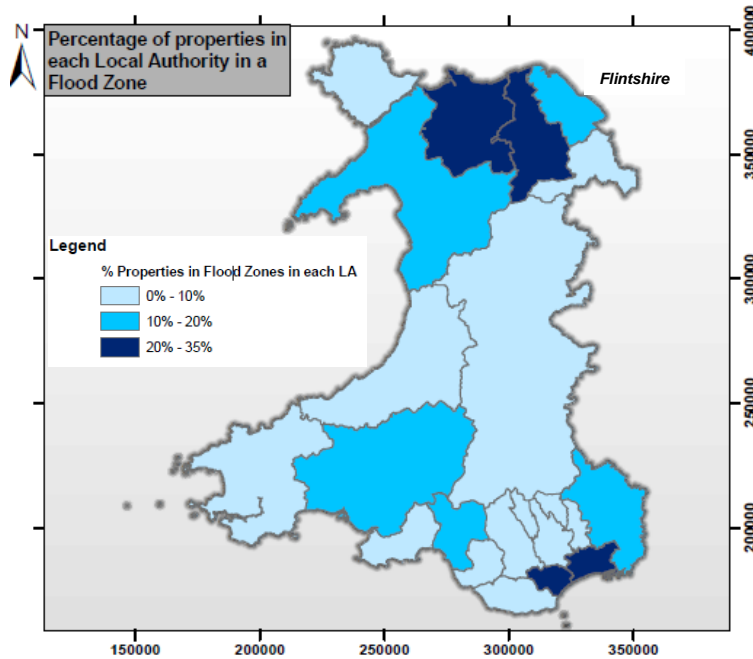
Sources: Wales (Development Advice Maps)

Surface water flooding is a common source of flooding within Flintshire and occurs when periods of high intensity rainfall generates run-off which flows over the ground's surface and collects in low lying areas (Flintshire SEA of the Local Flood Risk Management Strategy 2013).

In January 2013, a rise in temperatures caused snow to melt and coupled with heavy rain flooding occurred across North Wales. Floodwaters covered the rail lines around Flintshire which caused cancellations and delays to train services. Several roads were also affected (North West & Mid Wales Integrated Transport Network Technical Report 2014). Around 357,000 properties in Wales, or 1 in 6 properties, are at risk of flooding from rivers, the sea, surface water or a combination of the three. In addition to residential properties, many key industrial developments and other key infrastructure like power supplies, transport links and schools are situated on land at risk of flooding. As well as potentially being a risk to life, flooding can undermine the viability of communities and have a significant impact on the local economy (Welsh Government).

The percentage of Flintshire properties in a flood zone can be seen and compared to the rest of the LAs in Wales in Figure F2 below.

Figure F-2 Percentage of Properties in Welsh LAs in a Flood Zone



Source: NRW, Flintshire

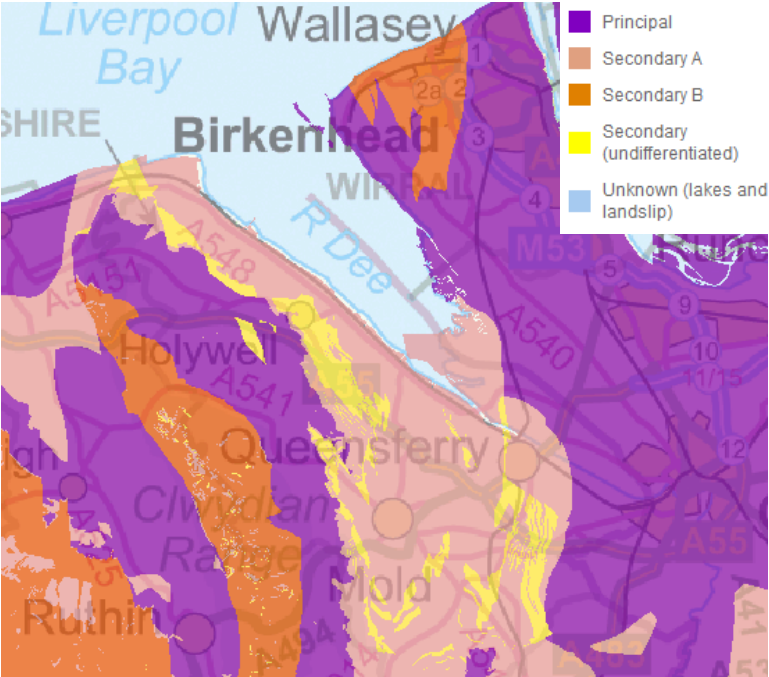
Figure F2 shows that Flintshire has between 10 and 20% of the properties within it located in a flood zone. This is slightly higher than the rest of Wales which typically have 0-10%.

#### Presence of Aquifers

Much of the County is underlain by carboniferous limestone and shrewd sandstone. Both act as an aquifer. Minor aquifer underlies much of the east of the County, including the main industrial areas and settlements of Mold and Buckley. Further to the west, towards and up to the Clwydian Hills, the area is underlain by major aquifer (Ground Water Vulnerability Mapping for Cheshire and Clwyd basin).

The bedrock aquifer designations can be seen in Figure F-3.

Figure F-3 Bedrock Aquifers in Flintshire



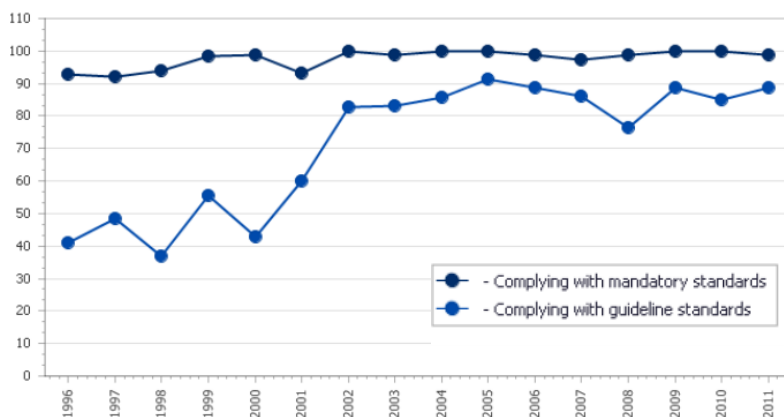
Source: Environment Agency

Figure F-3 shows that the main aquifer on the eastern part of the County is Secondary A interspersed with Secondary (undifferentiated). On the western side of the county this alters and is dominated by principal aquifers.

**Bathing Water Quality**

The percentage of European Commission (EC) beaches meeting mandatory or guideline standards for bathing quality in Wales are shown for the period 1996-2011 in Figure F-4 below.

Figure F-4 Bathing Quality of EC Designated Bathing Waters in Wales



Sources: statswales.wales.gov.uk

As of 2011 there were 88 beaches in Wales under EC designation. None of the beaches in Flintshire fall under the EC designation, but there are a number in the surrounding areas. Talacre beach is the principal beach in the County has been awarded a Yellow Seaside Flag award for its cleanliness and quality.

#### Water Supply

Welsh Water operates 24 Water Resource Zones (WRZ) across 26 Local Planning Authorities within Wales. Flintshire occupies 85.2% of one of the 24 WRZs (Final Water Resources Management Plan, 2014 Welsh Water). Dee Valley also supplies water for Flintshire. Dee Valley manage the important resource of the River Dee and also obtain water from their eight impounding reservoirs, which are fed from collecting grounds on the local hills and around Llandegla.

The River Dee regulation scheme is a system of flow balancing and quality management along the River Dee managed by United Utilities, Welsh Water and Dee Valley Water; together with NRW, the regulator. Much of the natural flow of the River Dee during most summers is insufficient to sustain any significant abstractions. To overcome this problem, a series of reservoirs are used to store the excess water available in the winter time and release it back into the River Dee during the drier months.

Flintshire County Council has in excess of 120 properties whose only source of drinking water is from a private supply. Monitoring of public and private water supplies takes place to ensure that drinking water in the County poses no risk to health.

## Evolution of the Baseline

UK Climate Projections 2009 suggest that by 2050, rainfall is projected to increase in winter on average by 14% and decrease in summer by 16%, sea levels around Wales are predicted to rise by approximately 20cm and storm intensity in summer and winter will increase, leading to more severe storms and larger waves attacking shores. Taken together these factors are likely to increase the frequency and consequences of flooding and coastal erosion which will have an effect on transport infrastructure across North Wales.

Overall, in the last ten years, river water quality has improved in the UK. However, as road traffic continues to increase, there is a risk that the amount of pollution entering the watercourses (particularly within urban areas) via surface water will continue to put pressure on water quality (including groundwater, i.e. drinking water supply).

## Key Sustainability Issues and Opportunities

### Issues

- There is an increased threat from surface water flooding due to increased precipitation rates generated by climate change.
- There is a higher likelihood of coastal flooding as a result of rising sea levels due to climate change.
- There are risks associated with flooding and the mobilisation of contaminants linked to contaminated land within the County.

### Opportunities

- Risks of surface and coastal flooding should be mitigated against through measures such as improved coastal defences and increased flood response/awareness.
- Development within floodplain should be avoided.
- The area's water quality – particularly in the County's major water region, the River Dee basin area should be improved.

## Data Gaps and Uncertainties

There are no significant data gaps or uncertainties.

## G AIR QUALITY AND CLIMATE CHANGE

### Overview of Baseline Conditions

#### • Relevant SA Objectives

15.To protect and improve air quality and limit greenhouse gas emissions
<p>To protect and improve local air quality</p> <p>To reduce greenhouse gas emissions including in both existing and new development</p> <p>To reduce CO2 emissions from the transport sector</p> <p>To encourage all new development to be climate change resilient</p> <p>To reduce negative effects of power generation, heavy industries and transport on local air quality</p> <p>To encourage cleaner technology for power regeneration, heavy industry and transport</p>
16. To increase energy efficiency, require the use of renewable energy and sustainable building design
<p>To reduce the demand for energy and increase energy efficiency</p> <p>To encourage sustainable building design</p> <p>To increase the use of renewable energy</p> <p>To increase the use of renewable energy</p> <p>To increase energy efficiency</p>
17. To ensure sustainable use of natural resources
<p>Reduce the demand for raw materials</p>



Promote the use of recycled and secondary materials in construction  
 Ensure that contaminated land will be guarded against  
 Encourage development of brownfield land where appropriate  
 Maintain and enhance soil quality  
 Increase the proportion of waste recycling and re-use  
 Reduce the production of waste  
 Reduce the proportion of waste landfilled  
 To protect peatland within the County

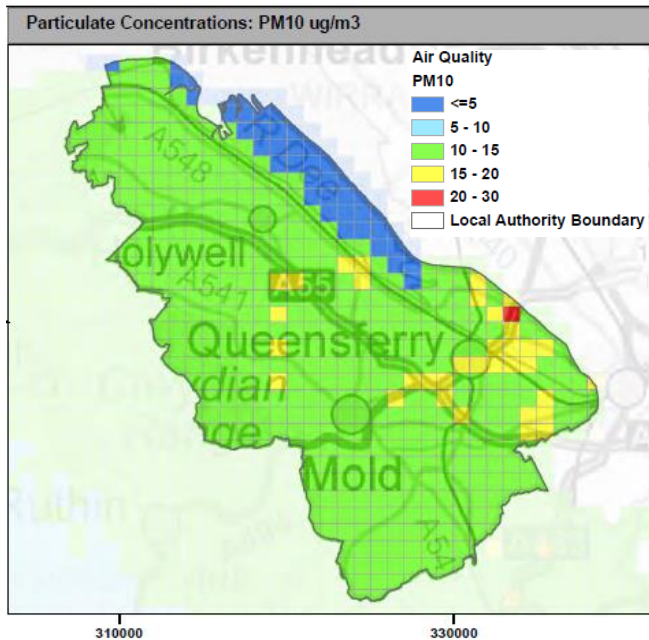
The following baseline indicators have been used:

- Particulate Matter (PM) concentrations
- Total CO<sub>2</sub> emissions (statswales.wales.gov.uk, Single Integrated Plan for Flintshire 2013-2017)
- Annual average domestic gas and electricity consumption per consumer (Neighbourhood Statistics)

#### Air Quality

Particulate Matter (PM) is made up of a wide range of materials and is produced by a variety of processes such as combustion, mechanical breakdown of hard materials (e.g. quarrying) and natural sources (e.g. sea salt). Both short-term and long-term exposure to ambient levels of PM are consistently associated with respiratory and cardiovascular illness and mortality as well as other ill-health effects. Figure G-1 shows the PM concentration of PM<sub>10</sub> - particles with a diameter less than 10µm, which are known to cause a variety of the mentioned health problems.

Figure G-1 Particulate Matter Concentrations: PM<sub>10</sub>µm / m<sup>3</sup> in Flintshire



Sources: statswales.wales.gov.uk

## Appendix B – Deposit LDP – IIA – Baseline data

Figure G-1 shows that across the majority of the County the PM<sub>10</sub> concentration is between 10 and 15 µg / m<sup>3</sup>. Around Deeside and parts of the A55 there are some areas with [PM<sub>10</sub>] between 15 and 20 µg / m<sup>3</sup>. The current UK National Air Quality Strategy objectives and Air Quality Standards (Wales) 2010 Regulations limit values for PM<sub>10</sub> are a concentration of less than 40 µg m<sup>-3</sup> measured as an annual mean and 50 µg m<sup>-3</sup> measured as a 24 hour mean (not to be exceeded more than 35 times per year). In comparison to the PM<sub>10</sub> values in Flintshire can be considered low.

There currently no Air Quality Management Areas in Flintshire.

### Total CO<sub>2</sub> Emissions

In line with national and international targets, Flintshire has committed to reducing its carbon footprint. In the County they are aiming to reduce their carbon emissions 3% year on year, with the goal of meeting the overall UK target of an 80% reduction by 2050. Flintshire's progress can be seen in Table G-1 below.

Table G-1 Flintshire CO<sub>2</sub> Emissions from 2008 / 09 – 2012 / 13

Year	CO <sub>2</sub> Actual	Total Annual Weather Corrected CO <sub>2</sub>	Percentage change against base year	Percentage change year on year
2007/08 Base Year Co <sub>2</sub> =	22,655,934			
2008/09 =	23,983,507	22,856,344	0.88% Increase	0.88% Increase
2009/10 =	23,873,021	22,167,577	2.16% Decrease	3.04% Decrease
2010/11 =	24,476,745	22,703,359	0.21% Increase	2.42% Increase
2011/12 =	22,363,726	21,960,726	3.07% Decrease	3.28% Decrease
2012/13 =	23,832,065	20,789,458	8.24% Decrease	5.33% Decrease

Sources: Single Integrated Plan for Flintshire 2013-2017

Table G-1 shows that changes in CO<sub>2</sub> emissions have fluctuated considerably against the base year over the 5 year period, with Flintshire Council citing cold spells and other uncontrollable circumstances as the reason. Year on year they are moving in the right direction, with a 5.33% decrease from the base year in 2012 / 13. However the rate of reduction is not up to pace with the targeted declines.

The fall in CO<sub>2</sub>, as well as a number of contributory greenhouse gases, for Wales is shown in Figure G-2.

Figure G-2 Percentage Reduction in a Range of Greenhouse Gases in Wales from 1990-2012  
Sources: statswales.wales.gov.uk

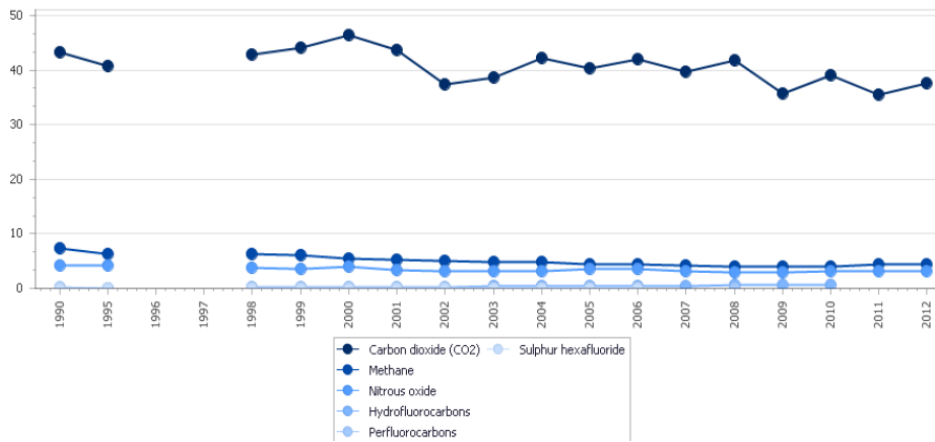


Figure G-2 shows that there has been a steady overall decline in the CO<sub>2</sub> emissions for the whole of Wales. However, much like Flintshire, the rate of reduction is slower than required to meet current targets.

Annual Average Domestic Gas and Electricity Consumption Per Consumer

Figure G-3 below shows the total consumption of domestic electricity and gas for Flintshire in 2011 compared to the rest of the local authorities (LAs) in Wales as well as overall usage since 2005.

Figure G-3 Total Consumption of Domestic Electricity and Gas (Megawatt hours)

Flintshire (Unitary Authority) within Wales (Country)

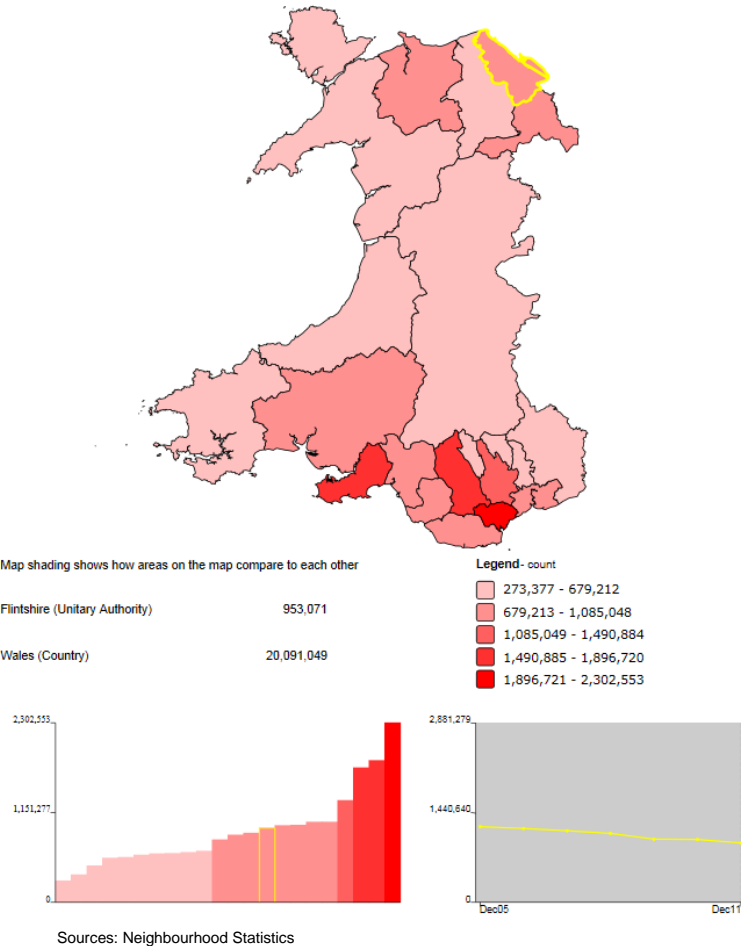


Figure G-3 shows that in 2011 the total domestic energy use for Flintshire was around average for the LAs across Wales, making up ca. 4.74% of the national usage. It can also be seen that since 2005 the usage for Flintshire has been steadily falling – reducing 260,917 Mwh (21.5%) over those six years. This mirrors almost exactly the fall in consumption for Wales nationally over the same period (21.3%).

Evolution of the Baseline

There is a growing body of evidence to suggest that climate change may result from the emission of certain gases.

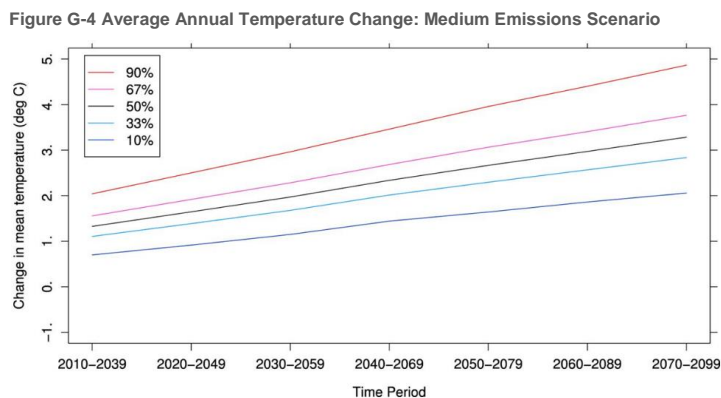
The UK climate change impacts programme (UKCIP) published information in summer 2009 detailing a range of results taking into account variations between different global climate models and uncertainties in global climate modelling. The medium emissions scenario for 2050 indicates:

- Across Wales by 2050 average annual temperatures are projected to increase by 2.3°C.
- Rainfall is projected to increase in winter on average by 14% and decrease in summer by 16% Overall, the total annual rainfall is predicted to remain the same.
- Sea levels around Wales are predicted to rise by approximately 20cm by 2050.

The Welsh Government's Climate Change Strategy (2010) indicates that the impacts that can be expected from these changes to the climate are:

- Hotter and drier summers.
- Increase in extremely warm days.
- Milder wetter winters.
- Reduction in snowfall and frost.
- Increase in frequency of intense rainfall events.
- Decrease in groundwater levels.
- Increased flooding of low-lying coastal areas.

UK Climate Projections produced key climate change projection graphs for Great Britain depicting annual temperature change, winter and summer precipitation change. Figure G-4 indicates the average annual change under the medium emissions scenario in Wales. The various lines indicate the minimum change for the confidence limits shown, where 10% indicates that the change is very unlikely to be less than indicated and 90% very unlikely to be greater.



Sources: UKCP09 2009

Figures for recent years indicate that Flintshire is moving in the right direction to help combat some of the most serious impacts of climate change. By reducing domestic energy usage and overall CO<sub>2</sub> emissions the area is helping Wales and the whole of the UK meet its ambitious reduction targets. However, although moving in the right direction, change needs to happen in Flintshire, Wales and across the UK to ensure reduction targets are met.

## Key Sustainability Issues and Opportunities

### Issues

- Climate change could lead to increased flood events or drought.

### Opportunities

- Greenhouse gas emissions should be reduced at the rate required to meet local and national targets, helping to mitigate the impacts of climate change.

- The reduction of energy use in Flintshire should be encouraged.
- The reduction in greenhouse gas emissions should be encouraged.

## Data Gaps and Uncertainties

- Annual gas and electricity consumption in the commercial / industrial sector.
- Applications for renewable energy developments.
- Total tonnage of municipal waste arisings, percentage used to recover heat, power, and other energy sources.

# H CULTURAL HERITAGE

## Overview of Baseline Conditions

### Relevant SA Objectives

12. To protect and enhance the cultural heritage assets
To protect and enhance heritage assets including Listed Buildings, Scheduled Monuments and Historic Landscapes
To protect and enhance historic landscape value
5. To improve sustainable access to basic goods, services and amenities for all groups
Improve access to cultural and recreational facilities, including Welsh culture and heritage
Improve access to open space
Conserve and enhance opportunities for public access to the countryside and coast

The following baseline indicators have been used to characterise the cultural heritage baseline:

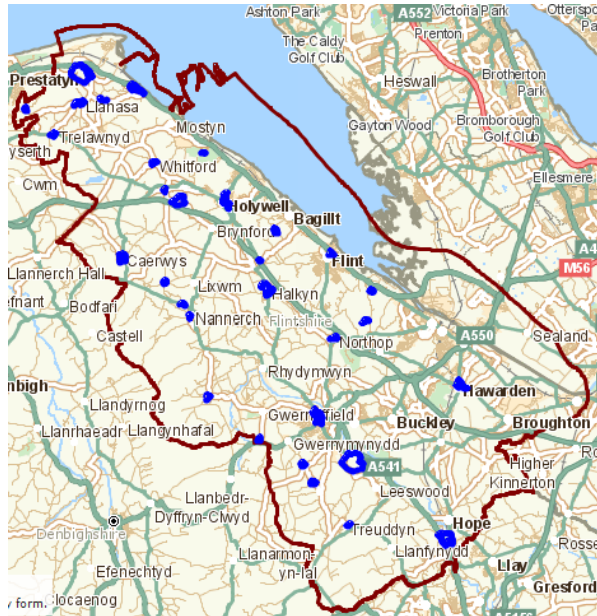
- Distribution and no. of Listed Buildings, Scheduled Monuments, country parks, historic landscapes, Conservation Areas (CAs), historic parks and gardens (Flintshire County Council website, [www.flintshire.gov.uk](http://www.flintshire.gov.uk))

#### Distribution and Number of Listed Buildings, Scheduled Monuments, Conservation Areas, Historic Parks and Gardens

The County has a rich heritage and contains many Listed Buildings, Scheduled Monuments, conservation areas, and historic parks and gardens as shown on Figure 2 Heritage Assets and Landscape Features within Appendix C.

CAs are zones of special architectural or historic interest. The local planning authority has a statutory duty to designate them and to preserve and enhance their special character or appearance. Flintshire has 32 designated CAs, the location of which can be seen on Figure H-1 (Flintshire County Council website, [www.flintshire.gov.uk](http://www.flintshire.gov.uk)).

Figure H-1 Location of the 32 Conservation Areas in Flintshire



Source: Flintshire County Council

Based on the current records held by the council, there are over 900 Listed Buildings within Flintshire varying from medieval halls to Edwardian villas. 27 of these are Grade I Listed Buildings.

The Grade I listed buildings within Flintshire are listed below:

- Saint Deiniol's Ash, Hawarden
- Hawarden Castle (18th century)
- Hawarden Castle (New)
- Fferm Farmhouse, Leeswood
- Plas Teg, Hope
- Ewloe Castle, Hawarden
- Church of St Cyngar, Hope
- Caergwrle Castle, Hope
- White Gates, Screens and Piers NW of Leeswood Hall, Leeswood
- Church of St Mary, Cilcain
- Golden Grove, Llanasa
- Church of St Eurgain and St Peter, Northop
- Church of St Beuno and St Mary, Whitford
- Parish Church of St Mary, Mold
- St Winefride's Chapel and Well, Holywell
- Basingwerk Abbey, Holywell

## Appendix B – Deposit LDP – IIA – Baseline data

- Church of St Mary, Halkyn
- Pentrehobyn, Leeswood
- Rhual (including attached wall to the N side), Gwernaffield
- Henblas, Llanasa
- St Deiniol's Library, Hawarden
- Nerquis Hall, Nercwys
- Tower, Broncoed, Nercwys
- Flint Castle Including Revetment Wall of Ditch, Castle Dyke Street, Flint
- Llettau at Pentrehobyn, Leeswood
- Porth Mawr, Mostyn Hall, Mostyn
- Mostyn Hall, Mostyn

There are currently around 132 Scheduled Monuments in the Flintshire area.

There are currently 23 Registered Historic Parks and Gardens within the County. There are also a substantial number of undesignated historic assets within the County with regional and local importance. There is one Historic Landscape area along the eastern boundary of the Vale of Clwyd. Important historical landscapes of Flintshire are also discussed in Chapter D Landscape.

There is one country park located within Flintshire - Waun-y-llyn and two located partly within Flintshire. These are Loggerheads and Moel Famau.

## Evolution of the Baseline

Archaeological sites are perhaps the most vulnerable of North Wales assets as the majority have no economic use. Many of the Scheduled Monuments are within or adjacent to settlement boundaries and are at risk of development which may directly affect assets or impact on their setting. Low lying archaeological sites are also at risk from flooding or agricultural improvements. Monuments on higher land outside settlement boundaries are less at risk from flooding, but still vulnerable from agricultural improvements, burrowing animals, and general erosion. The setting of Scheduled Monuments is easily affected compared to those within the settlement boundaries.

Table H-1 shows the number of Listed Buildings at risk as of a 2011 survey.

Table H-1 Listed Buildings at Risk in Flintshire (2011)

Risk Level	Grade 1	Grade 2*	Grade 2	Total
At extreme risk			25	25
At grave risk			2	2
At risk	1	6	99	106
<b>Total at risk</b>	<b>1</b>	<b>6</b>	<b>126</b>	<b>133</b>
Vulnerable		8	128	136
Not at risk	26	65	672	763
<b>TOTAL</b>	<b>27</b>	<b>79</b>	<b>926</b>	<b>1032</b>

Source: Flintshire County Council – Heritage Buildings

Table H-1 shows that 133 buildings or structures (13% of all listed buildings within the County) are considered to be at some form of risk. The majority of structures were not classified as being at risk, but there was a number categorised as 'vulnerable'. This reflects that whilst their condition in 2011 did not warrant a 'risk' classification, there was nevertheless a concern raised that without preventative maintenance or intervention, their condition could deteriorate by the time of the next survey to justify a 'risk' classification. Without investment and maintenance it is therefore likely that the number of buildings at risk of deteriorating will increase in years to come.



## Key Sustainability Issues and Opportunities

### Issues

- There are risks to heritage assets arising from climate change.
- There is the potential for undiscovered archaeological remains to exist throughout the County.

### Opportunities

- Opportunities should be sought to safeguard and promote awareness of the important heritage assets within Flintshire.
- In addition to safeguarding statutory sites it is important to ensure that non-designated heritage and archaeological resources are also protected.

### Data Gaps and Uncertainties

- Percentage of listed buildings at risk of decay.
- Number of Scheduled Monuments considered to be at risk.
- A decrease in number of Grade 2\* listed buildings and levels of buildings at risk is unknown.

## I MINERALS AND WASTE

### Overview of Baseline Conditions

#### Relevant SA Objectives

##### 17. To ensure sustainable use of natural resources

Reduce the demand for raw materials  
Promote the use of recycled and secondary materials in construction  
Ensure that contaminated land will be guarded against  
Encourage development of brownfield land where appropriate  
Increase the proportion of waste recycling and re-use  
Reduce the production of waste  
Reduce the proportion of waste landfilled

The following baseline indicators have been used to characterise the existing conditions:

- Total tonnage of municipal waste arisings. Percentage reused, recycled or composted (statswales.wales.gov.uk; Flintshire Local Development Plan Preferred Strategy)
- Total tonnage of municipal waste arisings, percentage landfilled (statswales.wales.gov.uk)
- Location of current landfill sites (Environment Agency)
- Mineral Reserves (North Wales Regional Aggregates Working Party)
- Flintshire Local Development Plan Preferred Strategy 2015 – 2030 (2017)

#### Total Tonnage of Municipal Waste Arisings Reused, Recycled Composted or Sent to Landfill

Around 85,000 tonnes of municipal waste is generated in Flintshire each year.

## Appendix B – Deposit LDP – IIA – Baseline data

In 2014-15 55% of Flintshire's municipal waste was either reused / recycled or composted, just below the all-Wales figure of 56.2%. Since 2008 this figure has increased year on year when it was 42.4% and in 2004 / 5 it was just 22% (Flintshire LDP Preferred Strategy). Compared to the national average (54.3%), current recycle / reuse / compost rates in Flintshire are 0.8% higher. The national trend for recycling / reusing and composting rates is similar to that of Flintshire, and has itself grown from 37.5% in 2008 and 19.44% in 2004 / 05. Between 2004/05 and 2014/15 the annual volume of waste going to landfill has reduced by about 5,000 tonnes in Flintshire (-6%). The average for Wales as a whole was -20% in the same period. Significant investment is still needed to meet the European target of 70% by 2025.

In 2013-14 41.67% of Flintshire's municipal waste was sent to landfill. This is a decrease of 32.79% from 2004/05 where the figure was 74.46%. Compared to the national average (37.72%) Flintshire sends 3.95% more of its waste to landfill. This difference could arise from waste being disposed of in different ways (e.g. incinerated) or used for energy production

The location of current landfill sites in Flintshire can be seen in Figure I-1. There are a number of sites located near the estuary and the largest facility at Cefn Mawr Quarry Landfill, near Mold.

Figure I-1 Authorised Landfill Sites in Flintshire



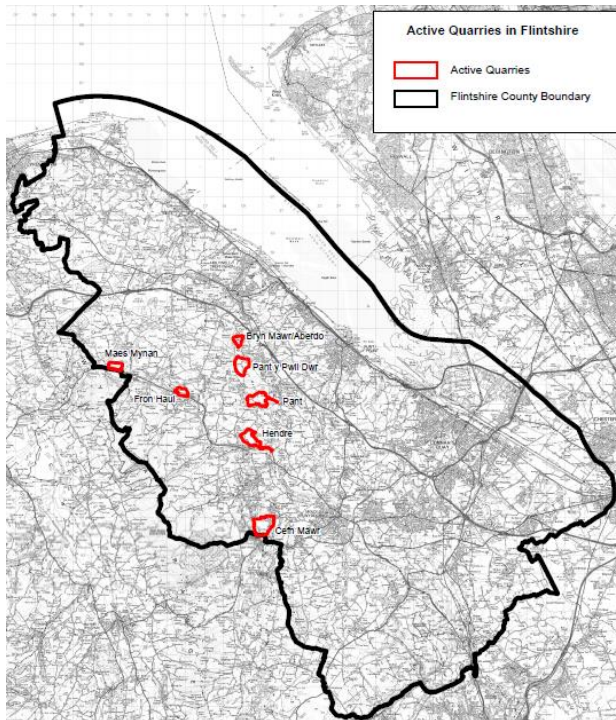
Source: Environment Agency

### Mineral Reserves

Flintshire holds a significant proportion of the mineral reserves in North Wales, along with Conwy and Gwynedd. The landbank for limestone is 30 years and 15 years for sand and gravel.

Extensive quarrying activity across the County, notably for limestone extraction, concentrated in central areas but also small scale quarrying around a number of settlements including Afonwen, Bagillt, Buckley, Drury, Ewloe, Holywell, Pentasaph, Bryn-Mawr, Halkyn area.

There are seven active quarries within Flintshire see Figure I-2 below.



The active quarries are:

- Maes Mynan
- Fron Haul
- Hendre
- Cefn Mawr
- Pant
- Pant y Pwll Dwr
- Bryn Mawr/Aberdo

## Evolution of the Baseline

The amount of municipal waste being sent to landfill in Flintshire and across Wales has fallen considerably over the past decade. Similarly the amount of waste being recycled / reused / composted has risen greatly over the same period. These trends will likely continue as Wales heads towards its aim of being a zero waste nation by 2050 (Welsh Government).

With extensive quarrying and finite resources mineral resources in the County will continue to be reduced.

## Key Sustainability Issues and Opportunities

### Issues

- Depletion of valuable finite mineral resources.

## Opportunities

- Opportunities should be sought to continue the reduction in waste being sent to landfill.
- Increase recycling, reuse and composting of waste which would otherwise be landfilled.
- Mineral assets in the County should be safeguarded for future generations.

## Data Gaps and Uncertainties

- Quantity of secondary and recycled materials used in construction.
- Location of key quarrying sites.

# J HUMAN HEALTH

## Overview of Baseline Conditions

### Relevant SA Objectives

3. To improve physical and mental health and wellbeing for all and reduce health inequalities
To improve access to health and social care services especially in isolated areas
To reduce health inequalities amongst different groups in the community
To promote healthy lifestyles
Encourage the development of strong, cohesive communities
6. To build strong and cohesive communities
Provide similar life opportunities for people from different backgrounds and develop strong, positive relationships between people in the workplace, schools and within neighbourhoods
Reduce inequalities experienced by people with protected characteristics – age/disability/gender reassignment/race/religion and belief/sex/sexual orientation
Ensure children who have any kind of disability can lead full and independent lives
Ensure children can live to a standard that is good enough to meet their physical and mental needs
Ensure children can develop healthily, and have access to good quality health care, clean water, nutritious food and a clean environment

The following baseline data has been used to identify key trends:

- Percentage resident population in good and bad health compared with national / regional averages (Neighbourhood Statistics)
- Life expectancy for males / females (Neighbourhood Statistics)
- Standardised Mortality Rates (SMR) compared to national / regional averages (statswales.wales.gov.uk)
- Infant Mortality Rate (IMR) (Neighbourhood Statistics)
- Rate of teenage pregnancy per 1,000 women for under 18s (Neighbourhood Statistics)
- No of LSOAs in bottom 10% Health deprivation domain (Welsh Government)

#### Percentage of Resident Population in Good and Bad Health

In 2011 the percentage of people classified as being of in either good or very good health in Flintshire was 81.2%. This is an increase of 11.6% since the 2001 figures. Nationally the percentage of Welsh residents in either good or very good health was slightly lower, at 77.7% - 9.1% higher than in 2001 (Neighbourhood Statistics).

The 2011 percentage of Flintshire residents in bad or very bad health was 5.6%. This is a 4.18% reduction on the 2001 figure of 9.77%. Across Wales the average number of people in bad or very bad health for 2011 was 7.6%, a 4.85% reduction over the ten years from 2001 (Neighbourhood Statistics).

Only around a third of the adult population in Flintshire meet recommended physical activity levels and eat the recommended 'five a day'. 44% drink above the recommended guidelines and 19% are smokers

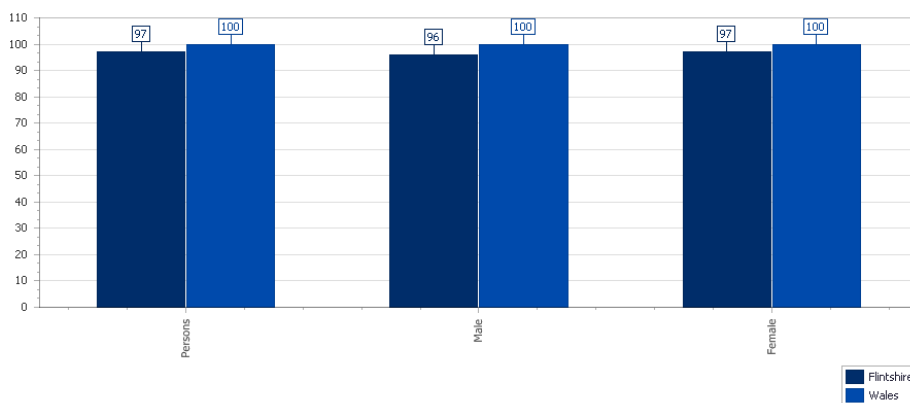
#### Life Expectancy for Males / Females

The life expectancy at birth in Flintshire in 2010-2012 for males was 79.0 and females 82.4. This is an increase in males by 0.9 and females by 0.4 from the 2007 – 2009 values for males and females of 78.1 and 82, respectively. The 2010-2012 life expectancy values is a 2.7 increase for males and a 2.4 increase for females from the period 2001 and 2003. In Wales, in 2010- 2012, the life expectancy for males was 78.2 and females was 82.2. Flintshire life expectancies are higher for both genders. In England and Wales combined between 2010 and 2012 the average life expectancy was 79.11 and 82.93 for males and females, respectively. (Neighbourhood Statistics, [www.statswales.gov.wales](http://www.statswales.gov.wales)).

#### Standardised Mortality Rates

Figure J-1 shows the SMR for Flintshire and Wales by gender over the period 2008 -2010. In 2003 the SMR (gender specific unavailable at the time of writing) was 104. This represents a 7 point fall, indicating that the County has a lower death rate than the national average.

Figure J-1 SMR for Flintshire and Wales by Gender, 2008 -2010

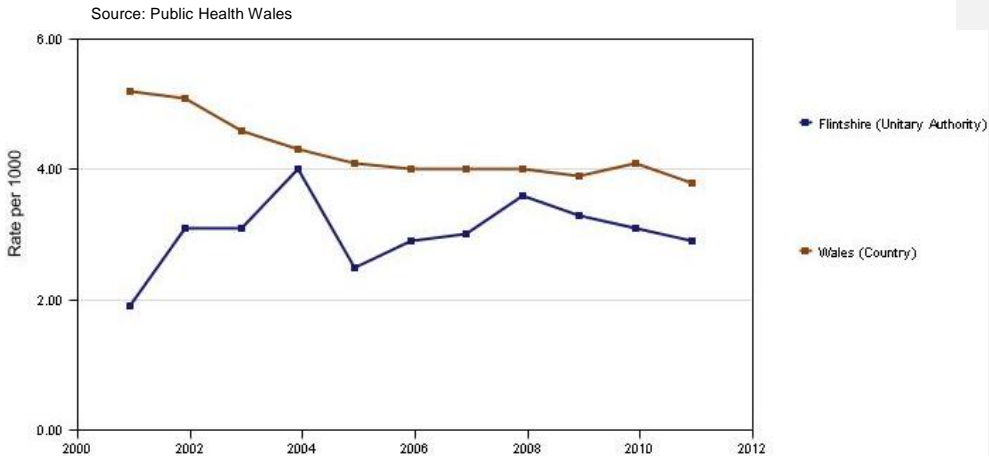


Source: [statswales.wales.gov.uk](http://statswales.wales.gov.uk)

#### Infant Mortality Rate

Figure J-2 shows the IMRs for Flintshire and Wales from 1998 – 2000 to 2008 - 2010.

Figure J-2 Infant Mortality, 95% Confidence Interval, 1998 – 2000 to 2008 – 2010 for Flintshire and Wales

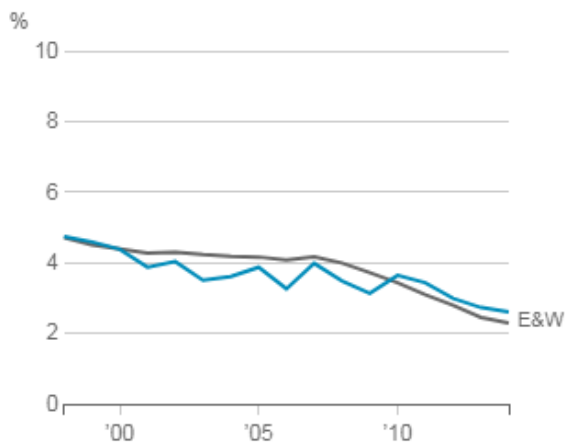


It can be seen in Figure J-2 that the IMR for Flintshire has fluctuated considerably over the assessment period with a general trend of increasing. In contrast the Welsh average IMR has fallen steadily over the same period. However the IMR for Flintshire have been lower than the national average over the entire period.

#### Rate of Teenage Pregnancy Per 1,000 Women for Under 18s

The pregnancy rate for under 18s for Flintshire and Wales between 1998 and 2007 is shown in Figure J-3.

Figure J-3 Under 18 Conception Rate per 1000 from 1998 – 2014 for Flintshire and England and Wales



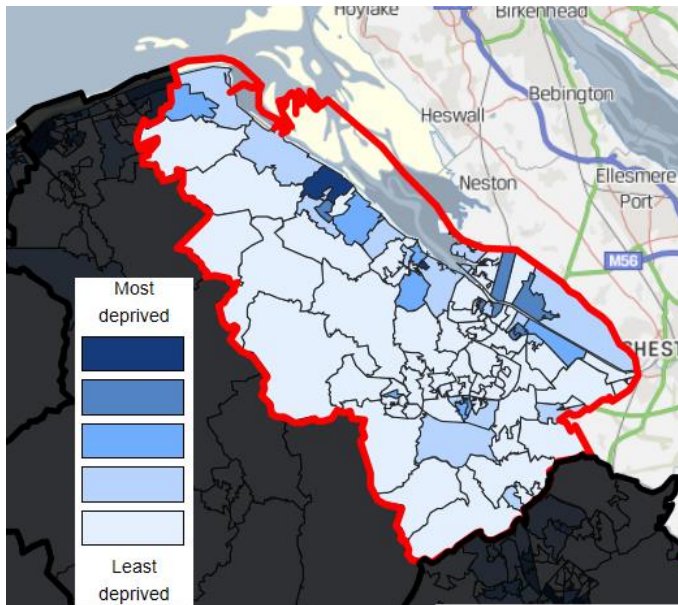
Source: (<http://visual.ons.gov.uk/teenage-pregnancies-perception-versus-reality/>)

Figure J-3 shows that over the assessment period Flintshire's under 18 conception rate has fallen progressively to be 2.6% in 2014. It is slightly higher than the average for England and Wales, which has also fallen steadily to a 2014 percentage of 2.2%.

#### Number of LSOAs in Bottom 10% Health Deprivation Domain

Of the 92 LSOAs in Flintshire, two are within the bottom 10% of health deprivation across the 1909 LSOAs in Wales, see Figure J-4. They are Greenfield 1 and Flint Oakenholt 1. This is one fewer than in 2005 and represents 2.2% of Flintshire and 0.1% nationally.

Figure J-4 Health Deprivation Map for Flintshire



Source: WIMD

## Evolution of the Baseline

Overall health statistics for Flintshire compare well to the rest of Wales and the majority of key statistics show a positive picture.

The life expectancy in Flintshire and across Wales has been rising in recent times and this is likely to continue. Those in good health has risen with those in bad health falling and continue to be above the Welsh average.

The data also shows a decline in under 18 conception rate across Flintshire and England and Wales. The Flintshire percentage is slightly higher still than the England and Wales average.

One statistic which has been rising is the County's IMR. Although this remains below the national average, if current trends continue it will overtake it.

## Key Sustainability Issues and Opportunities

### Issues

- There are pockets of health deprivation in the County with two LSOAs in the bottom 10% for health deprivation (Greenfield and Flint Oakenholt).
- The infant mortality rate has fluctuated considerably since 1998-2010.

- Diseases of the circulatory system, including coronary heart disease, remain the main cause of mortality in Flintshire, accounting for 41% of all deaths.
- Over 65% of the adult population still do not meet the recommended guidelines for physical activity.
- 44% of the population drink above the recommended guidelines and 19% of the adult population are smokers.

## Opportunities

- The rise of people who are in good health across the County and the continued reduction of those in poor health should be supported.
- Healthcare opportunities should be sought in order to reduce the increased mortality rate across Flintshire.
- Standardised mortality rates are falling and this trend should be continued.

## Data Gaps and Uncertainties

- SMR for main causes of death - coronary heart disease, cancer, alcohol, compared with national / regional averages.
- Percentage population with a long-term limiting illness.
- Access to doctor's surgeries and dentists within rural area.

# K LOCAL ECONOMY

## Overview of Baseline Conditions

### Relevant SA Objectives

7. To promote a sustainable economy, business development and investment
To encourage economic growth
To diversify the economy and encourage new business formation and inward investment
To encourage and promote sustainable tourism within the County
8. To provide employment opportunities across the County and promote economic inclusion
To increase local employment opportunities across the County
To improve access to jobs
Maximise traineeship and apprenticeship opportunities

The following baseline indicators have been used to characterise economic conditions across the County:

- Gross Value Added (GVA) per head
- Number of LSOAs in bottom 10% for income deprivation (WIMD)
- Number of LSOAs in bottom 10% employment deprived (WIMD)
- Employment in different sectors (statswales.wales.gov.uk)
- Employment in different occupation groups (NOMIS)
- Value Added Tax (VAT) registered stock (statswales.wales.gov.uk)
- Economic activity rate (NOMIS)
- Percentage of working age unemployed (NOMIS)
- Average earnings compared with national / regional average (ONS)



- Percentage of Jobseekers Allowance Claimants (statswales.wales.gov.uk)

Flintshire Local Development Plan Preferred Strategy 2015 – 2030 (2017)

Flintshire's economy has seen successful regeneration and diversification following the steel, coal and textiles closures of the 1980s and 1990s. The County is, in general, a healthy mixed economy, with a strong manufacturing base (Flintshire Economic Regeneration Strategy 2009-2020). The manufacturing industry provides 34% of all jobs (UK is 13%). Flintshire is also home to a growing IT and financial services sector, with moneysupermarket.com and Unilever's Global IT Service Centre both located at St Davids Park and Ewloe and DARA (Defence Avionics Repairs Agency) at Sealand (Flintshire Preferred Strategy, 2017).

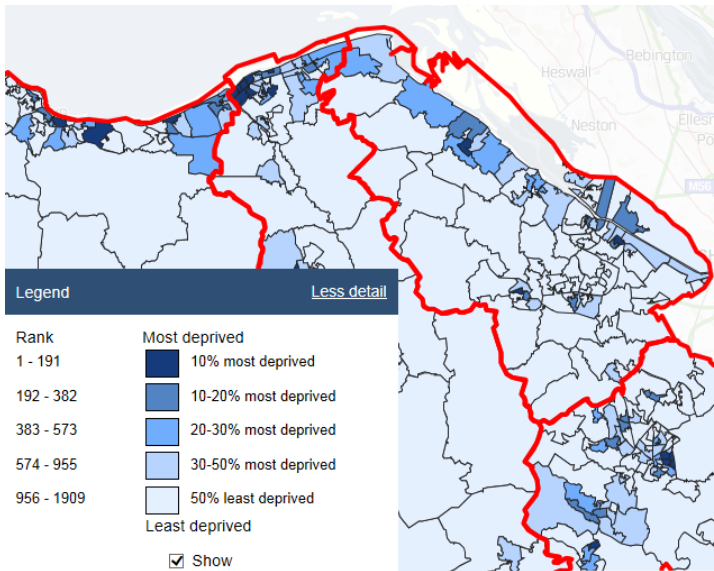
GVA Per Head

The GVA of the County is £2,216 higher than the Welsh average at £16,442, but is lower than the overall UK average of £18,945 (Flintshire Economic Regeneration Strategy 2009-2020).

Number of LSOAs in Bottom 10% for Income Deprivation

Figure K-1 shows the deprivation levels of the LSOAs in Flintshire with regard to income.

Figure K-1 Income Deprivation Map for Flintshire



Source: WIMD

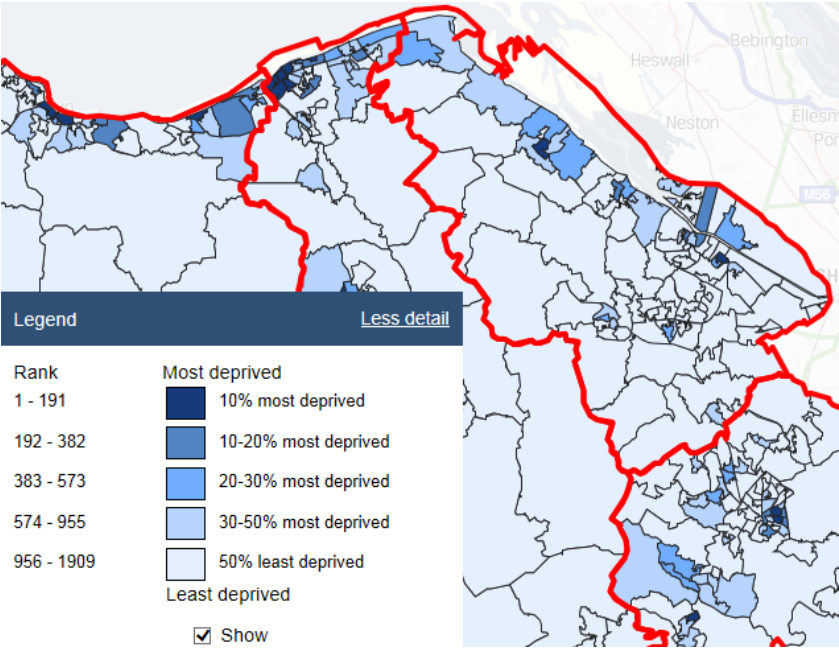
Of the 92 LSOAs in Flintshire, three are within the bottom 10% nationally for income deprivation. These LSOAs are: Shotton Higher, Holywell Central and Mold West. This is unchanged from the figures in 2005 (WIMD). It can be seen on Figure K-1 that the eastern side of the county has a higher proportion of income deprived areas than the western side.

Number of LSOAs in Bottom 10% Employment Deprived

Figure K-2 shows the deprivation levels of the LSOAs in Flintshire with regard to employment



Figure K-2 Employment Deprivation Map for Flintshire



Source: WIMD

There are currently two Flintshire LSOAs in the bottom 10% for employment deprivation. They are Holywell Central and Shotton Higher. In 2005 there were no LSOAs in the bottom 10% or this criterion though Holywell Central and Shotton Higher were in the bottom 20% of employment deprivation (WIMD).

Employment in Different Sectors

Figure K-3 and K-4 show the employment total for Flintshire in 2001 and 2013, respectively.

Figure K-3 Workplace Employment in Flintshire by Industry, 2001

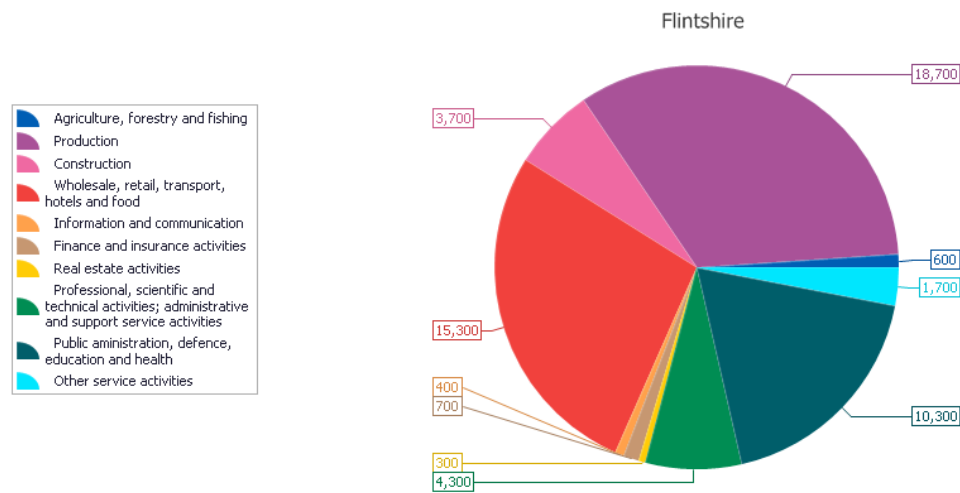
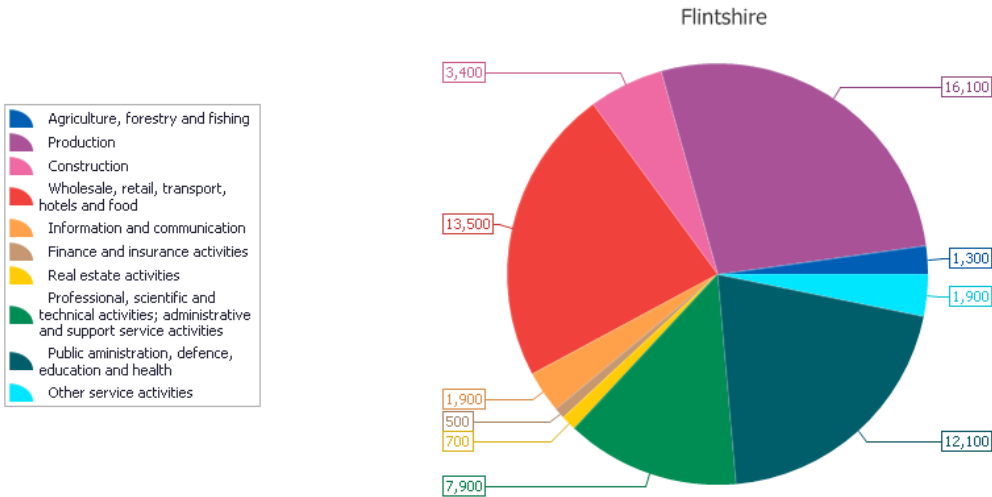


Figure K4 Workplace employment in Flintshire by Industry, 2013



Source: NOMIS

Figures K-3 and K-4 show that the sector which has seen the largest growth over the 12 year period is 'Public administration, defence, education and health'. 'Wholesale, retail, transport, hotels and food' and 'Production' have both seen decreases in employment. 'Information and communication' has grown considerably, as has 'agriculture, forestry and fishing' which has more than doubled.

Employment in Different Occupation Groups

Table K-1 shows the number and percentage of people working in different occupations in Flintshire and nationally.

**Table K-1 Employment by Occupation in Flintshire, Wales and Great Britain, April 2016 – March 2017**

	Flintshire (Numbers)	Flintshire (%)	Wales (%)	Great Britain (%)
Soc 2010 Major Group 1-3	25,600	36.3	40.6	45.5
1 Managers, Directors And Senior Officials	6,400	9.1	9.6	10.7
2 Professional Occupations	9,800	13.8	18.8	20.4
3 Associate Professional & Technical	9,400	13.3	12.1	14.2
Soc 2010 Major Group 4-5	18,000	25.6	22.8	20.7
4 Administrative & Secretarial	7,100	10.1	10.3	10.2
5 Skilled Trades Occupations	10,900	15.4	12.4	10.4
Soc 2010 Major Group 6-7	10,200	14.5	18.2	16.7
6 Caring, Leisure And Other Service Occupations	5,800	8.2	10.1	9.1
7 Sales And Customer Service Occs	4,400	6.2	8.1	7.5
Soc 2010 Major Group 8-9	16,600	23.6	18.3	17.1
8 Process Plant & Machine Operatives	6,700	9.5	7.1	6.3
9 Elementary Occupations	9,900	14	11.1	10

Source: NOMIS

It can be seen that the largest occupation group in Flintshire is the 'major group 1-3' which includes managers and professionals and the smallest was 'major group 6-7' which includes caring, sales and customer service roles. Compared to the rest of Wales and Great Britain, the Wales and Great Britain average percentage for 'major group 8-9' and 'major group 4-5' lower than Flintshire but slightly higher in other occupation major groups.

Employment in the manufacturing sector is well above the national rate, 30% compared to 8% for GB and 11% for Wales). There is a low reliance on the public sector for employment (19%) against the Wales average (32%). Employment in the high skills, high wages sector e.g. finance, professional, scientific, is relatively low (19%) as is tourism related employment (16%). The arts, entertainment, recreation sector employs about 2,000 people in Flintshire, representing about 3% of all employment in the area. Flintshire has a high proportion of small businesses, having seen an increase of 15% since 2011. 73% of these businesses employ fewer than 4 people. (Flintshire LDP Preferred Strategy).

Farmers manage nearly 75% of the total land in Flintshire and over 1,550 people are directly employed in agriculture. Between 2003 and 2013 the number of people working in agriculture fell by 10% (from 1,709 to 1,556) mainly driven by a decrease in the number of full- and part-time farmers.

The seven main town centres: Buckley, Connah's Quay, Flint, Holywell, Mold, Queensferry and Shotton, provide the key employment areas for Flintshire. The county is strategically located and is considered to be the economic driver for North Wales. It lies on the important Trans European network from Dublin to Hamburg and within 30 minutes drive there is a population of >1.5 million; principally within north west England to the east. The main access is provided by the A55 passing through it which allows excellent linkages with surrounding large economies including Wrexham and Chester and facilitates Flintshire's position as the key economy in north Wales (Flintshire Economic Regeneration Strategy 2009-2020). A high proportion of Flintshire residents (43%) work outside of the County, but this is balanced by a high number of people who commute into Flintshire for work (Flintshire LDP Preferred Strategy).

Deeside Industrial Park is a key employment provider within Flintshire as well as Cheshire, Merseyside and North Wales. Industries range from construction to food production. Deeside is also home to steel manufacturer Tata Steel and aircraft manufacturer Airbus. The Deeside Industrial Park is part of the Deeside Enterprise Zone which has helped to deliver key employment within and Flintshire and it is considered that its success will continue to attract new companies and support the provision of jobs in the medium term to long term.

#### VAT Registered Stock

Figure K-5 shows the VAT registered stock in Flintshire from 1994 to 2008.

Figure K-5 VAT Registered Business Stock in Flintshire from 1994 to 2008

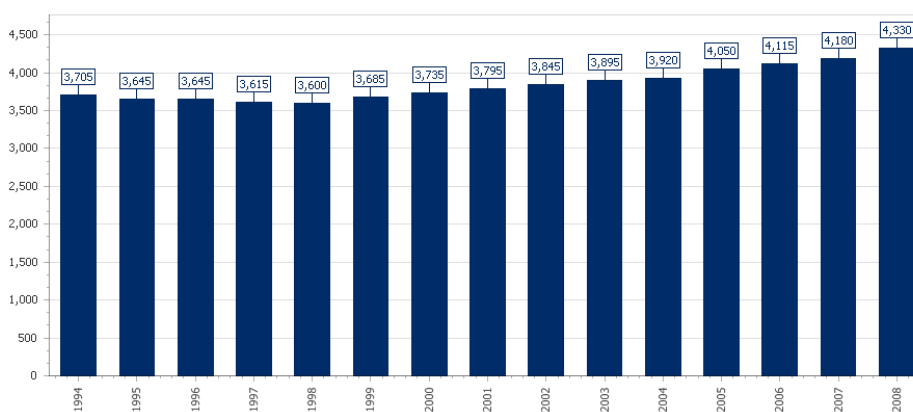


Figure K-5 shows that apart from a slight dip in around 1997 / 8 the number of overall VAT registered enterprises in the County has been rising year on year, increasing by 15% from 1994 to 2008. National figures follow much the same trend, dipping in number around the same time but increasing overall by 8% during the same time period to 87,335 in 2008 (stats.wales.gov.uk).

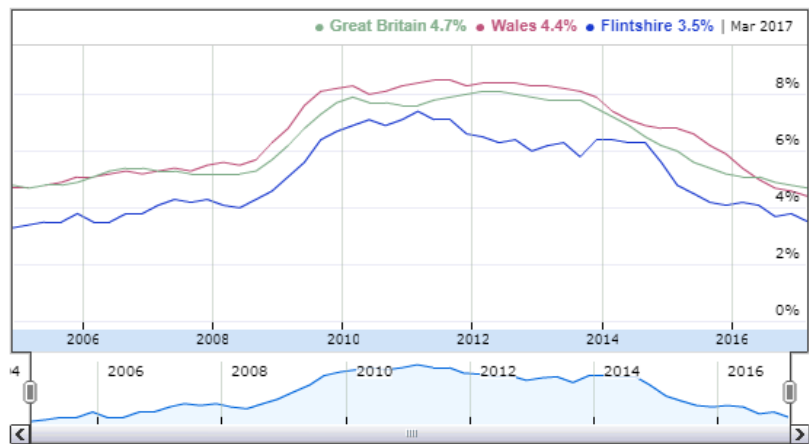
#### Economic Activity Rate

The number of people economically active has fallen in Flintshire by 5.3% from 79.2% to 73.9% in 2016. This is in contrast to the national trend which has risen from 72.7% to 78% over that period. For Flintshire the drop in those economically active has come mainly from men; with the number for males dropping 3.3% and females 2.2% over the last ten years.

#### Percentage of Working Age Unemployed

There has been an overall increase in those unemployed since 2006 linked with the economic activity rate. This can be seen in Figure K-6. It is apparent from the figure where the recession hit economies across the world around 2009 with the unemployment rate rising sharply and now recovering across Flintshire, Wales and the UK. The unemployment rate in Flintshire is lower than the average for Wales and Great Britain.

Figure K-6 Unemployment Rate in Flintshire, Wales and the UK, 2006-2016

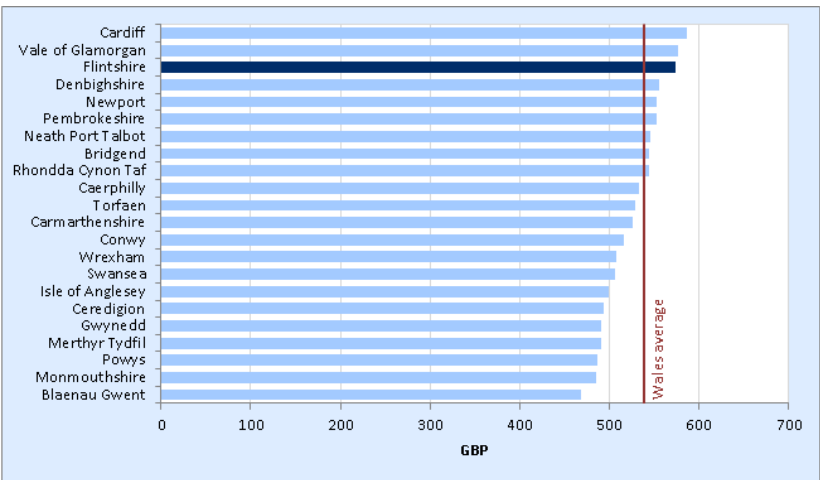


Source: NOMIS

Average Earnings

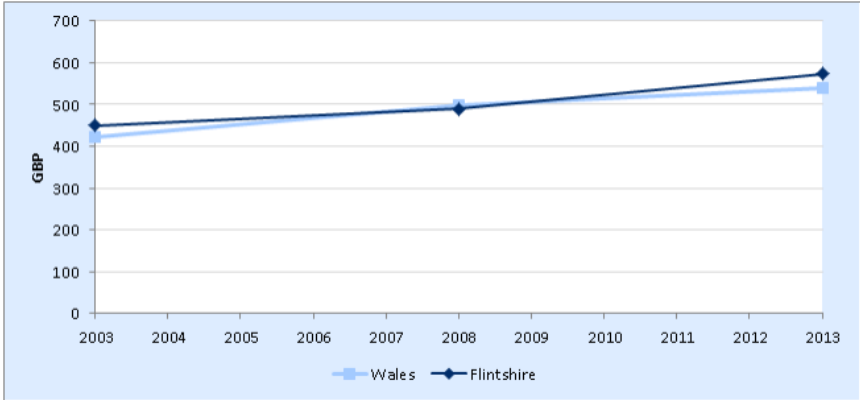
Figure K-7 shows the gross weekly earning data for Flintshire, relative to the other Welsh LAs and the Welsh average. Figure K-8 shows the change over time in Flintshire compared to the change in Wales.

Figure K-7 Average Gross Weekly Full-Time Earnings in Flintshire and all Welsh LAs, 2013



Source: Annual Survey of Hours and Earnings, Office for National Statistics

Figure K-8 Average Gross Weekly Full-Time Earnings in Flintshire and Overall Welsh Averages, 2013



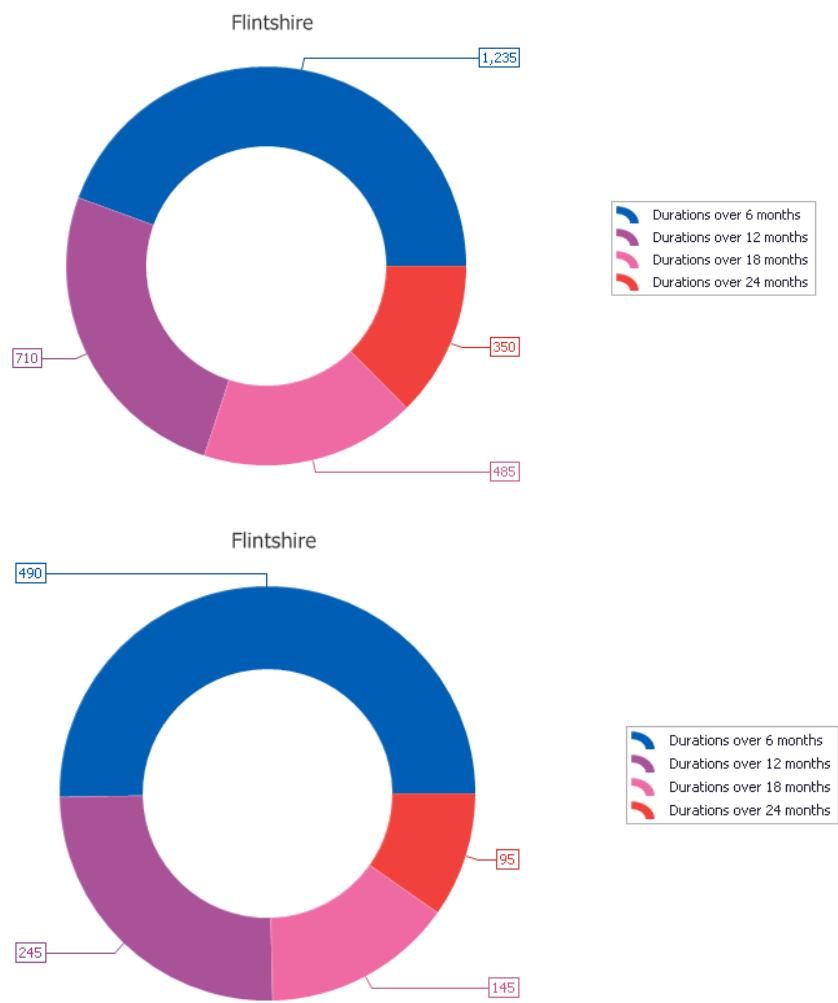
Source: Annual Survey of Hours and Earnings, Office for National Statistics

Figure K-7 shows that the average gross weekly earnings of those in Flintshire is the third highest across all LAs in Wales at £574. Figure K-8 shows that the average earnings in Flintshire have risen closely in line with the national average since 2003. In 2008 earnings fell slightly below the national average, but since 2009 have been steadily rising above it.

Figure K-9 shows the number of Job Seeker Allowance (JSA) claimants by duration for 2013 and 2003 in Flintshire. It shows that the number of people claiming JSA has risen for each of the duration periods over the ten years and overall by 1245(74.6%) to 2915 since 2003 where it was 1670. The duration claimants were receiving JSA compared to 10 years ago is broadly similar, with the main difference being the increase in those claiming for more than 12 months in 2013 than that 10 years previously (stats.wales.gov.uk).



Figure K-9 Claimant Count of JSA in Flintshire by Duration, 2013 (top) 2003 (bottom)



Source: statswales.wales.gov.uk

## Evolution of the Baseline

With an aging population that is projected to continue (refer to section A), it is likely that the number of people who are economically inactive in Flintshire will continue to grow.

With the UK economy on the road to recovery from the recent recession it is also likely that the unemployment rate in Flintshire should continue its recent trend in declining.

Employment by industry figures show that there is a move away from the area's largest employment sector, construction, to other more technical and service based roles.

## Key Sustainability Issues and Opportunities

### Issues

- There is an increase in JSA Claimants.
- There are currently two Flintshire LSOAs in the bottom 10% for employment deprivation. They are Hollywell Central and Shotton Higher.
- There has been a fall in the proportion of Flintshire residents economically active which may lead to a labour shortfall.

### Opportunities

- Opportunities should be sought to support the unemployed back into work.
- The ageing population is linked to an ageing workforce within the County and training should be extended to the older population so that they can support the likely stretched labour force with an increasingly ageing population.
- Opportunities should be sought to enhance the County's natural and built assets in order to benefit tourism and support the local economy.
- Opportunities should be sought to provide employment and business opportunities that meet the current and future needs of the local economy.

## Data Gaps and Uncertainties

- Location of key industries.
- Number of organic farms registered.
- Major public and private sector employers.

# L HOUSING

## Overview of Baseline Conditions

- Relevant SA Objectives

### 4. To provide access to good quality, affordable housing that meets the needs and requirements of the community

Ensure that there is sufficient housing to meet identified needs in all areas, including rural housing  
Ensure that housing meets acceptable standards  
Increase the availability of affordable housing  
Increase availability of housing for independent living  
Reduce levels of homelessness

Reduce number of households in income poverty

The following baseline indicators have been used to characterise housing conditions across the County:

- Average house prices compared to regional / national averages (Proviser)
- Percentage of households living in type of accommodation (Neighbourhood Statistics)
- No. of Houses in Multiple Occupation (HMOs) (statswales.wales.gov.uk)
- Proportion of vacant housing (statswales.wales.gov.uk)
- Number and distribution of LSOAs within bottom 10% most deprived housing (WIMD)
- Additional affordable housing provision (statswales.wales.gov.uk)
- Flintshire Local Development Plan Preferred Strategy 2015 – 2030 (2017)

**Average House Prices**

Figure L-1 shows the average house prices from 1995 to 2013 in Flintshire. It shows that prices have fluctuated considerably since 2005 after there was a steep rise from 2002 to was around £144,000. This average was slightly lower than the current Welsh average which is currently around £167,522. In April 2016, the average house price was £152,250, 5.6 times the average household income of £27,300 and 10.1 times the lowest of £15,000. This suggests that entering the housing market as a home owner is well out of the reach of the average household (Flintshire LDP Preferred Strategy). This shows over a £8000 increase over three years.

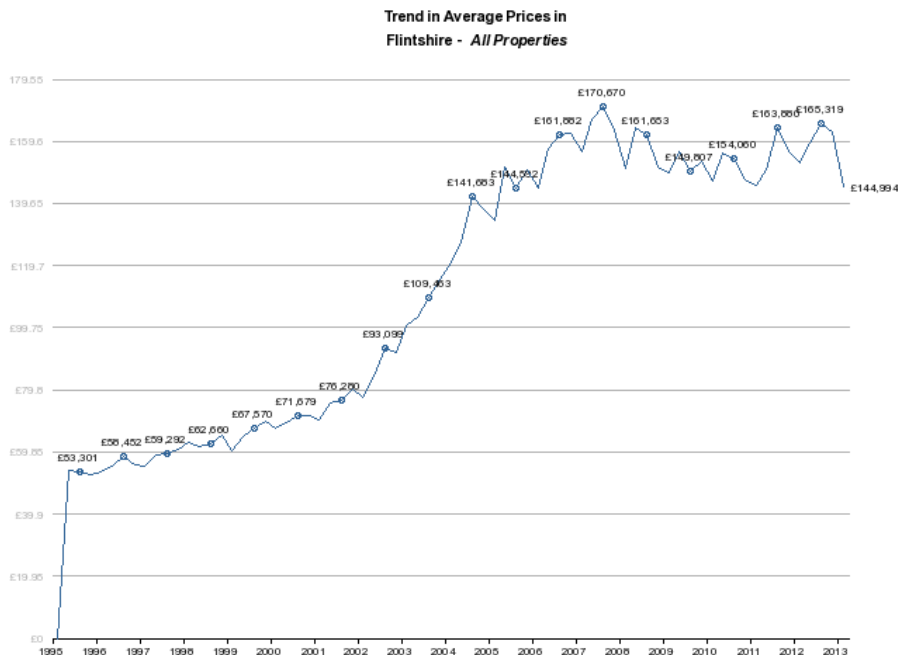
**Social Housing**

As of 31st March 2015, there were 10,279 dwellings within the social housing sector in the area, 158 for every 1,000 households, compared to the all-Wales level of 175). The general need for three-bedroomed social housing is higher (65%) than the all-Wales figure (48%). Overall less than 8% of stock is in one-bedroomed accommodation. Since 1996 over 1,600 social housing properties have been sold under right-to-buy schemes. Although some stock has been replaced, it has fallen short of a direct one-for-one replacement. Overall this has depleted the stock available to meet social housing need.

The private rented sector comprises 12% of Flintshire's housing stock and has grown significantly (175%) over the last 25 years. By 2030, predictions show there will be an oversupply in Flintshire of sheltered housing places and under supply of residential care, nursing home and housing with care across the area (Flintshire LDP Preferred Strategy).

Figure L-1 Average House Prices in Flintshire from 1995-2013 Source: Proviser

## Percentage of Households Living in Type of Accommodation



In 2011 there were 63,781 properties in Flintshire, 37.6% of these were detached, 41.4% were semi-detached and 13.9% were terraces. Compared to 2001 this is an increase of 0.1% for detached housing, a fall of 0.1% and 0.6% for semi-detached and terraced housing, respectively. Compared to the rest of Wales, Flintshire has a higher percentage of detached and semi-detached housing, +9.88% and +9.6% respectively. The majority of this is made up by their being considerably more terraced housing nationally than in Flintshire, almost double, at 27.7%.

**No. of Houses in Multiple Occupation (HMOs)**

A household's accommodation (a household space) is defined as being in a shared dwelling if it has accommodation type 'part of a converted or shared house', not all the rooms (including bathroom and toilet, if any) are behind a door that only that household can use and there is at least one other such household space at the same address with which it can be combined to form the shared dwelling. In 2012-13 there were 90, ca. 0.14% of all households, known Houses in Multiple Occupancy (HMOs) with 200 predicted for the whole of Flintshire. This figure represents a considerable increase over recent years, being a rise of 78 properties since 2001 where it was just 12. This figure is still much lower than the 1% of Welsh properties which are HMOs.

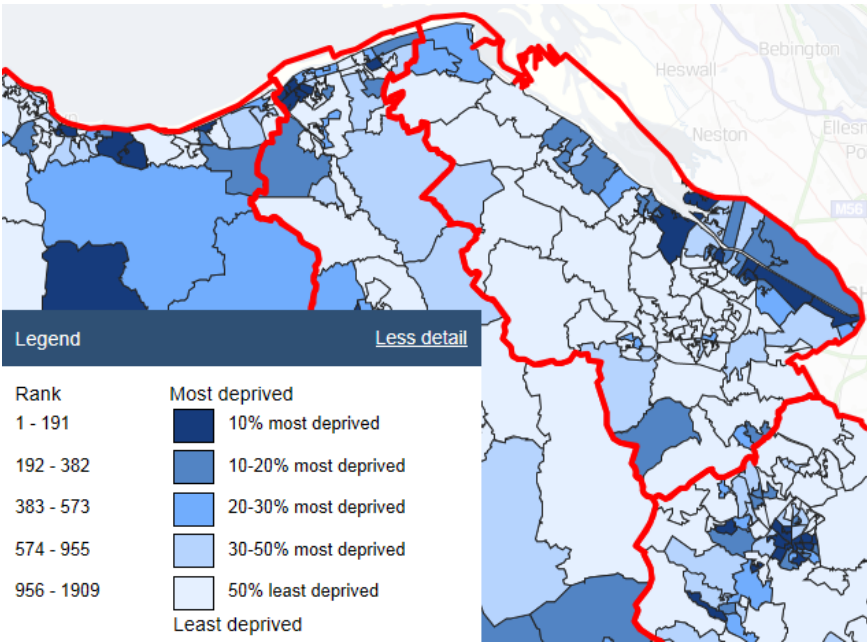
**Proportion of Vacant Housing**

The number of vacant houses in Flintshire has fallen significantly over the past decade. Figures for 2012-13 show 177 properties were vacant in the area, this represents 0.28% of the total housing stock. This is a fall of 1574 vacant properties (2.52%) since 2001. Wales has also seen a considerable reduction in the amount of its housing stock which is vacant. In 2001 it was ca. 4% of all the stock and in 2012-13 it was only 0.32%.

**Number and Distribution of LSOAs Within Bottom 10% Most Deprived Housing**

Figure L-2 shows the deprivation levels of the LSOAs in Flintshire with regard to housing.

Figure L-2 Housing Deprivation Map for Flintshire



Source: WIMD

Flintshire has 6 LSOAs which are ranked in the bottom 10% of housing deprivation, they are: Queensferry, Shotton Higher 2, Saltney Mold Junction, Flint Oakenholt 2, Shotton East and Connah's Quay Central 1. This represent 6.5% of those in the LA and 0.3% of all the LSOAs in Wales. This is a reduction of 3 LAs in the bottom 10% for housing deprivation compared to 2005.

**Additional Affordable Housing Provision**

In 2013-14, there 89 new affordable properties provided in Flintshire. This shows an increase of 32% from 2007-2008. In Wales nationally there were 2,416 affordable houses provided. This represent an increase of 30% from 2007-2008.

**Evolution of the Baseline**

Since the property price boom in Flintshire around 2002 / 3 prices have somewhat stagnated. With the housing market now back on the rise across Wales and the rest of the UK it is likely that prices in Flintshire will begin to rise in coming years.

Housing deprivation is reducing in the area and with the current trend the remaining 6 LSOAs will begin to move out of the bottom 10% for housing deprivation.

There are much fewer vacant properties in Flintshire than in recent years, so too in Wales, but the amount of those with multiple occupancy is rising. With pressures on wages across the UK it is likely that these trends will continue.

**Key Sustainability Issues and Opportunities**

**Issues**

- There is a high percentage of LSOAs in the bottom 10% of housing deprivation for Flintshire.

- There is a shortage in the amount of affordable housing provided and there is a continuing need for affordable housing in the County.
- The number of HMOs is rising in the area.

## Opportunities

- Opportunities should be sought to provide housing that meets local needs including the provision of affordable housing.
- To lift more LSOAs out of the bottom 10% for housing deprivation.

## Data Gaps and Uncertainties

- House price / earnings affordability ratio.
- Number of people accepted as homeless.
- Affordable dwellings completed as percentage of all new housing completions.
- Percentage development type distribution / housing densities per hectare.

# M DEPRIVATION AND LIVING ENVIRONMENT

## Overview of Baseline Conditions

### Relevant SA Objectives

<b>1. To reduce crime, disorder and fear of crime</b>
To reduce levels of crime To reduce the fear of crime To reduce levels of anti-social behaviour To reduce burglary rates To encourage safety by design
<b>5. To improve sustainable access to basic goods, services and amenities for all groups</b>
Ensure that public transport services meet all people's abilities and needs Ensure that highways infrastructure meets people's needs (including walking and cycling routes) Promote the use of sustainable travel modes and reduce dependence on the private car Improve access to cultural and recreational facilities, including Welsh culture and heritage Maintain and improve access to essential services and facilities, including in rural areas Improve access to open space Conserve and enhance opportunities for public access to the countryside and coast
<b>6. To build strong and cohesive communities</b>
Provide similar life opportunities for people from different backgrounds that develop strong, positive relationships between people in the workplace, schools and within neighbourhoods Reduce inequalities experienced by people with protected characteristics – age/disability/gender reassignment/race/religion and belief/sex/sexual orientation Ensure children who have any kind of disability can lead full and independent lives Ensure children can live to a standard that is good enough to meet their physical and mental needs

Ensure children can develop healthily, and have access to good quality health care, clean water, nutritious food and a clean environment
<b>8. To provide employment opportunities across the County and promote economic inclusion</b>
To increase local employment opportunities across the County
To improve access to jobs
Maximise traineeship and apprenticeship opportunities
To reduce levels of child and fuel poverty within the County
<b>9. To maintain and improve the quality of life in rural areas</b>
To support rural diversification
To encourage ICT / broadband links in rural areas.

The following baseline indicators have been used to characterise deprivation and living environment conditions across the County:

- Recorded crime rates / 1000 for key offences (ONS)
- Safe for children to play outside in local area (statswales.wales.gov.uk)
- Feeling of safety walking in the local area after dark (ONS)
- Number and distribution of LSOAs in bottom 10% most deprived for physical environment (WIMD)
- Number and distribution of LSOAs in bottom 10% of most deprived in terms of access to services (WIMD)
- Number and distribution of LSOAs within bottom 10% most deprived in terms of overall deprivation (WIMD)
- Number of LSOAs within the bottom 10% most deprived within the child index (WIMD)
- Number of households in fuel poverty (Flintshire County Council)

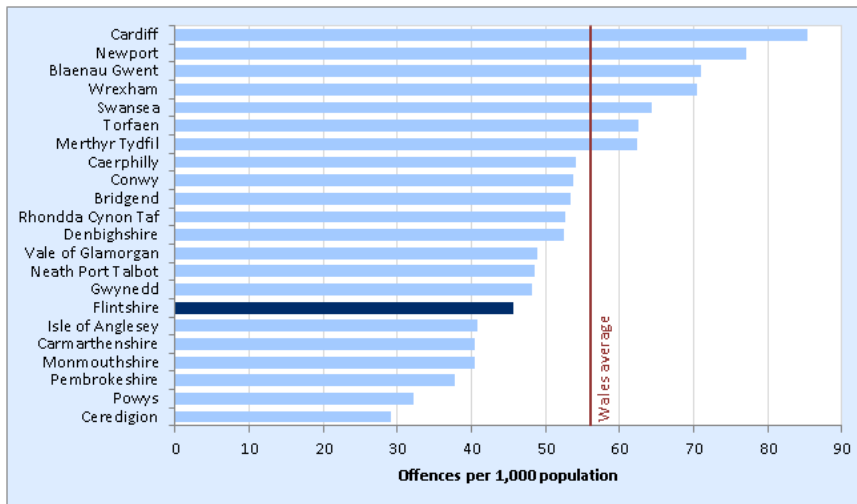
#### Recorded Crime Rates / 1000 for Key Offences

Latest figures for 2013-2014 show the total crime rate per 1000 population / households in Flintshire was 46 per 1000 for headline offences. Broken down in key crime statistics the crime rates compared to the change from 2009 / 10 figures are as follows (Source ONS):

- Violence against the person – 9 / 1000 (-4.7)
- Sexual offences – 1 / 1000 (+0.3)
- Robbery – 0 / 1000 (-0.1)
- Burglary – 7 / 1000 (+5)
- Theft including a motor vehicle – 3 / 1000 (data unavailable)

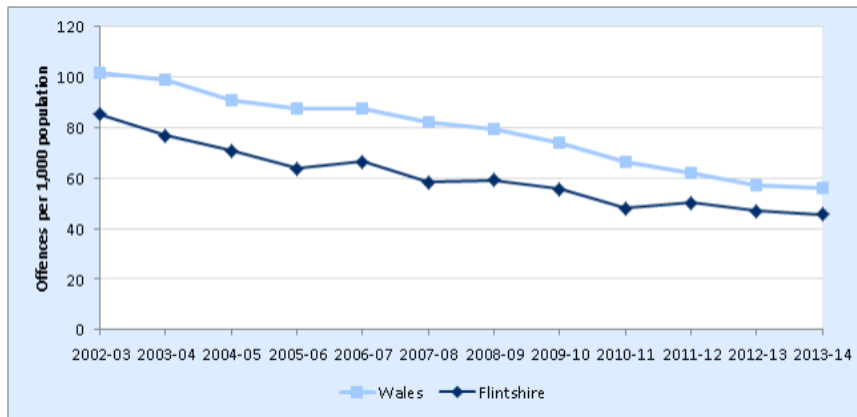
The above figures show violent crime in Flintshire for 2013 / 14 fell compared to 5 years ago but sexual offences and burglary rates have both increased. Robbery rates are negligible. Figure M-1 shows the crime recorded per 1000 population in Flintshire compared to the national average and the other Welsh LAs. Figure M-2 shows the overall crime rate in the County compared to the overall average.

Figure M-1 Crime Rate per 1000 Population in Flintshire Compared to the Welsh Average and Other LAs, 2013-2014



2. Source: ONS

3. Figure M-2 Total Recorded Crime Rate in Flintshire and Nationally, 2002-03 – 2013-14



Source: ONS

It can be seen from the two figures above that Flintshire currently has as a crime rate 10 percentage points lower than the average for Wales and the overall crime rate has been falling year on year for the past decade, in line with the national average, but remaining lower than this average every year.

#### Safe for Children to Play Outside in Local Area

The proportion of Flintshire residents who feel it safe to let their children play outside is a useful indicator of the general feeling of safety in an area. In 2014, 69% of people considered it safe to allow their children to play outside, whereas 21% did not and 10% were undecided. Compared to the national average this is 4% higher for the percentage of people who thought it safe to let their children play outside and 4% lower for the people who disagreed it was safe (stats.wales.gov.uk).

#### Feeling of Safety Walking in Local Area After Dark

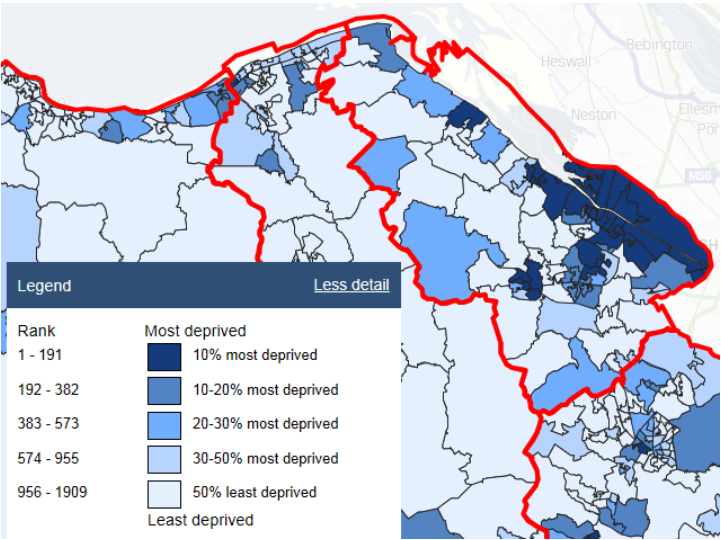


Statistics from 2014 showed that 75% of Flintshire residents felt safe walking in the LA after dark. This is 4% lower than the average for all LAs across Wales (ONS).

LSOAs in Bottom 10% Most Deprived for Physical Environment

Figure M-3 shows the deprivation levels of the LSOAs in Flintshire with regard to physical environment.

Figure M-3 Physical Environment Deprivation Map for Flintshire



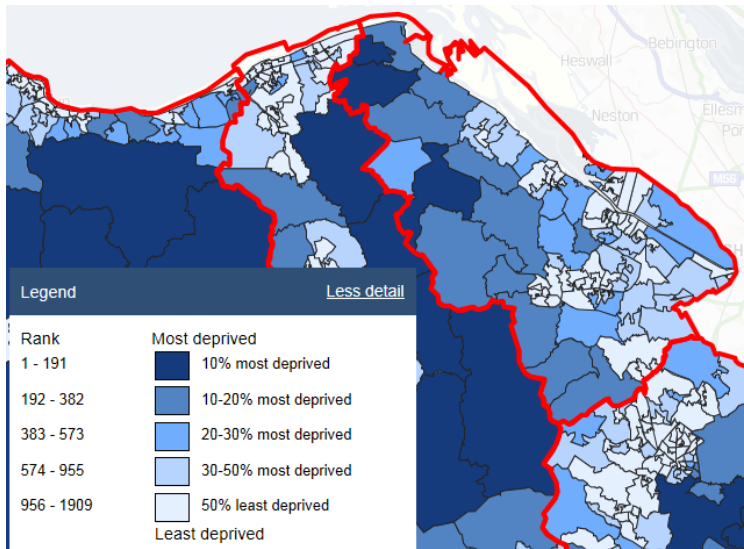
Source WIMD

The purpose of this domain is to measure factors in the local area that may impact on the wellbeing or quality of life of those living in an area. The indicators are: Air Concentrations, Air Emissions, Proximity to Waste Disposal and Industrial Sites, Flood Risk. Flintshire has 32 of its LSOAs in the bottom 10% most deprived for physical environment. This represents 34.85% of the LSOAs in the County and 1.7% of all those in Wales. Compared to 2005 this is an increase of 20 LSOAs in the bottom 10% most deprived for this indicator (WIMD). It can be seen in Figure M-3 that physical environment deprivation is prevalent across Flintshire, but is particularly a problem over in the eastern part of the County around Deeside.

LSOAs in Bottom 10% of Most Deprived in Terms of Access to Services

Figure M-4 shows the deprivation levels of the LSOAs in Flintshire with regard to access to services.

Figure M-4 Access to Services Deprivation Map for Flintshire



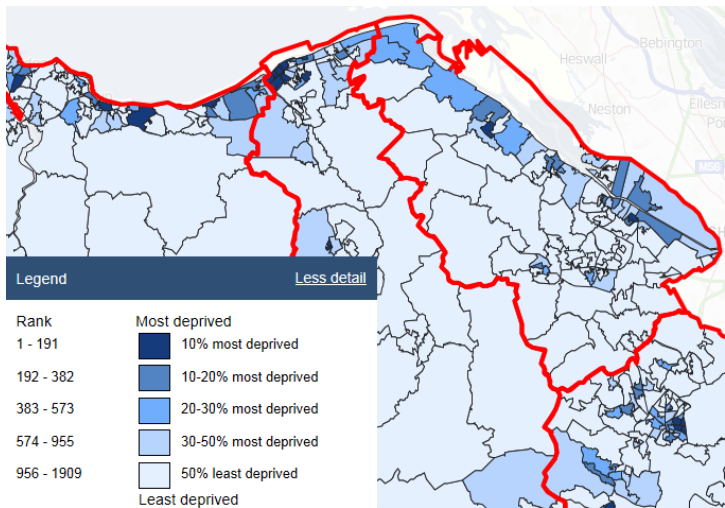
Source: WIMD

Latest figures show that three of Flintshire's LSOAs rank in the bottom 10% for access to services. This represents 3.3% of the LSOAs in the County and 0.2% of those nationally. This is one less LSOA than in 2005. The current LSOAs in the bottom 10% for access to services are: Trelawnyd and Gwaenysgor, Caerwys and Gronant (WIMD). Figure M-4 shows that the western side of the County is more deprived in terms of access to services than the east. Although there are only three LSOAs in the bottom 10% most deprived, much of the western portion of Flintshire is in the bottom 10-20%.

#### Number and Distribution of LSOAs within Bottom 10% Most Deprived for Overall Deprivation

Figure M-5 shows the overall deprivation levels of the LSOAs in Flintshire.

Figure M-5 Overall Deprivation Map for Flintshire



Source: WIMD

There currently two Flintshire LSOAs in the bottom 10% for overall Welsh deprivation, which considers all various aspects of deprivation, many of which have been discussed in this report. These two LSOAs are Shotton Higher 2 and Holywell Central and represents 2.2% of the LSOAs in the County and 0.1% of those in Wales. This is the same number as in 2005, but with Holywell Central replacing Greenfield 1 (WIMD).

#### Child Poverty

Between 2010-2013, 11% of children and young people in Flintshire were living in severe poverty (Child and Working-Age Poverty from 2010 to 2013 Institute for Fiscal Studies 2012).

In 2010-2011 16% of 0-19 year olds in Flintshire were living in relative income poverty (households at or below 60% of median income) (Households Below Average Income An analysis of the income distribution 1994/95 – 2010/11).

In 2011, 4.3% of LSOAs were in the bottom 10% for the WIMD child index and 11% were in the bottom 20%. The child index is the official measure of relative deprivation for small areas in Wales for children and is made up of the following seven separate domains:

- Income
- Education
- Health
- Access to Services
- Community Safety
- Housing
- Physical Environment

Table M-1 shows the percentage of LSOAs in the 10 most deprived of all the LSOAs in Wales.

Table M-1 Percentage of Flintshire LSOAs in the Bottom 10% for the Child Index and its Domains - 2011

Child Index	Income	Education	Health	Access to Services	Community Safety	Housing	Physical Environment
4.3	4.3	2.2	4.3	3.3	4.3	8.7	23.9

Table M1 shows that in 2011, 23.9% of LSOAs in Flintshire were in the bottom 10% most deprived for physical environment within the child index. This was the second most deprived local authority for this domain with Newport being the most deprived with 43.6% of its LSOAs in the bottom 10%. It is noted that many Flintshire residents live in proximity to waste or industrial sites.

#### Fuel Poverty

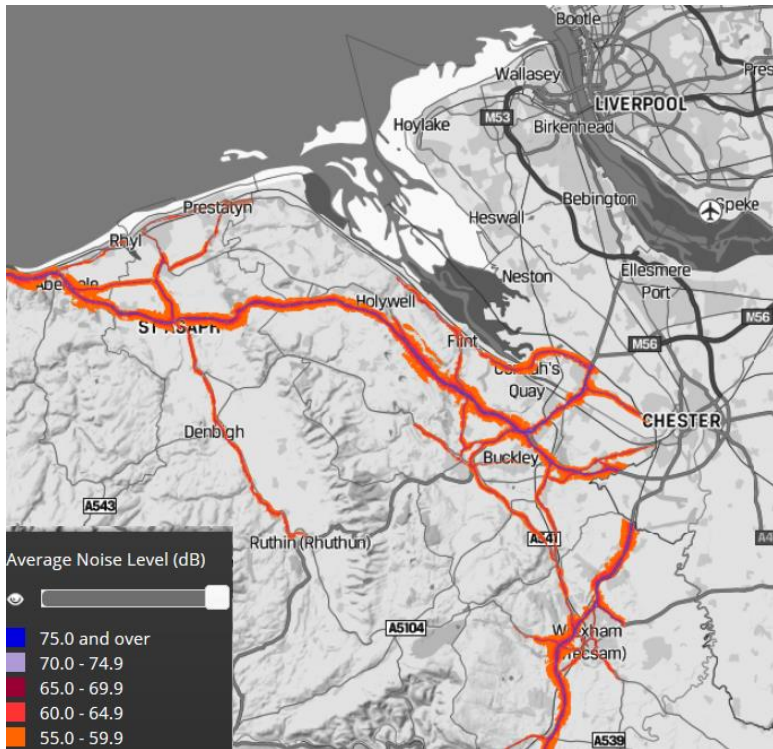
In 2010 15% of the homes and 8,200 households in Flintshire were shown by the Stock Condition Survey to be in Fuel Poverty (Flintshire Local Housing Strategy 2012 – 2017).

In 2012/2013, 363 Council homes receiving energy efficiency measures and in 2013/2014, 87 Council properties were improved, including 16 solid wall insulations, 70 loft insulations and one cavity wall insulation (Flintshire Improvement Plan Progress Year End 2013/2014).

#### Noise

The Welsh Government has produced a series of maps which show noise levels within Wales. Figure M-6 shows noise levels from the busiest roads within Flintshire.

Figure M-6 Average Road Noise Levels within Flintshire



Source: Welsh Government

These roads include:

- The A55
- The A548
- The A494
- The A550
- The A541
- Mold Road

The figure shows that the areas directly adjacent to these busy road networks possess the highest average noise levels at 75dB and over. Moving further away from these roads, the average noise levels begin to reduce to between 60 – 69dB.

## Evolution of the Baseline

- Figures show that the overall crime rate is declining in Flintshire and has been over recent years. This is a trend which is likely to continue.
- There has been a significant increase in the amount of LSOAs which are in the bottom 10% for deprivation for physical environment.
- Earning in the County have been steadily increasing in line with the national average over recent year's current figures place it above the national average. This will likely continue with the recent economic recovery in the UK.

- Although incomes have been rising the number of JSA claimants has also increased quite significantly and probably represents the impact of the recent recession which hit economies across Wales.

## Key Sustainability Issues and Opportunities

### Issues

- There is a high percentage of LSOAs in the bottom 10% of physical environment deprivation for Flintshire.
- Sexual offences and burglary rates have both increased.
- There are declining town centres within the County e.g. within Flint.
- There are areas within the County with isolated or deprived communities.
- 23.9% of LSOAs are in the bottom 10% most deprived making Flintshire the second most deprived local authority for physical environment within the child index.

### Opportunities

- Opportunities should be sought to lift more LSOAs out of the bottom 10% for physical environment deprivation.
- The fall in crime rates should be continued.
- There is a need to reduce fear of crime within the County.
- Opportunities should be sought to reduce causes or contributors to inequality within local communities.
- Opportunities should be sought to identify priority areas within the County for child deprivation in order to better facilitate improvements.
- The number of homes receiving energy efficiency measures within the County should be increased.

### Data Gaps and Uncertainties

- Percentage of residents who say that they feel fairly safe or very safe outside during the day and after dark.
- Percentage of residents who say that they feel overall levels of crime and disorder had declined over the past 12 months.
- Alcohol related crime.
- Satisfaction with the County as a place to live.
- Percentage of residents finding it easy to access key local services within their neighbourhood.

## N Transportation

### Overview of Baseline Conditions

#### Relevant SA Objectives

##### 5. To improve sustainable access to basic goods, services and amenities for all groups

Ensure that public transport services meet people's needs  
 Ensure that highways infrastructure meets people's needs (including walking and cycling routes)  
 Promote the use of sustainable travel modes and reduce dependence on the private car  
 Maintain and improve access to essential services and facilities, including in rural areas  
 Improve access to open space  
 Conserve and enhance opportunities for public access to the countryside and coast  
 Improve access to cultural and recreational facilities, including Welsh culture and heritage

The following baseline indicators have been used to characterise conditions across the County:

- Distance Travelled to work (ONS)
- Journey to work by mode (Neighbourhood Statistics).
- Road Condition (Welsh Government)
- Car or Van availability
- People killed and seriously injured on roads (Welsh Government)

The main road network of Flintshire can be seen on Figure N-1. The key major road in the County is the A55. The A483 / A55 / A494 corridor is of vital importance to the region bringing in people and trade, acting as a catalyst for wider economic growth (North Wales Joint Local Transport Plan). Shotton station acts as an interchange between train services on the coastal line and on the Wrexham – Bidston line and with local bus services in the Deeside area.

Flintshire is located on the North Wales Coastline (Anglesey to Chester). One of the major railway stations in the area is Flint station. In 2012-13 there were 270,682 entries and exits through Flint station (Welsh Government).

The Hawarden Airport is a public airport located near Hawarden in Flintshire. Although there have been scheduled services to Hawarden in past years, there are currently no public scheduled passenger flights to the airport; most flights are chartered, or corporate, but the airport has frequent air freight flights. A number of privately owned light aircraft are based at Hawarden and police aircraft also operate from here.

Mostyn is a small village in Flintshire which lies on the estuary of the River Dee which once served as a port from which ferries used to sail. Today, manufactured wings for the Airbus A380 aircraft leave Mostyn after travelling down the River Dee from the Airbus wing factory at Broughton approximately 15 miles downstream from Mostyn. Mostyn has also been the construction base for North Hoyle, Burbo Bank, Rhyl Flats and Gwynt y Môr offshore windfarms.

Figure N-1 Overview of Flintshire

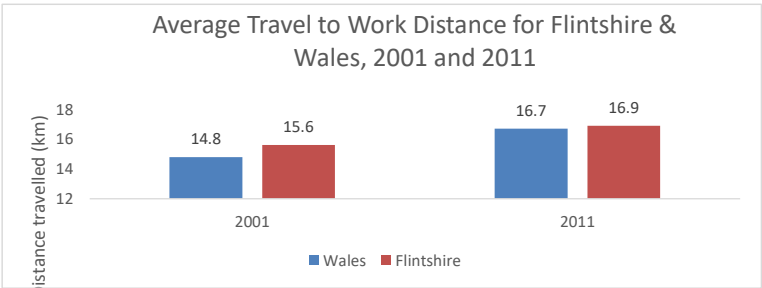


Source Street Map

Distance Travelled to work

Figure N-2 show the average distance which those in Flintshire and Wales travelled to reach their place of work in 2001 and 2011.

Figure N-2 Overview of Flintshire



Source ONS

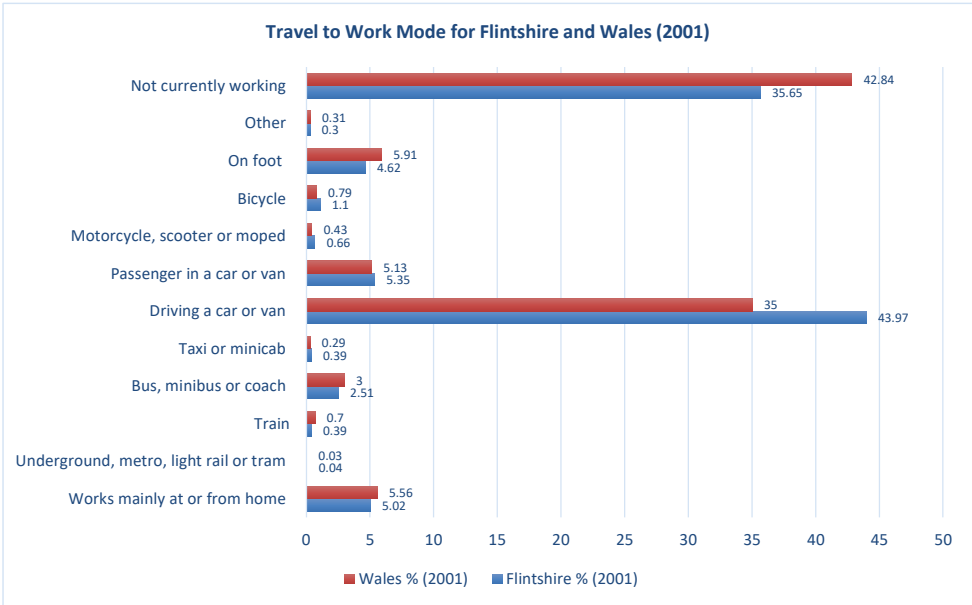
It can be seen in Figure N-2 that the average distance travelled to work in Flintshire has risen by 1.3 km (8.2%) between 2001 and 2011. This is a slower growth in average travel distance compared to the average for the rest of Wales over the same time period, which was 1.9km (12.8%). Nevertheless Flintshire still had a higher average travel to work distance in 2011 compared to the Welsh average by 0.2km.



The 2011 Census also recorded significant cross border commuter flows amounting to one million journeys per month. Significant daily flows are estimated to be 24,000 people coming in to work in North Wales to Chester and Cheshire to Merseyside and to Greater Manchester and 20,000 commuting from North Wales / Flintshire to work outside of the County.

Figure N-3 shows the mode of transport people used to get to work in 2001 and Figure N-4 shows the mode of transport for 2011, across the County and nationally.

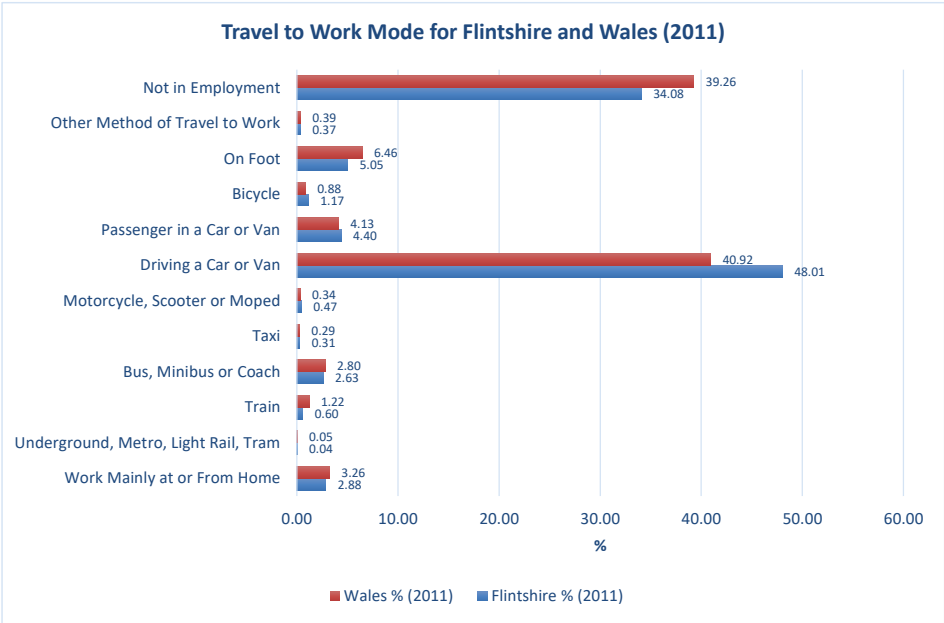
Figure N-3 Travel to Work Method for Flintshire and Wales, 2001



Source: ONS



Figure N-4 Travel to Work Method for Flintshire and Wales, 2011



Source: ONS

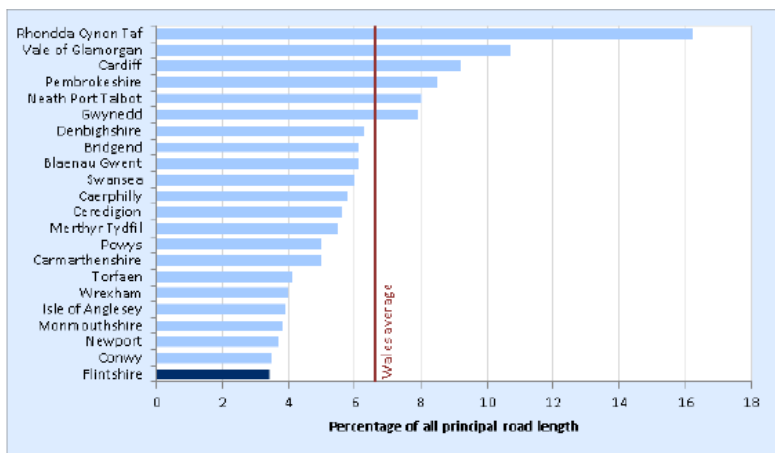
Figures N-3 and N-4 shows that commuting to work in either a van or car is the by far the most common method in both Wales and Flintshire. Between 2001 and 2011 the number of people driving to work in Flintshire rose 4.4%, nationally it was 5.92%. The number of people driving was higher than the national average in both periods, currently around 7%.

The number of Flintshire residents travelling to work by sustainable methods has risen over the 10 year period. However those walking or cycling is still lower than the national average. Those using the train has increased notably across Wales and in Flintshire, whereas those working from home has fallen markedly for both areas.

Road Conditions

Figure N-5 below shows the number of Principal A roads in poor condition across the Welsh authorities. This is the percentage of the surveyed length of LA owned A roads that are classed as in poor condition (above the RED threshold and in need of planned maintenance within a year). It is derived from road condition surveys which use road surface scanning equipment.

Figure N-5 Number of Principal A roads in poor condition, 2010-11



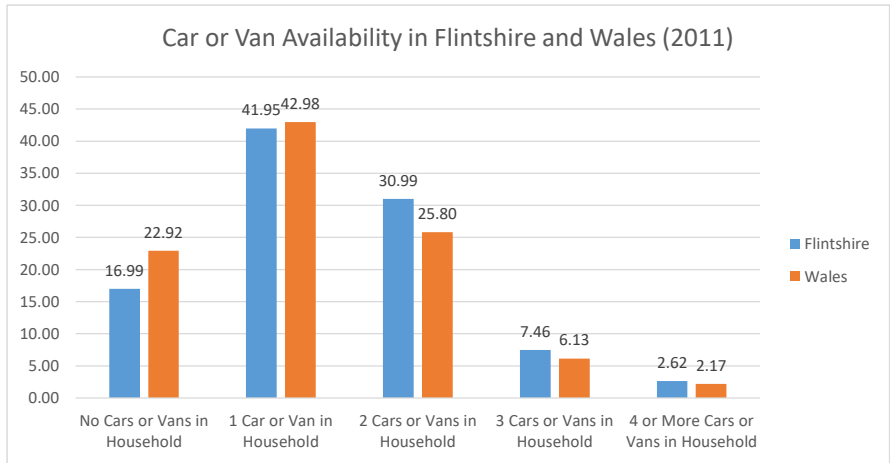
Source Welsh Government

Figure N-5 shows that Flintshire had the lowest number of Principal A roads in poor condition across all the LAs in Wales in 2010 / 11. This provides an indicator of the road network in the County off being in good condition.

**Car or Van Availability**

Figure N-6 show the access people in Flintshire and across Wales have to either a car or a van.

Figure N-6 Car or Van Availability in Flintshire and Wales, 2011



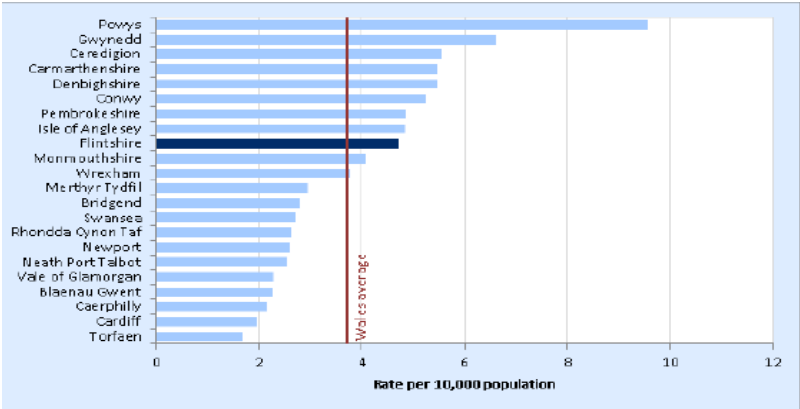
Source ONS

It can be seen by looking at Figure N-5 that the 5.93% more households in Flintshire have access to a vehicle than compared to the rest of Wales. It also shows that of those households there is a greater number which have access to two or more vehicles; particularly those with access to two, which was 5.19% higher.

**People Killed or Seriously Injured on Roads**

Figure N-7 shows the rate per 10,000 of people being killed or seriously injured on Flintshire's roads between 2011-2013. Figure N7 shows the trend from 2000 to 2013.

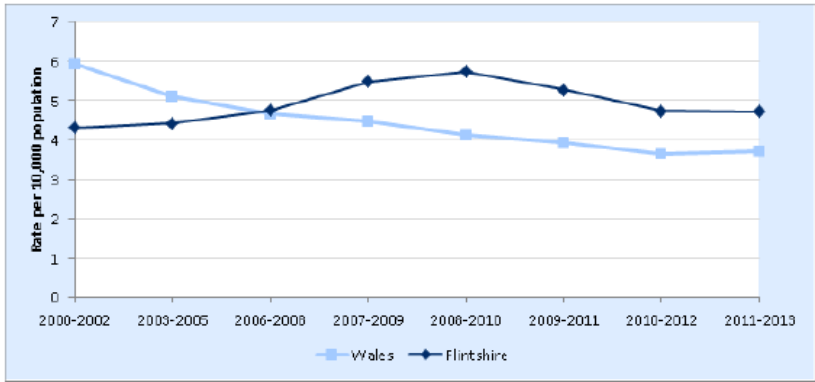
Figure N-7 People Killed and Seriously Injured on Roads, 2011-13



Source ONS

Figure N-7 shows that between 2011 and 2013 there were more than the national average of people killed on Flintshire's roads by 1 per 10,000.

Figure N-8 People Killed and Seriously Injured on Roads, 2000 - 2013



Source ONS

Figure N-8 shows that pre 2006-2008 the average number of fatalities or serious injuries on Flintshire's roads was below the national average. It then rose to a peak in 2009 and began declining to 2013.

Evolution of the Baseline

Figures suggest that Flintshire residents, as well as across Wales, will continue to work travel in increasing numbers via car or van and continue to travel further afield. Those using sustainable transport methods looks likely to continue climbing, albeit at a slower rate than that of the car.

Those involved in serious road accidents has been falling since 2008-10 and if continued will once again fall below the national average.

## Key Sustainability Issues and Opportunities

### Issues

- There is an increased dependence on travel by car and increasing usage of cars/vans to get to work.
- There is concern in populated areas about transport and accessibility to key services including hospitals.
- The use of sustainable transport methods to get to work in Flintshire is below the national average.
- There is an increasing distance people are travelling to get to work.
- There are a high number of deaths/serious injuries on Flintshire's roads compared to the national average.

### Opportunities

- Opportunities should be sought to reduce car/van transport and increase the use of greener more sustainable modes of transport.
- Opportunities should be sought to develop road infrastructure that supports economic growth.
- Opportunities should be sought to reduce the distance people are travelling to work.
- Opportunities should be sought to improve road condition and safety within Flintshire.

### Data Gaps and Uncertainties

- Percentage of dwellings approved and located within 400m of a regular transport service.

## O WELSH LANGUAGE

### Overview of Baseline Conditions

#### Relevant SA Objectives

18. To encourage the protection and promotion of the Welsh Language
Contribute to an increase in the number of Welsh language speakers across Flintshire
Contribute to an increase in the proportion of Welsh language speakers who are fluent across Flintshire
Contribute to an increase in the number of people who speak Welsh daily and who can speak more than just a few words of Welsh
Raise the visibility and prominence of the Welsh language

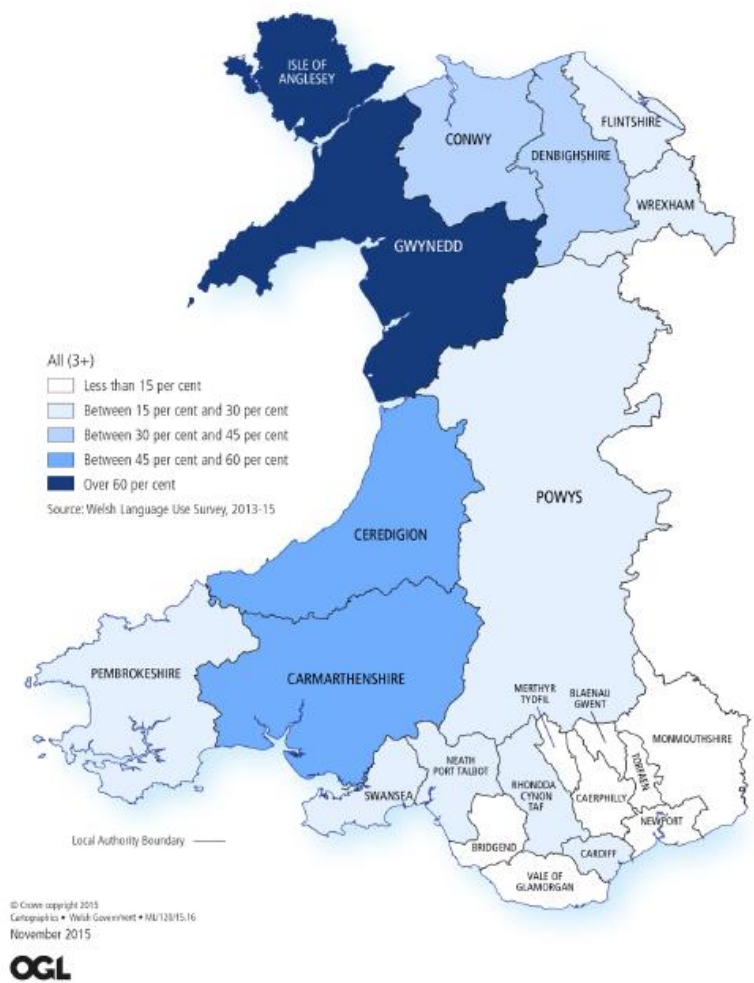
### Evolution of the Baseline

The historic decline in use of the Welsh language has been halted and has now been on a general upward trend since the early 1990s. This is, in part due to Welsh entering the national curriculum and being a compulsory subject in schools. However, levels of fluency are still low and there are large regional variations.

The Welsh language use survey is funded jointly by Welsh Government and the Welsh Language Commissioner. It provides information about Welsh speakers' use of the Welsh language. The most recent survey covers 2013 – 2015. According to the Welsh Language Use Survey 2013-15, 24% of people aged three and over were able to speak Welsh. The percentage of Welsh speakers decreased with age; it was at its highest amongst the 3 to 15 age group, 41%, and at its lowest amongst the 45 to 64 age group, 18%.

The percentage of people able to speak Welsh also varies between local authority areas. Figure O-1 presents the percentage of people able to speak Welsh by local authority area. In Flintshire this equates to between 15-30% of the residents.

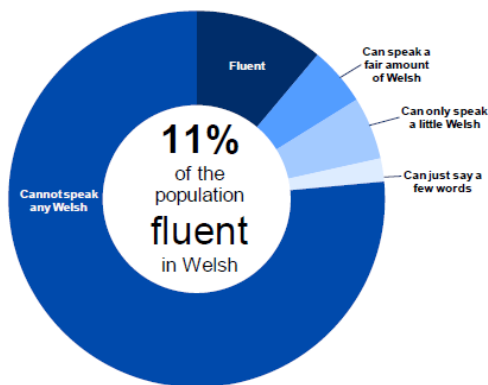
Figure O-1: Percentage of people who are able to speak Welsh by local authority area



Source: Welsh Language Use in Wales (2013-2015)

Adults and young people aged three and over were asked as part of the Welsh Language Use Survey 2013-15 to best describe their ability to speak Welsh. Figure O-2 presents the results of the question on fluency as a percentage of the whole population.

Figure O-2: percentage of people who speak Welsh by fluency



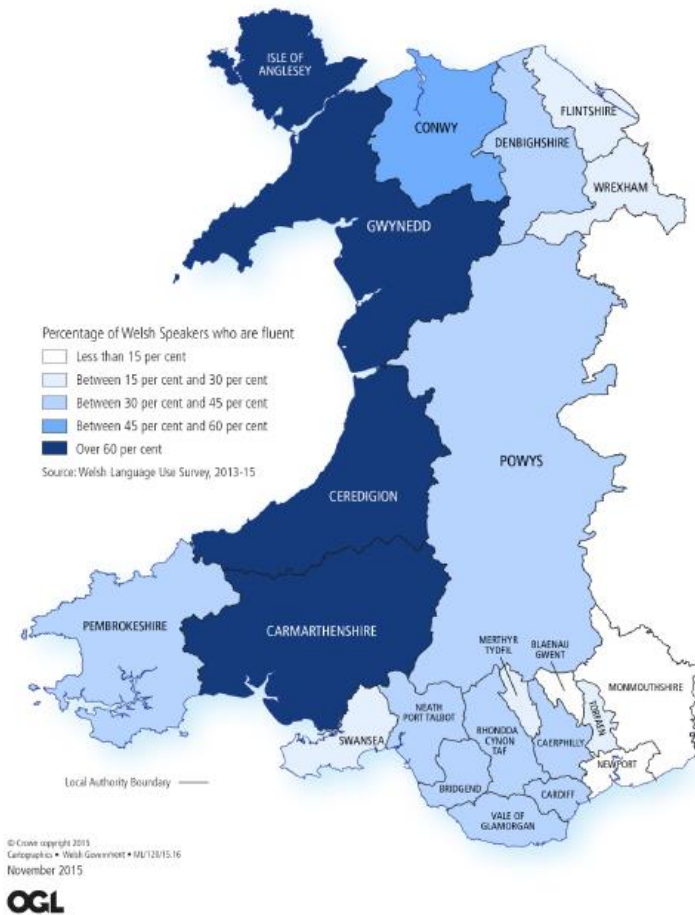
Source: Welsh Language Use in Wales (2013-2015)

11% of all people aged three and over living in Wales were able to speak Welsh fluently. This represents around 318,800 people. 12% of people stated that they could speak Welsh but not fluently. Both the percentage and the number of people who stated that they are fluent Welsh speakers have remained relatively constant since 2004-06. 12% of all people aged three and over were able to speak Welsh fluently in 2004-06, which represents 317,300 people.

The percentage of people who were fluent in Welsh tend to decrease with age, from 15% of the 3 to 15 age group to 9% of the 45 to 64 age group. The percentage of people aged 65 and over who were fluent was slightly higher than the percentage of the 30 to 44 and 45 to 64 age groups (Welsh Language Use in Wales (2013-2015)).

Fluency also varies according to local authority areas. Figure O-3 presents the percentage of Welsh speakers who were fluent based on local authority area. In Flintshire this equates to between 15-30% of the population.

Figure O-3: percentage of people who speak Welsh by fluency in authority area



Source: Welsh Language Use in Wales (2013-2015)

When comparing the data for Flintshire within the Welsh Language Use in Wales (2013-2015) survey between 2004-6 and 2013-15, it is clear that there has been an increase in the people who report they are fluent in Welsh but there is also an increase in the number who are not fluent.

## Key Sustainability Issues and Opportunities

### Issues

- Fluency in Welsh in Flintshire appears to be increasing, though the rate of rise in non-fluency is faster, suggesting an overall decline of Welsh speakers within the County.

## Opportunities

- Opportunities to increase exposure to the Welsh language should be sought.

## Data Gaps and Uncertainties

- No data gaps identified.



## APPENDIX C

### Appraisal of Strategic Options and Strategic Policies

## Background

### Strategic Options

This appendix presents the assessments of the five spatial options (Table C-2) proposed together with the differences that may occur under different growth scenarios (Table C-1). These were originally carried out in October 2016 to accompany the LDP Strategic Options Consultation. Note that the Consultation and Engagement Document proposes six alternative growth scenarios. The SA is a relatively high-level appraisal process, so it is not possible to differentiate between every growth option, especially as some options are very similar. Instead, the six options have been broken into three – a high (~690 dwellings per annum), medium (440-550 dwellings per annum) and low (250-320 dwellings per annum) growth scenario.

Section 3 comprises a matrix in which each of the options is appraised against the SA Framework and a score is applied. Where appropriate, potential sources for mitigation or recommendations for mitigation were made.

Table C-1: Summary of Growth Options

Growth Option	Household Growth	Household to Dwellings	Annual Figure
Growth Option 1 - 2011 based 10-year migration trend	3,600	3,750	250
Growth Option 2 – 2014 based 15-year migration trend	4,650	4,800	320
Growth Option 3 - 2014-based 15-year migration trend – 2008 headship rates	8,000	8,250	550
Growth Option 4 – 2014 based 10-year highest migration trend	6,400	6,600	440
Growth Option 5 - 2014-based 10-year highest migration trend – 2008 headship rates	10,050	10,350	690
Growth Option 6 - Employment-led projection 8-10,000 new jobs	6,350 - 7,100	6,550 – 7,350	440 - 490

Table C-2: Summary of Spatial Options

<b>Spatial Option 1 – Proportional Distribution</b>
<b>Description</b> Developing a settlement hierarchy which allows for a proportional distribution of development based on sustainability principles
<b>Spatial Expression / Settlements Affected</b> This option is based on the 5-tier settlement hierarchy as set out below: Main Service Centres, Local Service Centres, Sustainable Village, Defined Village, Undefined Village
<b>Spatial Option 2 – Focussed Urban Growth</b>
<b>Description</b> Directing all development to urban centres i.e. the upper two tiers of the settlement hierarchy
<b>Spatial Expression / Settlements Affected</b> This option is based on the top 2 tiers of the 5-tier settlement hierarchy as set out below: Main Service Centres, Local Service Centres
<b>Spatial Option 3 – Growth Area</b>
<b>Description</b> Development would be focussed by directing all development based on a rigid definition of the growth area triangle embodied in the Wales Spatial Plan.

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<b>Spatial Expression / Settlements Affected</b> This option is based on delineating a boundary in map form which is based on the growth area triangle in the Wales Spatial Plan. It would encompass the following settlements:		
<b>Settlements</b> Deeside Settlements, Mold, Sychdyn, New Brighton, Buckley, Mynydd Isa, Alltami, Penyffordd / Penymynydd, Hope Caergwle, Abermorddu and Cefn y Bedd, Broughton, Saltney, Ewloe, Hawarden, Mancot, Northop, Northop Hall, Higher Kinnerton, Pontblyddyn, Dobshell		
<b>Spatial Option 4 – Hubs and Corridors</b>		
<b>Description</b> Development would be distributed based on a strict interpretation of key road and rail transport hubs and routes.		
<b>Spatial Expression / Settlements Affected</b> This option is based on identifying the key strategic transport hubs and corridors and would focus on both public transport and key roads. The settlements that would fall within these hubs and corridors are as follows:		
<b>Settlements with Stations on Railway Corridors</b>		
Wrexham – Bidston Line: Cefn y Bedd, Caergwle, Hope, Penyffordd, Buckley (Little Mountain), Hawarden, Shotton, Hawarden Bridge		North Wales Coast Line: Flint, Shotton
<b>Settlements on Key Strategic Roads</b>		
A494(T): Deeside Settlements, Ewloe, Alltami, New Brighton, Mynydd Isa, Mold, Sychdyn, Gwernymynydd, Cadole	A55(T): Broughton & Bretton, Dobshell, Ewloe, Northop, Northop Hall, Drury & Burntwood, Flint Mountain, Halkyn, Pentre Halkyn, Carmel, Brynford, Gorsedd.	A548: Deeside Settlements, Saltney, Flint, Bagillt, Greenfield, Mostyn, Ffynnongroyw, Penyffordd, Gwespyr, Gronant
<b>Spatial Option 5 – Sustainable Distribution plus Refined Approach to Rural Settlements</b>		
<b>Description</b> Development would be focussed on the first three tiers of the settlement hierarchy, based on identifying the most sustainable settlements and sites. In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing.		
<b>Spatial Expression / Settlements Affected</b> This option is based on the first three tiers of the settlement hierarchy as shown below:		
Main Service Centres, Local Service Centres, Sustainable Village		
For the following tiers in the settlement hierarchy a more refined policy approach will be developed which seeks to embrace more innovative methods of delivering development in a sensitive, needs driven, sustainable manner.		
Defined Village, Undefined Village		

## Strategic Policies

This appendix also presents the assessments of Strategic Policies. The Council originally proposed these policies in the Preferred Strategy LDP (2017). The accompanying ISA report provided an assessment of each policy. The range of Strategic Policies includes:

- STR1 Strategic Growth;
- STR2 The Location of Development;
- STR3 Strategic Sites;
- STR4 Principles of Sustainable Development and Design;
- STR5 Transport and accessibility;
- STR6 Services, Facilities, and Infrastructure;
- STR7 Economic Development, Enterprise, and Employment;
- STR8 Employment Land Provision;
- STR9 Retail Centres and Development;
- STR10 Tourism, Culture, and Leisure;

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- STR11 Provision of Sustainable Housing Sites;
- STR12 Provision for Gypsies and Travellers;
- STR13 Natural and Built Environment, Green Networks and Infrastructure;
- STR14 Climate Change and Environmental Protection;
- STR15 Waste Management; and
- STR16 Strategic Planning for Minerals.

## Strategic Options Assessments

SA Objective	Option1 Proportional Distribution			
	Score	Commentary	Mitigation potential	Growth Scenario
1. Crime	+/- S/M/L I R L	All new housing development on greenfield sites has potential to create a new target for crime, especially as burglary is one of the largest types of crime in the county. However, the option also includes a focus of growth in areas in need of regeneration such as in Holywell, Flint and Deeside which currently exhibit the highest levels of crime deprivation in the county. Growth-led regeneration in these areas may help reduce crime levels.	Whilst crime is more than just a planning issue, it is possible to help avoid areas becoming a crime target through careful design and security measures.	The highest growth scenario potentially offers the greatest benefits in terms of improving access to health, education and other services when compared with the medium and low options. It may also have the largest influence on crime levels compared to the other options. However, large quantities of housing may put pressure on existing services (schools, GPs) in the short-term until additional service provision catches up. In the long-term the high and medium growth options may benefit rural service viability by providing a larger local market. The high growth (and possibly the medium growth) options may exacerbate the concern that some settlements may not have the capacity or attractiveness to accommodate the same levels of growth as other same tier settlements. Consequently, the higher growth options may not be deliverable compared to the low growth option. It is recommended that this is tested further with settlement specific capacity/viability studies.
2. Education	+ M/L I R M	The option provides a proportional spread of development depending on proximity to services including schools and health care facilities. Consequently, it performs well in terms of access to education and healthcare which could benefit educational attainment and levels of health in the longer term. Most development is proposed around the largest concentrations of amenities in, e.g. the Main Service Centres including Mold, Flint and Deeside. It performs very well in terms of wider access to essential services and facilities (also including shops, post offices, community facilities etc.) and public transport hubs, again through its proportional distribution, with the majority of development being near to centres with the most services yet still providing smaller amounts of development for local needs in smaller settlements which would help reduce the need to travel and would help maintain local service viability.		
3. Health	+ L I R M	All spatial options, including this option, seek to provide the same required quantum of housing to meet housing needs. However, this options promotes a fairly rigid numerical approach which provides the same amount of development in each settlement tier. This growth is proposed irrespective of whether each settlement could accommodate growth due to physical, environmental or infrastructure constraints. Some settlements may be less attractive to developers than others due to their location and there is a risk that there may be an over-demand for development in some areas and an under-demand in others. Also, for these reasons, it is possible that this approach does not provide sufficient flexibility in the rural areas to provide for the needs of rural communities. Consequently, only a minor positive score has been assigned to the housing SA Objective.		
4. Housing	+ S/M/L D I M			
5. Access	++ S/M/L D I M			

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SA Objective	Option1 Proportional Distribution			
	Score	Commentary	Mitigation potential	Growth Scenario
6. Economy	+	<p>The option encourages the largest proportion of development near to the county's key employment areas such as the Deeside Enterprise Zone, Northern Gateway, Broughton etc. These areas are also close to and easily accessible to employment opportunities in Cheshire and Wrexham and thus conforms to the aspirations in the Wales Spatial Plan. Otherwise growth near to other Main Settlements and Local Service Centres provides proximity to public transport to enable other employment areas to be accessed readily. This is both beneficial to economic growth and investment potential as well as encouraging proximity to jobs.</p> <p>Furthermore, growth is proposed in areas of higher employment and income deprivation (mainly along the coast including Main Settlements such as Holywell and Flint) which can both help encourage economic investment in those areas and also put people closer to transport links in order to access other employment areas. Given the spread of development across the county, it could be considered that economic development would be spread more thinly than it needs to be.</p> <p>In terms of rural issues, the basic option provides a proportional amount of growth in the three proposed village tiers. In principle, this would benefit local service viability (including possible extent of broadband provision) and may encourage rural business development. However, as identified above, a key concern about this option is its rigid approach whereby some settlements may be too constrained to be able to deliver the growth proposed and others may not receive the amount of growth that it possible and still considered sustainable. Consequently, both positive and negative effects have been proposed against the rural life SA Objective.</p>	<p>A more tailored or flexible approach to development, particularly in rural areas, may help to deliver greater benefits to rural life.</p>	<p>The highest growth options have a greater potential to benefit employment and the economy compared with the low growth option due to there being a greater emphasis on growth near to or accessible to the key employment areas. This would provide a larger labour market and help to encourage inward investment.</p> <p>However, as identified above, the highest growth options may not be deliverable due to physical or infrastructure constraints. Notably this may not deliver the required benefits in more rural settlements. Indeed, too much growth in some rural areas may have an adverse effect on settlement character and the quality of life on those areas. A balanced and more bespoke approach in certain settlements is therefore considered more appropriate.</p>
7. Employment	+			
8. Rural Life	+/-			
9. Biodiversity	--	<p>The option promotes the majority of development in the Main Settlements along the coast, in the Deeside area and in Mold/Buckley. Most of these broad areas coincide with or are adjacent to designated nature conservation areas, notably the European level designations within the Dee Estuary and in and around Buckley. Whilst it is not anticipated that development would directly affect these designations, at this level of detail and given that the majority of these sites would be greenfield, there is a risk that these designations may be</p>	<p>It should be made clear that the option would not include development that would directly or indirectly affect</p>	<p>The highest growth options (high and medium scenarios) are likely to lead to the greatest pressures on the natural environment by using larger areas of greenfield land, increasing the likelihood of</p>

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SA Objective	Option1 Proportional Distribution			
	Score	Commentary	Mitigation potential	Growth Scenario
10. Land/ townscape	- S/M/L D I R L	indirectly affected (e.g. via functionally linked land, disturbance, pollution etc.). Given the high value of these designations, it has been deemed necessary to apply a major negative score to this option, but with low certainty. The option promotes most development in and around established settlements with limited development in rural areas. This has the effect of avoiding development in the more sensitive areas of the county's landscape, notably the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). Its proportional approach to development in settlements also means that effects on the character of settlements are spread evenly. Nevertheless, this numeric approach may mean that some settlements may receive too much development and their character may be affected, whereas others may have capacity to accept more. Similarly, it is anticipated that most development will be on greenfield sites and hence some settlements, notably the larger, Main Settlements would see their boundaries substantially enlarged. This has potential to affect the landscape/townscape character of these areas albeit they are not the most sensitive parts of the county.	designated areas of nature conservation value. There are opportunities to investigate this further and provide appropriate mitigation and avoidance once detailed sites are identified.	coinciding with valuable habitats and species (including protected sites) and putting a greater pressure on green infrastructure and wildlife connectivity. Cumulatively, the high growth options have greater potential to significantly affect the European designated sites, particularly along the coast and around Buckley, although it is difficult to determine at this scale if that would definitely manifest as an actual significant effect or if it could be mitigated. Similarly, the highest growth options increase the likelihood of adversely affecting settlement character and heritage, notably in some of the more sensitive rural villages.
11. Heritage	- S/M/L D I R L	Heritage assets are spread throughout the county's settlements so whilst there are known concentrations in areas such as Holywell and Flint, it is not possible at this stage to say how the option could affect them, whether directly or indirectly through effects on setting. Note that effects on heritage assets can be best addressed at the local level where there is more site specificity. Nevertheless, this numeric approach to development does mean that most settlements will receive some form of growth irrespective of how sensitive they are in terms of heritage assets or historic character. Consequently, a negative score has been assigned on a precautionary basis but with low certainty.	It may be possible to minimise the effects on landscape/townscape character, heritage, water quality and flood risk by a more bespoke approach to growth and also through careful planning of sites at the next stage of plan-making.	The same risk applies to water pollution, flood risk, air quality emissions and certainly to energy and natural resource use, where the higher the growth scenario, the greater the effect. Under the high and medium growth options in particular, greater emphasis would therefore be required to manage and mitigate these effects with higher standards of sustainable design.
12. Water	- S/M/L I R M	The majority of development in this option is located near to the coast or to rivers leading to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate for them through careful planning, design and environmental management at the site-specific level. Similarly, the option proposes the majority of development in or close to areas of Flood Zone 2, notably in the Deeside area. It is recognised that large parts of Deeside are protected by flood defences although other areas are not afforded specific protection and may coincide with some of the proposed growth areas under this option. As such, on a precautionary basis, a major negative effect is assigned to the flood risk objective.		
13. Flooding	-- S/M/L I R M	Whilst the county does not have a significant air quality problem, and the proposed option works well to minimise emissions through locating development near to key centres of		
14. Air	- S/M/L I R M			

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SA Objective	Option1 Proportional Distribution			
	Score	Commentary	Mitigation potential	Growth Scenario
15. Energy	- S/M/L D R M	facilities and sustainable transport hubs, the growth proposed will undoubtedly increase car use and vehicle emissions overall compared with the baseline. Similarly, the amount of growth proposed will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing settlements and in the case of the proportion of growth near the largest settlements, the option means that some larger sites are likely to come forward and which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials. Similarly, the focus of development near to the largest settlements increases the likelihood of using brownfield land, although it is recognised that overall the majority of growth will still need to be on greenfield sites.		
16. Natural resources	- S/M/L D I R M			

SA Objective	Option 2 Focused Urban Growth			
	Score	Commentary	Mitigation potential	Growth Scenario
1. Crime	+/- S/M/L I R L	All new housing development on greenfield sites has potential to create a new target for crime, especially as burglary is one of the most common types of crime in the county. However, the option also includes a focus of growth in areas in need of regeneration such as in Holywell, Flint and Deeside which currently exhibit the highest levels of crime deprivation in the county. Growth-led regeneration in these areas may help reduce crime levels.	Whilst crime is more than just a planning issue, it is possible to help avoid areas becoming a crime target through careful design and security measures. In order to mitigate for the negative effects assigned, it would be necessary to change the option so that	The highest growth scenario potentially offers the greatest overall benefits in terms of improving access to health, education and other services when compared with the medium and low options. It may also have the largest influence on crime levels compared to the other options. However, large quantities of housing may put pressure on existing services (schools, GPs) in the short-term until additional service provision catches up. under
2. Education	+/- M/L I R M	As with Option 1, this option promotes the majority of development around the largest concentrations of amenities in, e.g. the Main Service Centres including Mold, Flint and Deeside. These settlements have the largest concentrations of essential services and facilities such as schools, health care facilities, shops, post offices, jobs and community facilities in addition to being key public transport hubs which benefit sustainable access. Consequently, there are positive effects against many of the social Objectives. However, the option completely ignores development in rural areas and tier three settlements which		



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SA Objective	Option 2 Focused Urban Growth			
	Score	Commentary	Mitigation potential	Growth Scenario
3. Health	+/- L I R M	also have needs that will not be met under this option. Many of these settlements have affordable housing needs that will not be met, limited access to health care and educational facilities or would benefit from regeneration investment. Consequently, both positive and negative effects have been assigned to these objectives demonstrating only partial success in achieving the required benefits.  There is also a risk that the top two tiers of settlement may not have the capacity to accept the amount of development proposed and thereby it may not be possible to meet the full housing needs of the county (at least without resulting in negative effects on other issues such as the environment).	some development in rural areas is included.	all scenarios, there would be no benefits for rural areas or smaller settlements in need of investment. The high growth (and possibly the medium growth) options may exacerbate the concern that some settlements may not have the capacity or attractiveness to accommodate the same levels of growth as other same tier settlements. Consequently, the higher growth options may not be deliverable compared to the low growth option. It is recommended that this is tested further with settlement specific capacity/viability studies.
4. Housing	+/- S/M/L D I M			
5. Access	+/- S/M/L D I M			
6. Economy	+ S/M/L I R M	This option encourages all development near to the county's key employment areas such as the Deeside Enterprise Zone, Northern Gateway and Broughton. Some are close to employment opportunities, particularly in Cheshire, and thus conforms to the aspirations in the Wales Spatial Plan. This is both beneficial to economic growth and investment potential as well as encouraging proximity to jobs. Furthermore, growth is proposed in areas of higher employment and income deprivation (albeit not all) (mainly along the coast including Main Settlements such as Holywell and Flint) which can both help encourage economic investment in those areas and also put people closer to transport links in order to access other employment areas. This is very much focussed on the larger urban centres, however, and not the smaller settlements in, for example, the north of the county. Overall a minor positive score has been assigned to the economy and employment objectives despite most growth being located close to most jobs. The lack of a major positive score is due to it having little or no benefit to the rural economy.	In order to mitigate for the negative effects assigned, it would be necessary to change the option so that some development in rural areas is included.	The highest growth options have a greater potential to benefit employment and the economy on the whole compared with the low growth option due to there being a greater emphasis on growth near to or accessible to the key employment areas. This would provide a larger labour market and help to encourage inward investment.  However, as identified above, the highest growth options may not be
7. Employment	+ S/M/L I R M			

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SA Objective	Option 2 Focused Urban Growth			
	Score	Commentary	Mitigation potential	Growth Scenario
8. Rural Life	- S/M/L I R M	This option encourages no growth in rural areas so they gain no benefit. As discussed above this can have a negative effect on the rural life objective and seeks to increase the gap between the urban and rural economies. Some rural businesses may suffer due to in the main urban areas attracting investment away from them.		deliverable due to physical or infrastructure constraints. In contrast the higher growth scenarios have the greatest potential to increase the gap between the urban and rural economies and potentially result in a polarisation of wealth between those areas.
9. Biodiversity	-- S/M/L D I R M	The option promotes all development in the Main Settlements along the coast, in the Deeside area, in Mold/Buckley and in settlements along the Cheshire border. Many of these broad areas coincide with or are adjacent to designated nature conservation areas, notably the European level designations within the Dee Estuary and in and around Buckley. Whilst it is not anticipated that development would directly affect these designations, at this level of detail and given that the majority of these sites would be greenfield, there is a risk that these designations may be indirectly affected. Given the high value of these designations, it has been deemed necessary to apply a major negative score to this option, but with medium certainty. It is recognised that the option promotes no development in the sensitive rural areas, however, the proximity of major growth near to the European designations is sufficient to retain a major negative effect on a precautionary basis. The option promotes all development in and around established settlements with no development in rural areas. This has the effect of avoiding development in the more sensitive areas of the county's landscape, notably the AONB. It is likely that the quanta of development proposed (particularly under high growth scenarios) will mean that some of the urban centres will expand substantially (it is assumed that there will be an even spread between them) and hence may result in negative effects on the surrounding landscapes, albeit they are not the most sensitive parts of the county. Where possible brownfield sites will be developed first and these are largely located in these urban areas although this option would not seek to develop any brownfield sites located outside these areas. This also adds to the negative effect assigned against natural resources. Heritage assets are spread throughout the county's settlements so whilst there are known concentrations in areas such as Holywell and Flint which would receive significant development under this option, it is not possible at this stage to say how the option could affect them with great certainty, whether directly or indirectly through effects on setting. Note that effects on heritage assets can be best addressed at the local level where there is more site specificity. It is assumed that all of the top tier settlements will receive some form of growth irrespective of how sensitive they are in terms of heritage assets or historic	It should be made clear that the option would not include development that would directly or indirectly affect designated areas of nature conservation value. There are opportunities to investigate this further and provide appropriate mitigation and avoidance once detailed sites are identified. It may be possible to minimise the effects on landscape/townscape character, heritage, water quality and flood risk by amending the option to include a wider spread of development which includes a more	The highest growth options (high and medium scenarios) are likely to lead to the greatest pressures on the natural environment by using larger areas of greenfield land, increasing the likelihood of coinciding with valuable habitats and species (including protected sites) and putting a greater pressure on green infrastructure and wildlife connectivity. Cumulatively, the high growth options have greater potential to significantly affect the European designated sites, particularly along the coast and around Buckley, although it is difficult to determine at this scale if that would definitely manifest as an actual significant effect or if it could be mitigated. Similarly, the highest growth options increase the likelihood of adversely affecting settlement character and heritage. The same risk applies to water pollution, flood risk, air quality emissions and certainly to energy and natural resource use, where the higher the growth scenario, the
10. Land/townsc ape	- S/M/L D I R M			
11. Heritage	- S/M/L D I R H			
12. Water	-- S/M/L ID I R M			

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SA Objective	Option 2 Focused Urban Growth			
	Score	Commentary	Mitigation potential	Growth Scenario
13. Flooding	- S/M/L ID IR M	character. Consequently, a negative score has been assigned on a precautionary basis but with low certainty. The majority of development in this option is located near to the coast or to rivers leading to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate for them through careful planning, design and environmental management at the site-specific level although this option does promote a larger amount of development in these areas than some other options. Similarly, the option proposes majority large amount of development in or close to areas of Flood Zone 2, notably in the Deeside area. It is recognised that large parts of Deeside are protected by flood defences although other areas are not afforded specific protection and may coincide with some of the proposed growth areas under this option. As such, on a precautionary basis, a major negative effect is assigned to the flood risk objective.	bespoke approach to growth and also through careful planning of sites at the next stage of plan-making.	greater the effect. Under the high and medium growth options in particular, greater emphasis would therefore be required to manage and mitigate these effects with higher standards of sustainable design.
14. Air	- S/M/L ID IR L	Whilst the county does not have a significant air quality problem, and the proposed option works well to minimise emissions through locating development near to key centres of facilities and sustainable transport hubs, the growth proposed will undoubtedly increase car use and vehicle emissions overall compared with the baseline. Given the lack of growth in rural areas it is also likely that reliance on private car journeys in rural areas will not be addressed as people are required to continue to travel further to the top tier settlements for their goods and services.		
15. Energy	- S/M/L ID R M	Similarly, the amount of growth proposed will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing settlements and in the case of the proportion of growth near the largest settlements, the option means that some larger sites are likely to come forward and which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials. Similarly, the focus of development near to the largest settlements increases the likelihood of using brownfield land, although it is recognised that overall the majority of growth will still need to be on greenfield sites.		
16. Natural resources	- S/M/L D IR L			

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SA Objective	Option 3 Growth Area			
	Score	Commentary	Mitigation potential	Growth Scenario
1. Crime	- S/M/L I R L	All new housing development on greenfield sites has potential to create a new target for crime, especially as burglary is one of the largest types of crime in the county. This option focuses development in areas situated in Wales Spatial Plan growth area only, so does not include development in some of the areas historically subject to higher levels of crime deprivation such as Flint and Holywell, as such this option does not have the same potential regeneration benefits for these areas as other options do. This option promotes the all new development in the east of the county. This corresponds with most of the largest service centres e.g. Mold, Deeside area, Buckley and close to the border with Chester. These settlements have the largest concentrations of essential services and facilities such as schools, health care facilities, shops, post offices, jobs and community facilities in addition to being key public transport hubs which benefit sustainable access. Consequently, there are positive effects against many of the social Objectives. However, the option completely ignores development in more than half the county, in areas to the north and west and notably in rural areas which also have needs that will not be met under this option. Many of these settlements have affordable housing needs that will not be met, limited access to health care and educational facilities or would benefit from regeneration investment. Consequently, both positive and negative effects have been assigned to these objectives demonstrating only partial success in achieving the required benefits. There is also no guidance about which exact settlements in this growth area should accommodate growth and how much. As such, some settlements may not physically be able to accommodate a large amount of growth due to environmental constraints or infrastructure capacity. Some of these settlements (although not all) may not have sufficient amenities to serve an increase in population. Whilst housing needs may be met in the growth area and this acknowledges the market attractiveness of this area, housing needs will not be met in most of the county outside this area. It is hence a very imbalanced option.	Whilst crime is more than just a planning issue, it is possible to help avoid areas becoming a crime target through careful design and security measures. In order to mitigate for the negative effects assigned, it would be necessary to change the option so that some development in rural areas and areas in the north and west of the county is included.	The highest growth scenario potentially offers the greatest benefits in terms of improving access to health, education and other services when compared with the medium and low options. It may also have the largest influence on crime levels compared to the other options. However, large quantities of housing may put pressure on existing services (schools, GPs) in the short-term until additional service provision catches up.
2. Education	+/- M/L I R M			The high growth (and possibly the medium growth) options may exacerbate the concern that some settlements may not have the capacity to accommodate the same levels of growth as other settlements in the Growth Area. Consequently, the higher growth options may not be deliverable compared to the low growth option. It is recommended that this is tested further with settlement specific capacity/viability studies.
3. Health	+/- L I R M			
4. Housing	+/- S/M/L D I M			
5. Access	+/- S/M/L D I M			
6. Economy	+ S/M/L I R M	This option encourages all development near to the county's key employment areas such as the Deeside Enterprise Zone, Northern Gateway and Broughton. Some are close to employment opportunities, particularly in Cheshire, and thus conforms to the aspirations in the Wales Spatial Plan. This is both beneficial to economic growth and investment potential as well as encouraging proximity to jobs. However, this option is very imbalanced. It ignores growth in other parts of the county that are either important economic growth areas in their own right (for example along the coast) or ignores areas of economic deprivation that would benefit from regeneration and investment.	In order to mitigate for the negative effects assigned, it would be necessary to change the option so that some development in rural and north	The highest growth options have a greater potential to benefit employment and the economy on the whole compared with the low growth option due to there being a greater emphasis on growth near to or accessible to the key employment areas. This would provide a larger

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SA Objective	Option 3 Growth Area			
	Score	Commentary	Mitigation potential	Growth Scenario
7. Employment	+ S/M/L I R M	Worst-case this could in fact draw investment away from some areas of need and actively worsen issues of economic deprivation in those areas. Similarly, it has little or no benefit to the rural economy. Consequently, positive and negative effects have been assigned to the economy and employment objectives. Note, however that this is intended to be an economic-led option and it is likely that within the growth area, the economic benefits would be substantial. This mixed scoring is a result of the large disparity between interventions in the growth area and the lack of intervention anywhere else. This option again encourages no growth in rural areas so they gain no benefit. As discussed above this can have a negative effect on the rural life objective and seeks to increase the gap between the urban and rural economies. Some rural businesses may suffer due to in the main urban areas attracting investment away from them.	eastern areas is included. Notably, a more positive score could be assigned if there was some focus on other economically active areas such as along the north coast.	labour market and help to encourage inward investment, although this would be concentrated in only one part of the county. However, as identified above, the highest growth options may not be deliverable due to physical or infrastructure constraints. In contrast, the higher growth scenarios have the greatest potential to increase the gap between the urban and rural economies and potentially result in a polarisation of wealth between those areas. It could also be argued that too much growth towards the east of the county could lead to that area being overdeveloped and in fact start to deter further investment in the future.
8. Rural Life	- S/M/L I R M			
9. Biodiversity	-- S/M/L D I R M	The option promotes all development in the south and east of the county including in the Deeside area, in Mold/Buckley and in settlements along the Cheshire border. Many of these broad areas coincide with or are adjacent to designated nature conservation areas, notably the European level designations within the Dee Estuary and in and around Buckley. Whilst it is not anticipated that development would directly affect these designations, at this level of detail and given that the majority of these sites would be greenfield, there is a risk that these designations may be indirectly affected. The high concentration of development in this area only also increases the likelihood of adverse effects occurring. Given the high value of these designations, it has been deemed necessary to apply a major negative score to this option, but with medium certainty. It is recognised that the option promotes no development in the sensitive rural areas, however, the proximity of major growth near to the European designations is sufficient to retain a major negative effect on a precautionary basis.	It should be made clear that the option would not include development that would directly or indirectly affect designated areas of nature conservation value. There are opportunities to investigate this further and provide appropriate mitigation	The highest growth options (high and medium scenarios) are likely to lead to the greatest pressures on the natural environment by using larger areas of greenfield land, increasing the likelihood of coinciding with valuable habitats and species (including protected sites) and putting a greater pressure on green infrastructure and wildlife connectivity. Cumulatively, the high growth options have greater potential to significantly affect the European designated sites,
10. Land/townscape	- S/M/L D I R M			

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SA Objective	Option 3 Growth Area			
	Score	Commentary	Mitigation potential	Growth Scenario
11. Heritage	- S/M/L D IR H	The option promotes all development in the south and east of the county and explains little about exactly how much would go where. In the most part, it is assumed that development would be around established settlements. However, given the large concentration proposed in this area, it is likely that the local landscapes in the east of the county will be put under pressure, including in and around numerous smaller villages and settlements. Although the most sensitive parts of the county are avoided (notably the AONB and rural areas to the north and west), such a high concentration of development in the east is likely to significantly alter the semi-rural nature of some areas which would effectively become more sensitive to development at a large scale. Where possible brownfield sites will be developed first and these are largely located in the biggest urban areas (mainly in this area) although this option would not seek to develop any brownfield sites located outside these areas. This also adds to the negative effect assigned against natural resources.	and avoidance once detailed sites are identified. It may be possible to minimise the effects on landscape/townscape character, heritage, water quality and flood risk by amending the option to include a wider spread of development which includes a more bespoke approach to growth and also through careful planning of sites at the next stage of plan-making.	particularly along at Deeside and around Buckley, although it is difficult to determine at this scale if that would definitely manifest as an actual significant effect or if it could be mitigated. Similarly, the highest growth options increase the likelihood of adversely affecting settlement character and heritage, especially due to the high concentrations in one part of the county only.
12. Water	-- S/M/L ID IR M	Heritage assets are spread throughout the county's settlements so whilst this option avoids some of the known concentrations in areas such as Holywell, Flint and indeed avoids development in most of the county, it is not possible at this stage to say how the option could affect them with great certainty, whether directly or indirectly through effects on setting. It is feasible that due to the large concentration of development proposed in one portion of the county, there may be a higher likelihood of encountering heritage assets or affecting historic character. Note that effects on heritage assets can be best addressed at the local level where there is more site specificity.		The same risk applies to water pollution, flood risk, air quality emissions and certainly to energy and natural resource use, where the higher the growth scenario, the greater the effect. Under the high and medium growth options in particular, greater emphasis would therefore be required to manage and mitigate these effects with higher standards of sustainable design.
13. Flooding	- S/M/L ID IR M	The majority of development in this option is located near to the coast (Deeside) or to rivers leading to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate for them through careful planning, design and environmental management at the site-specific level although this option does promote a larger amount of development in these areas than some other options. Similarly, the option proposes majority large amount of development in or close to areas of Flood Zone 2, notably in the Deeside area. It is recognised that large parts of Deeside are protected by flood defences although other areas are not afforded specific protection and may coincide with some of the proposed growth areas under this option. As such, on a precautionary basis, a major negative effect is assigned to the flood risk objective.		
14. Air	- S/M/L ID IR L	Whilst the county does not have a significant air quality problem, and the proposed option works well to minimise emissions through locating development near to key		

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SA Objective	Option 3 Growth Area			
	Score	Commentary	Mitigation potential	Growth Scenario
15. Energy	- S/M/L ID R M	centres of facilities and sustainable transport hubs, the very high concentrations in one part of the county are likely to increase potential traffic growth and congestion in those areas and may lead to an exacerbation of adverse air quality locally. This is potentially worse than for the other options. The growth proposed will undoubtedly increase car use and vehicle emissions overall compared with the baseline. Given the lack of growth in rural areas it is also likely that reliance on private car journeys in rural areas will not be addressed as people are required to continue to travel further to the top tier settlements for their goods and services. Similarly, the amount of growth proposed will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing settlements and in the case of the proportion of growth near the largest settlements, the option means that some larger sites are likely to come forward and which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials. Similarly, the focus of development near to the largest settlements increases the likelihood of using brownfield land, although it is recognised that overall the majority of growth will still need to be on greenfield sites.		
16. Natural resources	- S/M/L D IR L			

SA Objective	Option 4 Hubs and Corridors			
	Score	Commentary	Mitigation potential	Growth Scenario
1. Crime	+/- S/M/L I R L	This option does not directly focus development in sustainable settlements but rather promotes development in any settlement that is on a transport corridor. In many cases these coincide with sustainable settlements but in others do not. It is also not clear what the spread of development between the settlements would be at this stage only that all the identified areas would receive some growth. This is not a well-balanced option in that some settlements may be able to accommodate more growth sustainably; others may receive	Whilst crime is more than just a planning issue, it is possible to help avoid areas becoming a crime target through careful	A large number of settlements are identified across the county. The highest growth scenario potentially offers the greatest benefits in terms of improving access to health, education and other services when compared with the medium and low options but only in and

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SA Objective	Option 4 Hubs and Corridors			
	Score	Commentary	Mitigation potential	Growth Scenario
2. Education	+/- M/L I R M	growth that is not needed or inappropriate and some settlements that require growth would be ignored. All new housing development on greenfield sites has potential to create a new target for crime and there is an argument to say that areas that are well connected by road can be targeted for burglary. However, the option also includes a focus of growth in areas in need of regeneration such as in Holywell, Flint and Deeside which currently exhibit the highest levels of crime deprivation in the county. Growth-led regeneration in these areas may help reduce crime levels.	design and security measures. In order to mitigate for the negative effects assigned, it would be necessary to change the option so that some development in rural areas and sustainable settlements is included.	around those settlements that contain these facilities. A large amount of development in unsustainable settlements would not benefit these objectives and could put undue pressure on services. It may also have the largest influence on crime levels compared to the other options. In the long-term the high and medium growth options may benefit rural service viability by providing a larger local market although this option is sporadic in its provision for rural growth.
3. Health	+/- L I R M	This option promotes development in settlements on key transport links. These include all the larger service centres in the county e.g. Mold, Deeside area, Buckley and close to the border with Chester. These settlements have the largest concentrations of essential services and facilities such as schools, health care facilities, shops, post offices, jobs and community facilities in addition to being key public transport hubs which benefit sustainable access. Consequently, there are positive effects against many of the social Objectives. However, the option also promotes development in settlements that do not have access to these services at all or do not have the capacity or infrastructure in place for development. It ignores some settlements that do have services and capacity which hence could be more sustainable. Some of these ignored settlements have affordable housing needs that will not be met, limited access to health care and educational facilities or would benefit from regeneration investment. Consequently, both positive and negative effects have been assigned to these objectives demonstrating only partial success in achieving the required benefits.	Improved levels of infrastructure, public transport provision including improved rail capacity could benefit this option.	The high growth (and possibly the medium growth) options may exacerbate the concern that some settlements may not have the capacity or attractiveness to accommodate the same levels of growth as other settlements. Consequently, the higher growth options may not be deliverable compared to the low growth option. It is recommended that this is tested further with settlement specific capacity/viability studies.
4. Housing	+/- S/M/L D I M			
5. Access	+ S/M/L D I M	Whilst the concept of development on transport links would, in theory, be positive for the access objective, it is not as beneficial as it might be. As described above, this option does not always maximise growth in the areas that have the most services to offer. It also relies on some inappropriate transport links. For example, the A55(T) and A494 are intended to be strategic roads not necessarily to be relied on for local journeys and there are limitations with the capacity of the rails system at present. The emphasis should be on minimising the need/distance to travel and encourage means such as walking, cycling and public transport as a priority rather than by private car.		



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SA Objective	Option 4 Hubs and Corridors			
	Score	Commentary	Mitigation potential	Growth Scenario
6. Economy	+ S/M/L I R M	This option encourages all development near to transport links which will be beneficial for commuting to employment opportunities in the county and beyond (e.g. Cheshire and Wrexham). This is both beneficial to economic growth and inward investment potential as well as encouraging proximity to jobs as many of the employment centres also sit along key transport corridors (notably those in Deeside, Mold, Broughton etc.). Furthermore, growth is proposed in areas of higher employment and income deprivation (mainly along the coast including Main Settlements such as Holywell and Flint) which can both help encourage economic investment in those areas. This is positive for the local economy although it is not assigned a major positive score because development is also spread relatively thinly to include numerous areas that are not employment centres or do not have employment/economic needs. Similarly, the provision for rural growth is inconsistent and does not give a real consideration to rural needs as a whole unless such villages lie on a transport corridor.	In order to mitigate for the negative effects assigned, it would be necessary to change the option so that the areas for growth are based on more than just transport factors. This would include the consideration of existing employment areas and economic needs irrespective of proximity to a major transport link.	The highest growth options have a greater potential to benefit employment and the economy compared with the low growth option due to there being a greater emphasis on growth near to or accessible to the key employment areas. This would provide a larger labour market and help to encourage inward investment. In contrast, those areas that would receive large amounts of inappropriate growth that do not have strong economic needs would be unnecessarily burdened by development. However, as identified above, the highest growth options may not be deliverable in all areas due to physical or infrastructure constraints. Notably this may not deliver the required benefits in more rural settlements. Indeed, too much growth in some rural areas may have an adverse effect on settlement character and the quality of life on those areas. A balanced and more bespoke approach in certain settlements is therefore considered more appropriate.
7. Employment	+ S/M/L I R M	Whilst some rural areas near transport hubs could benefit from this option it may be that those areas would receive too much, unsustainable growth that may not be required and may be better directed elsewhere. If such centres do not have sufficient services to support a larger population that would result in increased car travel. Those rural areas not near transport hubs, will suffer from development neglect. Local businesses in these rural areas in particular may suffer and the disparity between rural and urban economic prosperity could enlarge. Overall, this is considered to be more negative than positive for the rural life objective despite some rural development being included as it is considered that this is likely to be inappropriate.		
8. Rural Life	- S/M/L I R M			
9. Biodiversity	-- S/M/L D I R M	The option promotes a wide spread of development across the county in line with the strategic transport corridors. This would result in a large amount of development along the coastline, in the Deeside area, in Mold/Buckley, in settlements along the Cheshire border and in some rural areas. Many of these broad areas coincide with or are adjacent to designated nature conservation areas, notably the European level designations within the Dee Estuary and in and around Buckley. Whilst it is not anticipated that development would directly affect these designations, at this level of detail and given that the majority of these	It should be made clear that the option would not include development that would directly or indirectly affect designated areas of	The highest growth options (high and medium scenarios) are likely to lead to the greatest pressures on the natural environment by using larger areas of greenfield land, increasing the likelihood of coinciding with valuable habitats and species (including protected sites) and

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SA Objective	Option 4 Hubs and Corridors			
	Score	Commentary	Mitigation potential	Growth Scenario
10. Land/townscape	-- S/M/L D IR M	sites would be greenfield, there is a risk that these designations may be indirectly affected. The option also includes some rural development, including potentially some in the AONB (Cadole) which, if developed at a large scale and inappropriately may also lead to a loss of biodiversity. The wide spread of development also has the greatest potential of the options to result in cumulative effects on landscape character and potentially historic landscape. It is not known at this stage how much development would occur in each settlement although it is assumed that this option provides proportionally less in some of the larger settlements (which can better absorb more growth) than other options with more in other settlements along transport corridors. It is likely that many of these settlements may be inappropriate for large scale development and, as a result, its character would be adversely affected. The option also proposes some development in the AONB (Cadole). Again, the amount is not yet known so on a precautionary basis a major negative effect has been assigned to the landscape objective.	nature conservation value. There are opportunities to investigate this further and provide appropriate mitigation and avoidance once detailed sites are identified. It may be possible to avoid or minimise some effects through local-level surveys, careful design and micro-siting.	putting a greater pressure on green infrastructure and wildlife connectivity. Cumulatively, the high growth options have greater potential to significantly affect the European designated sites, particularly along at Deeside and around Buckley, although it is difficult to determine at this scale if that would definitely manifest as an actual significant effect or if it could be mitigated. Similarly, the highest growth options increase the likelihood of adversely affecting settlement character and heritage, especially due to the relatively formulaic approach to growth.
11. Heritage	- S/M/L D IR H	Heritage assets are spread throughout the county's settlements so whilst there are known concentrations in areas such as Holywell and Flint, it is not possible at this stage to say how the option could affect them, whether directly or indirectly through effects on setting. Note that effects on heritage assets can be best addressed at the local level where there is more site specificity. Nevertheless, this approach to does mean that a large number of settlements will receive some form of growth irrespective of how sensitive they are in terms of heritage assets or historic character. Consequently, a negative score has been assigned on a precautionary basis but with low certainty.	It may be possible to minimise the effects on landscape/townscape character, heritage, water quality and flood risk by amending the option to ensure a more bespoke approach to growth and also through careful planning of sites at the next stage of plan-making.	The same risk applies to water pollution, flood risk, air quality emissions and certainly to energy and natural resource use, where the higher the growth scenario, the greater the effect. Under the high and medium growth options in particular, greater emphasis would therefore be required to manage and mitigate these effects with higher standards of sustainable design.
12. Water	-- S/M/L ID IR M	A large amount of development in this option is located in settlements by the coast or to rivers leading to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate for them through careful planning, design and environmental management at the site-specific level although this option does promote a larger amount of development in these areas than some other options. Similarly, the option proposes majority large amount of development in or close to areas of Flood Zone 2, notably in the Deeside area. It is recognised that large parts of Deeside are protected by flood defences although other areas are not afforded specific protection and may coincide with some of the proposed growth areas under this option. As such, on a precautionary basis, a major negative effect is assigned to the flood risk objective.		
13. Flooding	- S/M/L ID IR M	The county does not have a significant air quality problem. By promoting all new development by transport corridors this should theoretically maximise the use of bus and train services which should in turn limit the use of the private car. However, conversely by locating so much development by roads (primarily strategic roads) car use for many will in		
14. Air	+/- S/M/L ID IR L			

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SA Objective	Option 4 Hubs and Corridors			
	Score	Commentary	Mitigation potential	Growth Scenario
15. Energy	- S/M/L ID R M	fact be preferable so could cancel out any benefits. The A55(T) and A494 are intended to be strategic roads not necessarily to be relied on for local journeys and there are limitations with the capacity of the rails system at present. The emphasis should be on minimising the need/distance to travel and encourage means such as walking, cycling and public transport as a priority rather than by private car. At this level both positive and negative effects have been assigned to air quality and greenhouse gas emissions to reflect this mixed effect. Similarly, the amount of growth proposed will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing including larger settlements, the option means that some larger sites are likely to come forward and which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials. Similarly, the focus of development near to the largest settlements increases the likelihood of using brownfield land, although it is recognised that overall the majority of growth will still need to be on greenfield sites.		
16. Natural resources	- S/M/L D IR L			

SA Objective	Option 5 Sustainable Distribution and Refined Approach to Rural Settlements			
	Score	Commentary	Mitigation potential	Growth Scenario
1. Crime	+/- S/M/L I R L	The basis of this option is the same as for Option1. However, rather than the same amount of development being spread across each of the Define and Undefined Rural Villages, a more case-by-case approach is taken to the amount of development in those areas based on physical, environmental and other constraints/opportunities. Whilst the exact approach to rural development is still uncertain, it is assumed that factors such as: access to healthcare, primary schools, essential services and housing needs will all be considered. Therefore, this option has potential to result on a greater spread of benefits that Option 1 against these SA topics – it retains the positive features of Option 1 in terms of focussing development in the larger, more accessible settlements with most services but also provides for development in rural areas as and where it is appropriate. This	Whilst crime is more than just a planning issue, it is possible to help avoid areas becoming a crime target through careful design and security measures. A strong consideration of rural housing needs, viability and access to	As with Option 1, the highest growth scenario potentially offers the greatest benefits in terms of improving access to health, education and other services when compared with the medium and low options. It may also have the largest influence on crime levels compared to the other options. However, large quantities of housing may put pressure on existing services (schools, GPs) in the short-term until
2. Education	++ M/L I R L			

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SA Objective	Option 5 Sustainable Distribution and Refined Approach to Rural Settlements			
	Score	Commentary	Mitigation potential	Growth Scenario
3. Health	++ L I R L	provides a more flexible approach than Option 1 and allows a greater recognition of local issues in rural areas. What is not known at this level is whether or not development that is needed in some rural settlements (e.g. affordable housing) could definitely be provided if there are other constraints that cannot be overcome. As such, whilst more positive scores are provided than Option1, a lower level of certainty in the outcome is also provided.	essential services should feature in the development of the refined approach to rural development.	additional service provision catches up. In the long-term the high and medium growth options may benefit rural service viability by providing a larger local market, although this depends on exactly where growth is eventually proposed in these areas. Option 1 identified that the high growth (and possibly the medium growth) options may exacerbate the concern that some settlements may not have the capacity or attractiveness to accommodate the same levels of growth as other same tier settlements. Consequently, the higher growth options may not be deliverable compared to the low growth option. This option seeks to overcome this issue by ensuring a that rural growth is guided by local circumstances and this is expected to include viability and market attractiveness issues.
4. Housing	++ S/M/L D I L	As with the other options. all new housing development on greenfield sites has potential to create a new target for crime, especially as burglary is one of the largest types of crime in the county. However, the option also includes a focus of growth in areas in need of regeneration such as in Holywell, Flint and Deeside which currently exhibit the highest levels of crime deprivation in the county. Growth-led regeneration in these areas may help reduce crime levels.		
5. Access	++ S/M/L D I L			
6. Economy	+ S/M/L I R M	As with Option 1, this option encourages the largest proportion of development near to the county's key employment areas such as the Deeside Enterprise Zone, Northern Gateway, Broughton etc. These areas are also close to and easily accessible to employment opportunities in Cheshire and Wrexham and thus conforms to the aspirations in the Wales Spatial Plan. Otherwise growth near to other Main Settlements and Local Service Centres provides proximity to public transport to enable other employment areas to be accessed readily. This is both beneficial to economic growth and investment potential as well as encouraging proximity to jobs. Furthermore, growth is proposed in areas of higher employment and income deprivation (mainly along the coast including Main Settlements such as Holywell and Flint) which can both help encourage economic investment in those areas and also put people closer to transport links in order to access other employment areas. Given the spread of development across the county, it could be considered that economic development would be spread more thinly than it needs to be.	A strong consideration of rural service viability, infrastructure provision and appropriate rural employment needs should be considered in the development of the refined approach to rural development.	The highest growth options have a greater potential to benefit employment and the economy compared with the low growth option due to there being a greater emphasis on growth near to or accessible to the key employment areas. This would provide a larger labour market and help to encourage inward investment. However, as identified above, the highest growth options may not be deliverable due to physical or infrastructure constraints. Notably this may not deliver the required benefits
7. Employment	+ S/M/L I R M			

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SA Objective	Option 5 Sustainable Distribution and Refined Approach to Rural Settlements			
	Score	Commentary	Mitigation potential	Growth Scenario
8. Rural Life	+	In terms of rural issues, unlike Option 1, the amount of growth proposed in the Defined and Undefined Rural Villages will depend upon local circumstances. It is assumed that the consideration of issues such as rural service viability, appropriate rural employment and communications will be factored in to this and hence the rural life objective will be more fully achieved than with Option 1. As such, whilst more positive scores are provided than Option 1, a lower level of certainty in the outcome is also provided.		in more rural settlements. However, the more flexible and bespoke approach promoted by this option means that instances of too much or inappropriate development in some villages would be avoided.
9. Biodiversity	--	The option promotes the majority of development in the Main Settlements along the coast, in the Deeside area and in Mold/Buckley. Most of these broad areas coincide with or are adjacent to designated nature conservation areas, notably the European level designations within the Dee Estuary and in and around Buckley. Whilst it is not anticipated that development would directly affect these designations, at this level of detail and given that the majority of these sites would be greenfield, there is a risk that these designations may be indirectly affected. Given the high value of these designations, it has been deemed necessary to apply a major negative score to this option, but with low certainty. Compared to Option 1, this option does provide more flexibility in terms of development in rural areas with respect to environmental constraints. However, this option still promotes the majority of development near to designated sites.	It should be made clear that the option would not include development that would directly or indirectly affect designated areas of nature conservation value. There are opportunities to investigate this further and provide appropriate mitigation and avoidance once detailed sites are identified.	The highest growth options (high and medium scenarios) are likely to lead to the greatest pressures on the natural environment by using larger areas of greenfield land, increasing the likelihood of coinciding with valuable habitats and species (including protected sites) and putting a greater pressure on green infrastructure and wildlife connectivity. Cumulatively, the high growth options have greater potential to significantly affect the European designated sites, particularly along the coast and around Buckley, although it is difficult to determine at this scale if that would definitely manifest as an actual significant effect or if it could be mitigated. Similarly, the highest growth options increase the likelihood of adversely affecting settlement character and heritage, notably in some of the more sensitive rural villages, although under this option it is assumed that any such impacts would be avoided through a more
10. Land/townscape	-	The option promotes most development in and around established settlements with limited development in rural areas. Indeed, in the Defined and Undefined villages it is assumed that landscape/settlement character and visual amenity will be important factors in deciding how much development a village can receive. This has the effect of avoiding development in the more sensitive areas of the county's landscape, notably the AONB. Its proportional approach to development in the larger settlements also means that effects on the character of settlements are spread evenly. It is anticipated that most development will be on greenfield sites and hence some settlements, notably the larger, Main Settlements would see their boundaries substantially enlarged. This has potential to affect the landscape/townscape character of these areas albeit they are not the most sensitive parts of the county. A minor negative effect has still been applied as with Option 1 even though the effects in rural areas should be more limited.	A strong consideration of the effects on landscape/townscape character, heritage, water quality and flood risk should be considered in the development of the refined approach to rural development.	
11. Heritage	-	Heritage assets are spread throughout the county's settlements so whilst there are known concentrations in areas such as Holywell and Flint, it is not possible at this stage to say how the option could affect them, whether directly or indirectly through effects on setting.		
12. Water	-			

Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

SA Objective	Option 5 Sustainable Distribution and Refined Approach to Rural Settlements			
	Score	Commentary	Mitigation potential	Growth Scenario
13. Flooding	-- S/M/L I R M	Note that effects on heritage assets can be best addressed at the local level where there is more site specificity. Nevertheless, this numeric approach to development in the larger settlements (albeit with a more tailored approach in villages) does mean that most of the larger settlements will receive some form of growth irrespective of how sensitive they are in terms of heritage assets or historic character. Consequently, a negative score has been assigned on a precautionary basis but with low certainty.		bespoke approach to growth in these areas – there remains some uncertainty surrounding this until the approach is developed. The same risk applies to water pollution, flood risk, air quality emissions and certainly to energy and natural resource use, where the higher the growth scenario, the greater the effect. Under the high and medium growth options in particular, greater emphasis would therefore be required to manage and mitigate these effects with higher standards of sustainable design.
14. Air	- S/M/L I R M	The majority of development in this option is located near to the coast or to rivers leading to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate for them through careful planning, design and environmental management at the site-specific level. Similarly, the option proposes the majority of development in or close to areas of Flood Zone 2, notably in the Deeside area. It is recognised that large parts of Deeside are protected by flood defences although other areas are not afforded specific protection and may coincide with some of the proposed growth areas under this option. As such, on a precautionary basis, a major negative effect is assigned to the flood risk objective.		
15. Energy	- S/M/L D R M	Whilst the county does not have a significant air quality problem, and the proposed option works well to minimise emissions through locating development near to key centres of facilities and sustainable transport hubs, the growth proposed will undoubtedly increase car use and vehicle emissions overall compared with the baseline.		
16. Natural resources	- S/M/L D I R M	Similarly, the amount of growth proposed will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing settlements and in the case of the proportion of growth near the largest settlements, the option means that some larger sites are likely to come forward and which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials. Similarly, the focus of development near to the largest settlements increases the likelihood of using brownfield land, although it is recognised that overall the majority of growth will still need to be on greenfield sites.		

## Strategic Policies Assessments

STR1: Strategic Growth and STR2: The Location of Development					
IIA Objective	Score	Commentary	Mitigation potential	Residual Score	
1. Crime	+/- S/M/L I R M	STR1, the preferred strategic policy on growth for Flintshire is predominantly employment-led and identifies that this driver comes from wanting to secure Flintshire's future as an economic hub and secure its recovery. The policy aims to exceed the number of homes from the requirement which is a significant positive for the IIA housing objective. STR2 sets the scene in where such growth and subsequent housing should be located.	STR1 and STR2 have been assessed together, as they rely heavily upon each other to set the tone of growth and location of that growth within Flintshire.	+ S/M/L I R M	
2. Education	+/- S/M/L I R M	Commitments by STR2 for the increased availability of affordable housing may attract more young people to the area or result in more young people being able to stay in their communities. This will address the growing demographic imbalance, which is a concern for Flintshire's long-term economic growth. All new housing development on greenfield sites has potential to create a new target for crime and there is an argument to say that areas that are well connected by road can be targeted for burglary. However, the option also includes a focus of growth in areas in need of regeneration such as in Holywell, Flint and Deeside which currently exhibit the highest levels of crime deprivation in the county. In particular, Shotton and Flint are both Main Service Centres that have been identified for growth under the policy, and currently rank in the bottom 10% of ISOAs for education and community safety deprivation, indicating a need for further service provisions in the area. Further, in the Deeside area, where four LSOAs fall into the bottom 10% for most deprived for community safety. Growth-led regeneration in these areas may help reduce crime levels.	Whilst crime is more than just a planning issue, it is possible to help avoid areas becoming a crime target through careful design and security measures.	+ S/M/L I R M	
3. Health	+/- S/M/L I R M	STR2 promotes development in settlements on key transport links. These include the larger service centres in the county e.g. Mold, Deeside area, Buckley and close to the border with Chester. These settlements have the largest concentrations of essential services and facilities such as schools, health care facilities, shops, post offices, jobs and community facilities in addition to being key public transport hubs which benefit sustainable access. Consequently, there are positive effects against many of the social objectives. However, the policy also promotes development in lower tiers of settlements (Defined and Undefined) that do not all have access to a full range of services or may not have the current capacity or infrastructure in place for development though there is recognition that such development will be small scale and within existing settlement boundaries. The table within the policy's supporting text seeks to identify those areas so as to ensure that development is proportionate to these areas but does not consider how access to public services will be achieved. By listing out the settlements within these tiers, the policy could be ignoring other areas of the county that do have services and capacity which hence could be more sustainable. Some of these non-listed settlements may have affordable housing needs that will not be met, limited access to health care and educational facilities or would benefit from regeneration investment. Consequently, both positive and negative effects have been assigned to these objectives demonstrating only partial success in achieving the required benefits.	STR6 (Services, Facilities and Infrastructure) and its supporting text would help to mitigate this uncertainty, to exemplify more clearly that investment in housing will be introduced at a rate that will ensure that relevant public services infrastructure availability can also be ensured.	+ S/M/L I R M	
4. Housing	++ S/M/L D I R H	In assessing STR1 and STR2 together, it is apparent that where STR1 gives an expectation of the quantum of development to be provided within Flintshire, STR2 shows where that development should be directed to and its relevant proportions to defined tiers of settlement as well as Principal	In assessing STR1 and STR2 together, it is apparent that where STR1 gives an expectation of the quantum of development to be provided within Flintshire, STR2 shows where that development should be directed to and its relevant proportions to defined tiers of settlement as well as Principal	++ S/M/L D I R H	
5. Access	+ S/M/L I R M	Whilst the concept of development on transport links would, in theory, be positive for the access objective, it is not as beneficial as it might be. It relies on some mainly strategic transport links. For example, the A55(T) and A494 are intended to be strategic roads not necessarily to be relied on for local		+ S/M/L D I R M	

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective	Score	Commentary	Mitigation potential	Residual Score
6. Social Cohesion	+/- S/M/L I R M	<p>journeys and there are limitations with the capacity of the rails system at present. However, this is balanced against transport hubs being proposed in Main Service Centres, which should minimise the need/distance to travel and encourage means such as walking, cycling and public transport as a priority rather than by private car.</p> <p>The current wording of the policy does not account for how it will assist the introduction of new developments into pre-existing communities; therefore it is unclear how this policy will affect social cohesion. However, the policy has been written to acknowledge that large-scale development would only be acceptable in areas such as Main Service Centres where the infrastructure already exists to be able to support such a quantum, and with proportionate allowances made within smaller towns and villages (Local Service Centres/Sustainable Settlements and so forth). Social cohesion in smaller, rural settlements (Defined/Undefined Villages) may pose more of a negative impact if appropriate housing types are not carefully controlled and monitored though could also be positive in the sense of encouraging rural viability.</p>	Employment Areas. This level of detail will be useful as the detailed policies are developed for the next stages of the Local Plan. This should also be considered in light of STR3A and STR3B which gives clearer direction on what quantum of development Flintshire would find acceptable at its two strategic sites - Northern Gateway and Warren Hall.	+ S/M/L I R M
7. Economy	++ S/M/L D/I R H	<p>STR1 identifies that Flintshire's economic growth needs to be considered in the context of the Mersey Dee Alliance and the North Wales Economic Ambition. Given that the preferred policy is focussed on economic development, this scores very positively against the economy and employment IIA objectives. STR1 promotes a significant amount of new employment land to provide for 8-10,000 new jobs. This performs very positively against the economy and employment IIA objectives. STR2 also identifies how significant development will be in the Principal Employment Areas and the strategic all ocatons at The Northern Gateway and Warren Hall, both of which seek to located homes and jobs nearby. Commitments by STR2 for the increased availability of affordable housing may attract more young people to the area or result in more young people being able to stay in their communities. This will help to address the growing demographic imbalance, which is a concern for Flintshire's long-term economic growth. Deeside Plan 2017 identifies the need to lower Flintshire's dependency ratio as of high importance in creating a prosperous sub-regional economy. Small affordable housing schemes in rural areas will help to ensure rural areas, such as the undefined villages listed in the policy, continue to grow sustainably, helping to give rise to rural diversification, stop economic stagnation and ensure a continued or even growing rural service viability. The small-scale investments proposed in rural areas meet Flintshire's Regeneration Strategy 2009-2020.</p> <p>The Main and Local Service Centres are located near to transport links which will be beneficial for commuting to employment opportunities in the county and beyond (e.g. Cheshire and Wrexham). This is both beneficial to economic growth and inward investment potential as well as encouraging proximity to jobs as many of the employment centres also sit along key transport corridors (notably those in Deeside, Mold, Broughton etc.). Furthermore, growth is proposed in areas of higher employment and income deprivation (mainly along the coast including main settlements such as Holywell and Flint) which can both help encourage economic investment in those areas. This is a significant positive for the local economy and will be met with the inclusion of the two strategic sites – Northern Gate and Warren Hall. Similarly,</p>		++ S/M/L D R H
8. Employment	++ S/M/L D R M		<p>A strong consideration of rural service viability, infrastructure provision and appropriate rural employment needs should be considered in the development of the refined approach to rural development. STR2's identification of the Principal Employment Areas should ensure that the detailed policies to be developed at the next stages of the Local Plan adequately consider both current and future economic growth.</p>	++ S/M/L D R M
9. Rural Life	+/- S/M/L I R M			+ S/M/L D R M



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STR1: Strategic Growth and STR2: The Location of Development				
IIA Objective	Score	Commentary	Mitigation potential	Residual Score
		the provision for rural growth is inconsistent and does not give a real consideration to rural needs as a whole unless such villages lie on a transport corridor though overall, the aim of the policy will be increase rural viability. It is important to acknowledge that growth needs to be sustainable and proportionate to the existing and proposed facilities available over the long term, particularly in rural areas. If such centres do not have sufficient services to support a larger population that would result in increased car travel. Those rural areas not near transport hubs, could suffer over the lifetime of the plan. Local businesses in these rural areas in particular may suffer and the disparity between rural and urban economic prosperity could enlarge. Overall, this is considered to be more negative than positive for the rural life objective despite some rural development being included as it is considered that this is likely to be inappropriate.		
10. Biodiversity	- - S/M/L I	STR1 focusses on providing a significant number of jobs, 139.67ha of employment land and 7,950 new homes. This policy does not highlight specifically where those sites would be located but acknowledges the Deeside area as being particularly significant in terms of employment and economic development, as well as those areas that are currently well-connected. STR2 states that development will be focussed around existing developments, though it is likely that such sites will mainly be greenfield sites. As such, at this strategic level and based on the precautionary principle, this has been assessed as a significant negative. This approach is similar to that taken by the HRA and will be refined as the more detailed policies are chosen. The two policies promote a wide spread of development across the county in line with the strategic transport corridors, with STR2 providing for levels of sustainable development that would be acceptable in various defined settlement sizes This would result in a large amount of development along the coastline, in the Deeside area, in Mold/Buckley, in settlements along the Cheshire border and in some rural areas. Many of these broad areas coincide with or are adjacent to designated nature conservation areas, notably the European level designations within the Dee Estuary and in and around Buckley. Whilst it is not anticipated that development would directly affect these designations, at this level of detail and given that the majority of these sites would be greenfield, there is a risk that these designations may be indirectly affected and this uncertainty is also considered within the HRA. STR2 also includes for rural development, including potentially some in the AONB (Cadole) which needs to be considered in a sensitive manner to ensure no loss of landscape character and biodiversity. STR3A – The Northern Gateway lies adjacent to the River Dee SSSI and SAC, and this will need to be developed in such a way as to ensure the site isn't affected. STR3B – Warren Hall has no immediate European site designations but ensuring the site could promote biodiversity in its development. There is low certainty in this at this strategic level. The wide spread of development also has the greatest potential to result in cumulative effects on landscape character and potentially historic landscape. Although STR2 has developed a settlement hierarchy that reflects new housing development volumes in proportion to the existing settlement size and availability of services/facilities, it is not known at this stage how much development would occur in each settlement and this could have a negative impact on landscape character, particularly cumulatively. On a precautionary basis, a negative effect has been assigned to the landscape objective.	Opportunities should be sought to ensure that new development incorporates good design to minimise adverse effects on landscape / townscape and the setting of heritage assets. Opportunities should also be sought to ensure all development encourage biodiversity enhancements. Therefore, the goals outlined in STR4 and STR13 are important for this policy. This implementation of policy STR4 will help to highlight that the new housing developments will be built in a sustainable manner, seeking to limit their impact upon water usage, flood risk, air quality and energy use. A strong consideration of the effects on heritage, water quality and flood risk should be made in the development of the refined	0
11. Land/ townscape	- S/M/L D I R M			0
12. Heritage	- S/M/L D I R M			0
13. Water	- S/M/L I R M			0
14. Flooding	- S/M/L I R M			0
15. Air	+/- S/M/L I R M			- L I R M
16. Energy	- S/M/L D R M			- S/M/L D R M
17. Natural resources	- S/M/L D I R M			- S/M/L D I R M

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STR1: Strategic Growth and STR2: The Location of Development				
IIA Objective	Score	Commentary	Mitigation potential	Residual Score
		<p>Heritage assets are spread throughout the county's settlements so whilst there are known concentrations in areas such as Holywell and Flint, it is not possible at this stage to say how the policy could affect them, whether directly or indirectly through effects on setting. Note that effects on heritage assets can be best addressed at the local level where there is more site specificity. Nevertheless, this approach to does mean that a large number of settlements will receive some form of growth irrespective of how sensitive they are in terms of heritage assets or historic character. Consequently, a negative score has been assigned on a precautionary basis but with low certainty. A large amount of development in this policy is located in settlements by the coast or to rivers leading to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate them through careful planning, design and environmental management at the site-specific level although this option does promote a larger amount of development in these areas than some other options. Similarly, the policy proposes a large amount of development in or close to areas of Flood Zone 2, notably in the Deeside area. It is recognised that large parts of Deeside are protected by flood defences although other areas are not afforded specific protection and may coincide with some of the proposed growth areas under this option. As such, on a precautionary basis, a negative effect is assigned to the flood risk objective.</p> <p>The county does not have a significant air quality problem. By promoting all new development by transport corridors this should theoretically maximise the use of bus and train services which should in turn limit the use of the private car. However, conversely by locating so much development by roads (primarily strategic roads) car use for many will in fact be preferable so could cancel out any benefits. The A55(T) and A494 are intended to be strategic roads not necessarily to be relied on for local journeys and there are limitations with the capacity of the rails system at present. The emphasis should be on minimising the need/distance to travel and encourage means such as walking, cycling and public transport as a priority rather than by private car. At this level both positive and negative effects have been assigned to air quality and greenhouse gas emissions to reflect this mixed effect.</p> <p>Similarly, the amount of growth proposed will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing including larger settlements, the policy means that some larger sites are likely to come forward which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials. Similarly, the focus of development near to the largest settlements increases the likelihood of using brownfield land, although it is recognised that overall the majority of growth will still need to be on greenfield sites.</p>	<p>approach to rural development and the policy wording of STR10 and STR14 is important in realising this vision. At this strategic level, there is a high degree of uncertainty in how effects on the ground will be felt, but it is likely that they can be mitigated locally and by the detailed policies, as sites come forward.</p>	
18. Welsh Language	+/- M/L I IR L	<p>Given STR2, an increased housing availability in growing economic areas, such as Deeside, may attract individuals/families from outside of Flintshire and Wales which may dilute Welsh speakers in the county. Conversely it could ensure Welsh speakers stay in the area as more affordable housing, resulting in a reduction to the house price and average wage gap, means it is financially viable for them to stay in Flintshire.</p>	Unclear on mitigation at this stage.	? M/L I IR L

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STR4: Principles of Sustainable Development and Design				
IIA Objective	Score	Commentary	Mitigation potential	Residual Score
1. Crime	+ S/M/L I R M	The preferred strategic policy's approach to sustainable development and design predominately outlines the factors (architectural, environmental, social and spatial) that should be incorporated in all new development.	The policy, in part viii, states that all new development needs to ensure there is capacity and availability of infrastructure to serve them. Infrastructure isn't limited to buildings and roads, but also services and amenities that a community needs such as shops and schools.	+ S/M/L D R M
2. Education	0	The policy wording states that development will be safe and adaptable which is positive for the IIA objective on crime. Although the policy seeks to ensure capacity and availability of infrastructure, it is uncertain whether this includes health care or educational provision - a neutral impact on the education objective.		0
3. Health	+ S/M/L I R H	The protection of open space and outdoor recreation areas promoted by this policy meet the well-being goals for a healthier Wales and a Wales of cohesive communities. This is due to ensuring communities have easy access to areas for physical activity and socialising, as championed by the Green Space Framework Strategy for Flintshire 2013.		+ S/M/L I R H
4. Housing	+ S/M/L D R M	Housing and access IIA objectives are met by this policy as it outlines that considerations for housing density that must be taken into consideration to ensure a sustainable development and design process in the county.		+ S/M/L D R M
5. Access	+ S/M/L I R M	The policy will also increase/maintain areas of green space in which community social cohesion can thrive. The protection of parks and playing fields should be expected to improve the standard of living for children in the area and ensure they can develop in a healthy environment		+ S/M/L I R M
6. Social Cohesion	+ S/M/L I R M			++ S/M/L I R M
7. Economy	0	Although the policy briefly mentions positive economic contributions, which often result in increased employment, there is likely to be a neutral impact on the objectives relating to economy and employment overall. The provisions for sustainable development and good design principles extend to all areas in Flintshire, including those in rural locations. As such, a positive impact on rural development, though not necessarily its economy, is likely to be seen within the county.	Policy wording identifies how it will promote sustainability for heritage, environmental and resource usage. Detailed policies should consider if there are rural-specific elements to consider throughout the next stages of the Local Plan.	0
8. Employment	0			0
9. Rural Life	+ S/M/L D R M			+ S/M/L D R M
10. Biodiversity	++ S/M/L D R L	The conservation of ecologically sensitive areas and green spaces as outlined in the policy will help to ensure that the IIA objectives for both biodiversity and landscape are met. The policy will implement the protection of habitats and wildlife corridors, provide opportunities for people to access wildlife and promote ecological sensitive designs. Areas that should be taken into consideration under this policy should be the Clwydian Range and Dee Valley AONB, Basingwerk Abbey and Bailey Hill, for example.	The other policies within the Flintshire's Preferred Strategy should be read in conjunction with this one in order to provide greater clarity on mitigation. In particular, this policy should be read in conjunction with STR13 on Natural and	++ S/M/L D R L
11. Land/ townscape	++ S/M/L D R L	The well-being goal for a global responsible Wales is met by the policy via its approach for implementing sustainable solution for water and natural resources usage, air emissions, flooding and energy efficiency.		++ S/M/L D R L
12. Heritage	++S/M/L D R L	Further, IIA objectives for heritage are met by the policy as provisions to protect and enhance heritage assets such as Listed Buildings and Historic Landscapes are explicitly outlined. By encouraging the protection of such sites, Welsh culture can also be protected.		++S/M/L D R L
13. Water	++ S/M/L D R M			++ S/M/L D R M

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STR4: Principles of Sustainable Development and Design				
IIA Objective	Score	Commentary	Mitigation potential	Residual Score
14. Flooding	+ S/M/L D R M		Built Environment, Green Networks and Infrastructure.	+ S/M/L D R M
15. Air	+ S/M/L D R M			+ S/M/L D R M
16. Energy	++ S/M/L D R M			++ S/M/L D R M
17. Natural resources	+S/M/L D R M			+S/M/L D R M
18. Welsh Language	+ S/M/L I R M	The policy seeks to ensure that the long-term wellbeing of the Wels Language is sustained. The policy's aim to seek the protection of heritage sites in the area may also increase the interest in Welsh heritage.	None.	+ S/M/L I R M

STR5: Transport and Accessibility				
IIA Objective	Score	Commentary	Mitigation potential	Residual Score
1. Crime	+/- S/M/L I R M	The dominating influence of this policy is on the upgrade and improvement of access throughout Flintshire, meeting the IIA access objective and is in line with West Cheshire – North East Wales Sub Region Spatial Strategy 2006. The Deeside Plan itself identifies that the key to ensuring the sustainable economic growth of the area will heavily rely on investment in transport infrastructure, such as improvements to the A494 and A55 road network, rail improvements and bus service improvements into the area.  Both positive and negative impacts may occur with regard to the crime objective, as new interchanges can be targets for crime whereas improvements in existing infrastructure could reduce this prevalence.  The policy suggests alternative modes will be developed throughout the lifetime of the plan, but this does include the continued use of the car. Reliance on private cars and vans is a particular issue rising in Flintshire, this is predominately due to employment, with it estimated 24,000 people commuting into Flintshire and 20,000 from within Flintshire to areas such as Chester and Merseyside.  Indirect benefits to health within Flintshire should be expected via the active travel options, increased walking and cycling route availability, promoted by this policy. Further, indirectly air quality may be improved under this policy via reducing the reliance on private car use, resulting in beneficial health impacts.  Housing will indirectly experience positive impacts under this policy as the improved access will boost the viability of living in areas further from economic centres.	New transport interchanges may be targets for crime, but other policies within the Local Plan, particularly those around ensuring good design and creating safe spaces, should ensure that with mitigation this will have a positive impact.  This policy will provide an indirect benefit for investment in transport infrastructure as the focus for the plan is on town centres being developed and ensuring that there could be an improved access to social spaces.	+ S/M/L I R M
2. Education	+ S/M/L I R M			+ S/M/L I R M
3. Health	+ S/M/L D/I R M			++ S/M/L D/I R M
4. Housing	+ S/M/L I R M			+ S/M/L I R M
5. Access	++ S/M/L D R H			++ S/M/L D R H
6. Social Cohesion	+ S/M/L I R M			+ S/M/L I R M

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IIA Objective	STR5: Transport and Accessibility			
	Score	Commentary	Mitigation potential	Residual Score
		IIA objective for social cohesion should be seen to be met under this policy as it highlights that improved access will be granted to the elderly community, leading to more social opportunities for the community.		
7. Economy	++ S/M/L I R M	In line with Flintshire's Improvement Plan 2012-2017, the increased access to economic centres that this policy will apply will offer more employment opportunities and thus sustainable economic growth. It should also be seen to meet 'a prosperous Wales' well-being goal. The policy is very clear about the benefits that rural communities will experience as a result of its implementation, most notably their access to services which will help mitigate against social exclusion.	The Deeside Plan highlights that the aspirations of young people in the region do not match the range of employment available, however, improvements in access to employment centres in Flintshire will mitigate this. This indirect benefit to young professionals should be identified in policy wording.	+ S/M/L I R M
8. Employment	++ S/M/L I R M			++ S/M/L D R M
9. Rural Life	+ S/M/L D R M			++ S/M/L D R M
10. Biodiversity	+/- S/M/L D R L	New development has the potential to adversely affect the environment and biodiversity assets but other policies within the Local Plan would seek to ensure that this is mitigated as far as possible, and especially within protected areas. There could be benefits to creating and expanding on the county's existing green infrastructure networks though this is not clearly mentioned within the policy text. This could affect the landscape objective as well as the biodiversity objective.	Opportunities should be sought to ensure that transport infrastructure incorporates good design to minimise adverse effects on landscape / townscape and the setting of heritage assets. Networks other than road and rail, such as green, have been considered. At this strategic level, it's unclear how heritage will be impacted, especially in relation to understanding and recording below ground information. Therefore, the policies on protecting heritage assets (STR10 and STR13) should be read in conjunction with this one in order to minimise the risk. It is a target of the North Wales Joint Local Transport Plan 2015 that transport infrastructure will be built considering resilience in its design, especially regarding extreme weather. This consideration for resilient infrastructure will improve its outlook on sustainable flood management.	+ S/M/L D R L
11. Land/ townscape	+/- S/M/L D R L			+/- S/M/L D R L
12. Heritage	? S/M/L I R L	New infrastructure (roads, carparks etc) could increase pollution run-off into watercourses, and the location of such new sites need to be carefully managed to ensure that neither river/sea flooding nor surface water flooding do not become issues, especially in the face of a changing climate.		? S/M/L I R L
13. Water	- S/M/L D R M	The reduction in emissions as a result of a more sustainable transport network could have a direct effect on air quality, energy efficiency and natural resources usage, meaning the policy is helping to the well-being goals; a healthier Wales and a globally responsible Wales. However, the policy also includes, and plans for, continued car and HGV use therefore both positive and negative impacts can be expected though it is positive that Flintshire does not have any declared AQMAs within the county. Similarly, this can be seen in energy and natural resource use in terms of land take, energy use from vehicles and construction of new sites or to increase capacity.		+ S/M/L D R M
14. Flooding	- S/M/L D R M			+ S/M/L D R M
15. Air	+/- S/M/L D R M			++ S/M/L D R M
16. Energy	+/- S/M/L D R M	The impacts upon the county heritage is currently unclear due to the potential for impacts on buried archaeological assets and the potential for new transport infrastructure to affect heritage assets indirectly as well as directly		+ S/M/L D R M
17. Natural resources	+/- S/M/L D R M			+ S/M/L D R M
18. Welsh Language	? S/M/L I R L	There could be an uncertain impact on this objective. Improving accessibility and transport within Flintshire and with its neighbours could potentially dilute the language further by increasing the cross-border travel but this is uncertain.	Unclear what mitigation could be proposed at this stage.	? S/M/L I R L

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective	STR6: Services, Facilities and Infrastructure			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	? S/M/L I R L	<p>The preferred strategic policy on services, facilities and infrastructure addresses multiple IIA objectives.</p> <p>Firstly, it advocates the construction of more affordable housing meeting the IIA objectives for housing given the increased availability of housing for independent living.</p> <p>The policy lacks a clear indication on how it will address infrastructure requirements for health facilities. However, it does promote open space and green infrastructure which may benefit healthy lifestyles.</p> <p>The IIA objective for access will be achieved by the implementation of this policy and further meet requirements set out in the Wales Transport Strategy (2006).</p> <p>Investment in local community facilities and green spaces as proposed by the policy should result in building cohesion with a community as identified by the Community Cohesion Strategy for Wales. This is a priority for eastern Flintshire as 34.8% of the county's LSOAs fall in the bottom 10% for access to the physical environment.</p>	<p>The policy could more accurately meet the housing targets of the IIA for improving housing in deprived areas by including commitments that a proportion of the affordable housing will be constructed in those areas most at need, also meeting 'a more equal Wales' well-being goal.</p> <p>Clarity that the services stated in the policy include the health services and which will allow for it to meet the IIA objectives to improve health care access.</p> <p>The policy could be strengthened by changing iii) Education facilities to iii) Education and health facilities to address this.</p>	? S/M/L I R L
2. Education	++ S/M/L D R H			++ S/M/L D R H
3. Health	+ S/M/L I R M			+ S/M/L D R M
4. Housing	+ S/M/L D R M			+ S/M/L D R H
5. Access	+ S/M/L D R H			+ S/M/L D R H
6. Social Cohesion	+ S/M/L I R M			+ S/M/L I R M
7. Economy	+ S/M/L I R M	<p>The Deeside Plan outlines that a mix of services and infrastructure is required for sustainable economic growth. This policy will help provide this with a broad range of investments and land uses in the Deeside area and within Flintshire as a whole. Improved and new services, particularly around education, telecom/broadband and transport improvements, will help ensure that positive impacts will be felt towards Flintshire's economy and employment.</p> <p>The rural life IIA objective regarding the need for improved broadband connectivity will be accomplished under the implementation of this scheme due to its commitment to invest in telecommunications and broadband.</p> <p>The conservation of ecologically sensitive areas and green spaces as outlined in the policy will help to ensure that the IIA objectives for both biodiversity and landscape are met. The policy will implement the protection of habitats and wildlife corridors, provide opportunities for people to access wildlife and promote ecological sensitive designs. However, new infrastructure may also adversely affect the natural and built environment if developed inappropriately. Therefore, in the absence of mitigation, both positive and negative scores have been assigned.</p> <p>The policy is committed to investment into improved water management, including supply, drainage and treatment. The IIA objectives for water and flooding under this policy should therefore be seen to be met.</p>	<p>The requirement for investment in telecommunications and broadband services under this policy, currently doesn't ensure that it will occur in rural areas, which is of a particular challenge. The policy could therefore be improved to state that areas at most need should be at the forefront in gaining new and improved services, which includes rural areas.</p> <p>The potential for negative effects to some of these objectives may be mitigated through the provisions of other policies in the plan. The policy supporting text could be expanded to mention what the Council's position on topics such as 'ecological mitigation', 'water management', 'Welsh Language' could be as the plan is developed. Currently the focus is on ensuring CIL can meet these requirements and</p>	+ S/M/L I R M
8. Employment	+ S/M/L I R M			+ S/M/L I R M
9. Rural Life	+ S/M/L D R M			+ S/M/L D R H
10. Biodiversity	+/- S/M/L D R M			+ S/M/L D R M
11. Land/ townscape	+/- S/M/L D R M			+ S/M/L D R M
12. Heritage	+/- S/M/L D R M			0

Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

STR6: Services, Facilities and Infrastructure				
IIA Objective	Score	Commentary	Mitigation potential	Residual Score
13. Water	+ S/M/L D R M	There can be both positive and negative impacts under this policy with regard to air quality. Public transport improvements can improve local air quality but new highways could lead to an increase in number of cars instead. The policy should therefore be seen to achieve promoting a globally responsible Wales and a health Wales. There is a neutral impact on energy and natural resource objectives.	as CIL is a clear focus for how new development will ensure services and facilities can be maintained, it is recommended that this be mentioned in the policy text itself.	+ S/M/L D R M
14. Flooding	+ S/M/L D R M			+ S/M/L D R M
15. Air	+/- S/M/L I R M			+ S/M/L I R M
16. Energy	0			0
17. Natural resources	0			0
18. Welsh Language	+ S/M/L D R M	The policy actively pursues the promotion of the Welsh language and highlights its importance but doesn't highlight how this will achieve this goal. It is however only briefly outlined in the introduction of the policy, without any information for how it will address its implementation.	The policy's effect on promoting the Welsh language could be improved by highlighting by what means the Council will ensure this is protected and encouraged and how CIL payments can help with this. This should be considered further as part of the development of the detailed policies.	++ S/M/L D R H

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR7: Economic Development, Enterprise and Employment			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	+ S/M/L I IR M	Positive effects can be seen in relation to the crime objective – ensuring economic growth and jobs has potential to reduce crime.	The policy could be improved by including wording to highlight that the economic growth generated by the developments proposed by this policy will in the long term generate revenue that can be redistributed into the Flintshire community and ensure that wider social infrastructure facilities can be provided as part of any future development.  Provisions under this policy address the needs of the whole of Flintshire's demographic groups.	+ L I R L
2. Education	+ S/M/L I R M	The policy wording highlights it will invest in educational facilities and vocational training, meeting the IIA objective requirements for education.		+ S/M/L I R M
3. Health	+ S/M/L I R L	An indirect link between the objective on health and employment exists (mental health can be improved by work) and therefore, the policy aiming to create 8-10,000 jobs in key sectors that are relevant to Flintshire's existing skills base can be seen as positive.		+ L I R L
4. Housing	+ S/M/L I IR M	The focus of this policy is on economic development and providing employment within Flintshire and ensuring that key strategic sites enable these aspirations to be met. As a result, there is an indirect positive effect on the IIA housing objective with regard to this. The investment in housing will further address the diminishing availability of housing in Flintshire, allowing for new positions of employment to be filled more readily as the county's economy grows.		+ S/M/L D I R M
5. Access	+ S/M/L D I R M	The policy recognises that the Main Service Centres will be locations for employment is a positive impact on the access objective.		+ S/M/L D I R M
6. Social Cohesion	+ S/M/L I IR M	The policy supports the provision of broadband and other connectivity means and recognises that the rural economy needs to be diversified. This could have a positive impact on social cohesion goals by helping to reduce isolation.		+ S/M/L I I R M
7. Economy	++ S/M/L D R M	This policy identifies that Flintshire's economic growth needs to be considered in the context of the Mersey Dee Alliance and the North Wales Economic Ambition. Given that the preferred policy is focussed on economic development, this scores highly positively against the economy and employment IIA objectives.	No mitigation proposed.	++ S/M/L D R M
8. Employment	++ S/M/L D R M	In terms of rural issues, this policy recognises that both Flintshire's urban and rural areas have roles to play in delivering the strategic growth policy and seeks to promote rural diversification aligned with the Flintshire Regeneration Strategy 2009-2020 targets. Furthermore, the policy identifies the need for the widespread improvements to broadband across the county which will meets the IIA objectives for rural life.		++ S/M/L D R M
9. Rural Life	++ S/M/L I R M			++ S/M/L I R M
10. Biodiversity	- - S/M/L I IR L	The policy focusses mainly upon enabling economic development and job creation. Whilst the two strategic sites are referenced, the policy does not aim to be location specific about where this new development may be beyond the role of the main centres. Locations can otherwise be inferred through the overall settlement strategy.	The other policies within the Flintshire's Preferred Strategy should be read in conjunction with this one in order to provide greater clarity on mitigation, particularly in ensuring that the impacts relating to increased development on the environment are sensitively managed through the other strategic policies to	+/- S/M/L I IR M
11. Land/ townscape	- S/M/L D I R L	However, given that for many environmental factors, it is important to know the locations of the proposals in order to make an assessment, a worst-case scenario has been assumed for this policy that implies a potential adverse effect on all the		+/- S/M/L D IR M
12. Heritage	- S/M/L D I R L			0



### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR7: Economic Development, Enterprise and Employment			
	Score	Commentary	Mitigation potential	Residual Score
13. Water	- S/M/L I R L	objectives in the absence of mitigation, albeit with low certainty. Other policies in the plan may be able to mitigate for this. That said, there is still potential for cumulative effects to occur as a result of the overall increase in development, notably for biodiversity, landscape, air quality, water use and natural resource use.	achieve a mixed impact overall. Opportunities should be sought to ensure that new developments incorporate good design to minimise adverse effects on landscape / townscape and the setting of heritage assets. Opportunities should also be sought to ensure development results in a net gain in biodiversity. Therefore, acknowledgement of the goals outlined in STR4, STR13 and STR14 are important for this policy. A significant amount of new development across Flintshire is being promoted to ensure economic growth and employment. With mitigation regarding air quality, energy and natural resources, using STR4 and STR14, amongst others, this can mitigate for some of the negative though an adverse impact on new developments can still be expected. This policy promotes the Northern Gateway development which has a flood management scheme as a part of its design, this should be noted under this policy to identify that it meets the IIA objectives for flooding and will build on the work done on the Flintshire Local Flood Risk Management Strategy 2013.	+/- S/M/L I R M
14. Flooding	- S/M/L I R L			+/- S/M/L I R M
15. Air	- S/M/L I R L			+/- S/M/L I R L
16. Energy	- S/M/L D R L			+/- S/M/L D R L
17. Natural resources	- S/M/L D I R L			+/- S/M/L D I R L
18. Welsh Language	? M/L I I R L	The policy aims to stimulate economic growth in Flintshire which may attract individuals/families from outside of Flintshire and Wales. This could dilute Welsh speakers in the county. Conversely it could also ensure Welsh speakers stay in the area as more affordable housing, resulting in a reduction to the house price and average wage gap, means it is financially viable for them to stay in Flintshire.	Unclear what the mitigation could be at this stage.	? M/L I I R L

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective	STR8: Employment Land Provision			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	+/- S/M/L I R L	New employment development could be a target for crime, particularly if it is currently an undeveloped site (i.e. on greenfield) though the policy also discusses expanding existing employment areas and the reuse of buildings. This can lead to both positive and negative effects on the crime objective if regeneration occurs on degraded or underused sites. New employment opportunities can lead to an indirect positive impact on education if apprenticeships and training schemes are included. There is likely a positive impact on the access objective as the policy seeks to not only ensure that current employment land remains as employment land but also expand existing Principal Employment Areas and provide new sites. This should help to ensure that there are areas throughout Flintshire where people can access employment opportunities. The provision of new employment land would make a significant contribution towards reducing local rates of unemployment and deprivation, which in turn would help to combat anti-social behaviour, poverty and depression.	This policy should highlight that it should be read in accordance with STR6 as it will help to highlight that the developments proposed will be built with proportional investment in services infrastructure to ensure that Flintshire's overall growth is sustainable. Ensuring that good design principles are followed (contained within STR4) should ensure that developments can be designed to be safe and help mitigate against crime. Indirect benefits to education should be highlighted as a part of STR8 as the policy will promote highly skilled employment opportunities which training and capacity building will be needed in the local area to fill employment positions. Benefits to access will also be achieved under this policy which should be highlighted. Developments such as outlined in STR3A and STR3B have improvements to the transport network integrated into the policy to accommodate the increase in employment opportunities they will provide. This should also be seen as an indirect benefit to STR8 and its direction on employment land development.	+ S/M/L I R L
2. Education	+ S/M/L I R M			+ S/M/L I R M
3. Health	+ S/M/L D I R M			0
4. Housing	+ S/M/L D I R M			0
5. Access	+ S/M/L D I R M			+ S/M/L D I R M
6. Social Cohesion	+ S/M/L D I R M			0
7. Economy	++ S/M/L D R M	This policy identifies that Flintshire's economic growth needs to be considered in the context of the Mersey Dee Alliance and the North Wales Economic Ambition. Given that the preferred policy is focussed on economic development, this scores highly positively against the economy and employment IIA objectives. STR1 states that the plan will make provision for its 223ha of employment and given the projected employment growth for Flintshire this equates a minimum need to 2030 of 28.5ha overall, which shows a significant surplus of land in the county. A significant proportion of this will be met by STR3A and STR3B which considers appropriate use classes for the skills level of Flintshire (B1, B2 and B8 uses etc) and seeks to protect existing allocations and areas, such as Greenfield Business Park for similar. In terms of rural issues, this policy recognises that both Flintshire's urban and rural areas (by identifying that land and sites outside settlement boundaries/allocated sites can also deliver employment) have roles to play in delivering the strategic growth policy and seeks to promote rural diversification aligned with the Flintshire Regeneration Strategy 2009-2020 targets.	It is unclear from the policy where Principal Employment Areas are located and the policy can be strengthened with the inclusion of this information, perhaps similar as to STR2 and its table.	++ S/M/L D R M
8. Employment	++ S/M/L D R M			++ S/M/L D R M
9. Rural Life	+ S/M/L I R M			+ S/M/L I R M

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective	STR8: Employment Land Provision			
	Score	Commentary	Mitigation potential	Residual Score
10. Biodiversity	- - S/M/L I I R L	The policy focusses mainly upon enabling economic development by ensuring that existing employment sites remain and new sites are declared. The two strategic sites are referenced, as are existing allocations and the Principal Employment Areas. With the exception of greenfield land within STR3A and STR3B, it is uncertain what other proportion of greenfield land may be lost due to employment uses within existing sites. It is also noted that some brownfield sites may also be biodiverse. Given that for many environmental factors, a worst-case scenario has been assumed for this policy that implies a potential adverse effect on all the objectives in the absence of mitigation, albeit with low certainty. Other policies in the plan may be able to mitigate for this.  That said, there is still potential for cumulative effects to occur as a result of the overall increase in development, notably for biodiversity, landscape, heritage, air quality, water use and natural resource use.	Opportunities should be sought to ensure that new infrastructure developments incorporate good design to minimise adverse effects on landscape / townscape and the setting of heritage assets. Opportunities should also be sought to ensure development results in a net gain in biodiversity. Therefore, acknowledgement of the goals outlined in STR4 and STR13 are important for this policy.  The policy should make the connection to STR4: Sustainable Development and Design, to ensure that the 1.9 ha per year increase in employment land uptake needed will be constructed in a sustainable manner.	+/- S/M/L I R M
11. Land/ townscape	- S/M/L I I R L			+/- S/M/L I I R M
12. Heritage	0			0
13. Water	- S/M/L I R M			+/- S/M/L I R M
14. Flooding	- S/M/L I R M			+/- S/M/L I R M
15. Air	- S/M/L I R M			+/- S/M/L I R M
16. Energy	- S/M/L D R M			+/- S/M/L D R M
17. Natural resources	- S/M/L D I R M			+/- S/M/L D I R M
18. Welsh Language	? M/L I I R L	The policy provides land to help stimulate economic growth which may attract individuals/families from outside of Flintshire and Wales. This could dilute Welsh speakers in the county. Conversely it could also provide jobs for local people and ensure Welsh speakers stay in the area.	Unclear what the mitigation could be at this stage.	? M/L I I R L

IIA Objective	STR9: Retail Centres and Development			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	+/- S/M/L I R L	The policy states that town and district centres will be preferred location for retail and other associated uses (leisure/office/social etc). This has potential to increase opportunities for crime in these areas although a greater footfall and vibrancy can also increase levels of passive and active surveillance.	The other policies within the Flintshire's Preferred Strategy should be read in conjunction with this one in order to provide greater clarity on mitigation such as STR4 relating to good design. Such good design can include increasing opportunities for surveillance and as such	+S/M/L I R L
2. Education	0	There is no clear impact on the education objective. The IIA objective for health under this policy should be seen to be achieved due to its provisions in the supporting text to include health facility developments within the		0

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective	STR9: Retail Centres and Development			
	Score	Commentary	Mitigation potential	Residual Score
3. Health	+ S/M/L I R L	overall investments in town centres and also indirectly through the potential to increase walking and cycling as town centres are most accessible via sustainable means. IIA objectives for access will be achieved by the implementation of this policy and further meet requirements set out in the Wales Transport Strategy (2006). There are 3 LSOAs in the bottom 10% for access to services in Flintshire such as Trelawnyd and Caerwys, therefore, investments in access to retail/town centres is an important factor in addressing the problem. Caerwys centre development should be viewed as particularly important investment for this policy as Caerwys falls within one of the three LSOAs previously mentioned for access to services deprivation.	provide safer retail and leisure spaces.  This policy should be read in accordance with STR 6 as it will help to highlight that the infrastructure developments proposed will be built with proportional investment in services to ensure the growth is sustainable.	+ S/M/L I R L
4. Housing	0	Investment in local retail centres as proposed by the policy will provide a space for community interaction and social activity which will result in a positive outcome for social cohesion through the county. This can be seen clearly in the plans outlined for Broughton Retail Park that will aim to act as the 'heart' of the community. The policy should therefore be seen to be in compliance with the Community Cohesion Strategy for Wales and promote a Wales of cohesive communities.		0
5. Access	+ S/M/L D I R M			+ S/M/L D I R M
6. Social Cohesion	++ S/M/L D R L			++ S/M/L D R L
7. Economy	+ S/M/L D R M	This policy identifies that Flintshire's economic growth should also take into account the retail sector to give balance to its economic model, acknowledging that Broughton Retail Park performs a greater role than just as a retail park. Given that the preferred policy is focussed on economic development, this scores highly positively against the economy and employment IIA objectives.	Further to the localised improvements in retail service availability, improvements in transport infrastructure (STR5) will be developed in accordance with the investment in the retail centres to assure rural communities will have access to the same resources. This benefit could be highlighted in policy wording.	+ S/M/L D R M
8. Employment	+ S/M/L D R M	Some of the local centres identified by the policy for regeneration are located in rural areas (such as Caerwys village centre) which will improve the area's access to services. This policy should therefore be seen to comply with the Flintshire Regeneration Strategy 2009-2020 and as a result have a positive impact upon rural life although this is considered to only be a minor aspect of this policy and will not affect all villages.		+ S/M/L D R M
9. Rural Life	+ S/M/L I R M			+ S/M/L D R M
10. Biodiversity	0	Given that development will be focused in existing town centres, there is a neutral impact on the biodiversity objective.	The other policies within the Flintshire's Preferred Strategy should be read in conjunction with this one in order to provide greater clarity on mitigation, particularly in ensuring that the impacts relating to increased development on designated sites, land/townscape, heritage and water are sensitively managed through the other strategic policies.	0
11. Land/townscape	+ S/M/L D I R L	The regeneration of town centres and alike is expected to lead to protection and enhancement of townscape character and quality in Flintshire. The policy will seek to achieve this by offering a wider variety of facilities and services to a larger population than previously due to enhanced transportation connectivity thus helping Flintshire achieve a more equal Wales.		+ S/M/L D I R L
12. Heritage	+/- S/M/L D I R L			+ S/M/L D I R L

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IIA Objective	STR9: Retail Centres and Development			
	Score	Commentary	Mitigation potential	Residual Score
13. Water	- S/M/L I R M	Parts of Flint, Mold and Shotton lie within areas at risk of flooding and development, particularly new infill development, needs to consider such locations and whether this needs to be mitigated but on a precautionary basis, this has been scored adversely. There could be both positive and negative impacts arising from focussing development in town centre locations on the heritage objective. Bringing buildings back into reuse could be seen as positive although the setting of listed buildings could be affected by intensification of development. Town centres are often the most accessible areas for public transport, walking or cycling so could help reduce traffic movements and emissions. However, if overall growth of retail opportunities is expected it is still expected that some vehicle movements will also increase to meet demand hence both negative and positive impacts on the IIA air objective. Further, the land uptake to boost economic opportunities will also lead to an increase in water use, energy use, waste production and natural resource use. However, given these are primarily town centre uses it is not expected that new greenfield land would be used.	Opportunities should be sought to ensure that new infrastructure developments incorporate good design to minimise adverse effects on landscape / townscape and the setting of heritage assets. Opportunities should also be sought to ensure development results in a net gain in biodiversity. Therefore, acknowledgement of the goals outlined in STR13 are important for this policy. STR14 should be considered in protecting areas at risk of flooding, particularly in light of a changing climate. The policy should make the connection to STR4: Sustainable Development and Design, to ensure that the 1.9 ha per year increase in employment land uptake needed will be constructed in a sustainable manner.	+/- S/M/L I R M
14. Flooding	- S/M/L I R M			+/- S/M/L I R M
15. Air	+/- S/M/L I R M			+/- S/M/L I R M
16. Energy	- S/M/L D R M			+/- S/M/L D R M
17. Natural resources	+/- S/M/L D I R M			+/- S/M/L D I R M
18. Welsh Language	+ M/L I R L	There is a potential benefit for the Welsh language objective. A concentration of a variety of uses in town centre locations would contribute to the vibrancy and viability of such areas, which could in turn expose a larger percentage of Flintshire residents to other Welsh language speakers. This could in turn create opportunities to provide bilingual services.		+ M/L I R L

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

STR10: Tourism, Culture, and Leisure				
IIA Objective Topic	Score	Commentary	Mitigation potential	Residual Score
1. Crime	0	Community health may indirectly benefit under this policy as provisions to promote recreation centres and protect green spaces is in accordance with the Good Health Good Care in Flintshire (2011-2014) targets. As demonstrated under the Green Space Framework Strategy for Flintshire (2013) improved access to recreation centres and green spaces is expected to boost community cohesion. IIA objectives for access are achieved as the policy is to promotes accessibility to areas of cultural or recreational value. There is no clear link between the policy and the crime and housing objectives though a promotion of cultural activities and spaces could provide some minor educational benefits.	No mitigation proposed.	0
2. Education	+ S/M/L I R L			+ S/M/L I R L
3. Health	+ S/M/L I R H			++ S/M/L I R H
4. Housing	0			0
5. Access	+ S/M/L I R M			++ S/M/L I R M
6. Social Cohesion	+ S/M/L I R M			++ S/M/L I R M
7. Economy	++ S/M/L D R M	Flintshire recognise the importance of tourism to the local economy (£238.7 million in 2015) and this policy seeks to nurture this important sub economy. The provisions for ecological protection and investment in tourism in Flintshire under this policy therefore score positively against the IIA objectives for economy and employment and acknowledges that tourism needs to hold a year-round appeal. This policy is important for the diversification of the rural economy in Flintshire and thus should be seen as significant in achieving the IIA objectives for rural life.	No mitigation proposed.	++ S/M/L D R M
8. Employment	+ S/M/L D R M			+ S/M/L D R M
9. Rural Life	++ S/M/L D R H			++ S/M/L D R H
10. Biodiversity	+ S/M/L D R M	The conservation of ecologically sensitive areas and AONBs, such as the Clywdian Range, as outlined in the policy will help to ensure that the IIA objectives for both biodiversity and landscape are met. The policy seeks conserve and enhance habitats and wildlife corridors, provide opportunities for people to access wildlife and promote environmentally sensitive infrastructure designs, which is in compliance with the Greenspace Framework Strategy for Flintshire (2013) and Flintshire's Coastal Park Green Infrastructure Action Plan 2011. Further, IIA objectives for heritage are met by the policy as provisions to protect and enhance heritage assets, such as the heritage rich towns of Mold and Holywell due to the influence on tourism in the county. However, it will be important to ensure these features are not adversely affected by excessive visitor pressure. There are likely to be indirect positive impacts on the water, flooding, air, energy and natural resource objectives as the policy is largely conservation focussed and aims to focus on minimising negative impacts associated with tourism as much as possible.	The other policies within the Flintshire's Preferred Strategy should be read in conjunction with this one in order to provide greater clarity on mitigation, particularly in ensuring that the impacts relating to increased development/access on designated sites, land/townscape, heritage and water are sensitively managed through the other strategic policies such as STR13.	+ S/M/L D R M
11. Land/ townscape	+ S/M/L D R M			+ S/M/L D R M
12. Heritage	+ S/M/L D R L			+ S/M/L D R M
13. Water	+ S/M/L I R M			+ S/M/L I R M
14. Flooding	+ S/M/L I R M			+ S/M/L I R M
15. Air	+ S/M/L I R M			+ S/M/L I R M
16. Energy	+ S/M/L I R M	The policy should be read in conjunction with STR4: Sustainable Development and Design, to ensure that investments into tourism infrastructure are constructed in a sustainable manner.		+ S/M/L I R M
17. Natural resources	+ S/M/L I R M			+ S/M/L I R M
18. Welsh Language	? S/M/L I R M	By ensuring the protection and enhancing of areas of Wales for its natural or historic value, this could indirectly benefit the promotion of Welsh	The policy could therefore be improved by highlighting the importance of	+ S/M/L I R M

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IIA Objective Topic	STR10: Tourism, Culture, and Leisure			
	Score	Commentary	Mitigation potential	Residual Score
		language. A large proportion of these parts of Flintshire are in rural areas and by diversifying the rural economy, existing Welsh speakers could be encouraged to stay in the area.	maintaining Welsh culture as well as its historic and environmental spaces.	

IIA Objective Topic	STR11: Provision of Sustainable Housing Sites			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	+/- S/M/L I R M	All new housing development on greenfield sites has potential to create a new target for crime and there is an argument to say that areas that are well connected by road can be targeted for burglary. However, the option also includes a focus of growth in areas in need of regeneration such as in Holywell, Flint and Deeside which currently exhibit the highest levels of crime deprivation in the county. Growth-led regeneration can also lead to a reduction in crime. As a result, there are both positive and negative impacts likely to be seen as a result of this policy.	No mitigation is proposed.	+ S/M/L D R M
2. Education	+ S/M/L I R M			+ S/M/L D R M
3. Health	+ S/M/L I R H			++ S/M/L I R H
4. Housing	++ S/M/L D R M			+ S/M/L D R M
5. Access	+ S/M/L I R M			+ S/M/L I R M
6. Social Cohesion	+ S/M/L I R M	The preferred strategic policy on provisions for sustainable housing sites in Flintshire is focused upon providing diverse and affordable housing throughout Flintshire to meet required needs. The policy also discusses a mix of housing units, specific housing needs (e.g. elderly, supported accommodation) and appropriate densities that can be supported by existing communities. The policy aims to exceed the number of homes in the requirement which is a significant positive on the IIA housing objective. The policy clearly states that new housing within Flintshire will be directed to sustainably located, economically viable and deliverable sites and that specific physical and social infrastructure may need to be improved or provided in order for this to happen. At this strategic level, the policy can therefore be seen to have a positive impact on the IIA objectives for education, health and access. An indirect positive benefit of this may likely be seen in the objective on social cohesion as the policy seeks to ensure that any new housing development is fully integrated within existing communities.	No mitigation is proposed.	+ S/M/L I R M
7. Economy	+ S/M/L I R M	Under the current wording of the policy economic IIA objectives are met, as the housing proposed is intended to support sustainable economic growth. The policy will have indirect benefits on employment objectives, due to providing housing in areas outlined for economic growth.	No mitigation is proposed.	+ S/M/L I R M
8. Employment	+ S/M/L I R M			+ S/M/L I R M
9. Rural Life	+ S/M/L D R H	The IIA rural life objective is achieved under this plan, identifying that proportional investment is required in rural areas to ensure sustainable growth throughout the county. This helps in promoting a more equal Wales.	No mitigation is proposed.	+ S/M/L D R H
10. Biodiversity	- S/M/L I R L	The policy, at this strategic level, does not identify specific locations for new housing development which brings uncertainty onto what impacts are likely to be across Flintshire	Opportunities should be sought to ensure	0

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR11: Provision of Sustainable Housing Sites			
	Score	Commentary	Mitigation potential	Residual Score
11. Land/ townscape	- S/M/L D I R L	in relation to its designated sites for biodiversity. The policy states that housing will be environmentally integrated and sustainably located. As a precautionary measure, a minor negative impact has therefore been assigned when you consider that some development will be located along the coastline (where a number of designated sites are located).	development results in a net gain in biodiversity, with more specific guidelines established to ensure that protected sites are not infringed on. STR13 should be	0
12. Heritage	- S/M/L D I R L	The proposed spread of development also has the greatest potential to result in cumulative effects on landscape character and potentially historic landscape. New housing development density and volumes are proposed in proportion to the existing settlement size and availability of services/facilities, this could have a negative impact on landscape character, particularly cumulatively. On a precautionary basis, a negative effect has been assigned to the landscape objective.	referred to in conjunction with this policy.	0
13. Water	- S/M/L I R M	Heritage assets are spread throughout the county's settlements so whilst there are known concentrations in areas such as Holywell and Flint, it is not possible at this stage to say how the policy could affect them, whether directly or indirectly through effects on setting. Consequently, a negative score has been assigned on a precautionary basis but with low certainty.	Opportunities should be sought to ensure that new infrastructure developments incorporate good design to minimise adverse effects on landscape / townscape and the setting of heritage assets. The policy should make the connection to STR4: Sustainable Development and Design, to ensure that investments in housing are constructed in a sustainable manner and to minimise impacts on natural resources, energy, air etc, though an inherent conflict remains in terms of new construction.	0
14. Flooding	- S/M/L I R M	Development in Flintshire is located in settlements by the coast or to rivers and therefore increases in development could lead to an increased risk of water pollution. However, it should be feasible to minimise these risks and mitigate for them through careful planning, design and environmental management at the site-specific level.		0
15. Air	+/- S/M/L I R M	The county does not have a significant air quality problem. The emphasis should be on minimising the need/distance to travel and encourage means such as walking, cycling and public transport as a priority rather than by private car. At this level both positive and negative effects have been assigned to air quality and greenhouse gas emissions to reflect this mixed effect as the policy recognises that housing development should be sustainably located though an increase in development could have a negative impact on local air quality.		- S/M/L D R M
16. Energy	- S/M/L D R M	The amount of growth will lead to an increase in energy use, waste production and natural resource use. Nonetheless, by encouraging development near to existing including larger settlements, this means that some larger sites are likely to come forward and which increases the viability of providing schemes such as district heating, combined heat and power and development with strong sustainable design credentials.		
17. Natural resources	- S/M/L D I R M	The policy aims to stimulate economic growth in Flintshire which may attract individuals/families from outside of Flintshire and Wales. This could dilute Welsh speakers in the county. Conversely it could also ensure Welsh speakers stay in the area as more affordable housing, resulting in a reduction to the house price and average wage gap, means it is financially viable for them to stay in Flintshire.	Unclear what the mitigation could include at this stage.	- S/M/L D I R M
18. Welsh Language	? M/L I I R L			? M/L I I R L



**Appendix C** - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR12: Provision for Gypsies and Travellers			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	? S/M/L I R M	With the primary focus of the policy being to address provision for gypsies and travellers, the policy contributes strongly to the IIA objective on housing with reference to 'all groups' and needs. It is unclear from the wording of the policy how crime, education, health and access will be influenced via the implementation of this policy as this would be greatly influenced by the location of the provision.	The policy doesn't currently address how sites will be determined and by what criteria locations for sites will be determined. Such criteria that identifies good access to amenities, schools and healthcare as mitigation could ensure a positive impact achieved for this policy and create social cohesion.  A more explicit clarification is recommended that investment in these sites will also cover the communities access to education and health services. STR6 should therefore be mentioned as it will help to ensure sustainable access to facilities for these communities on top of improvements in accommodation availability.  Further, the policy is closely aligned with the Flintshire Regeneration Strategy (2011); this should be added to key evidence.  The policy could also identify showpeople as a distinct group separate to that of gypsies and travellers.	+ S/M/L I R M
2. Education	? S/M/L I R M			+ S/M/L I R M
3. Health	? S/M/L I R M			+ S/M/L I R M
4. Housing	+ S/M/L D R M			+ S/M/L D R M
5. Access	? S/M/L I R M			+ S/M/L I R M
6. Social Cohesion	? S/M/L I R M			+ S/M/L I R M
7. Economy	0	There is no direct link given in the policy for how it will seek to meet the IIA objectives for economy, employment and rural life.		0
8. Employment	0			0
9. Rural Life	0			0
10. Biodiversity	- S/M/L I IR L	Site expansion proposed under this policy although small in scale in comparison to other policies under the preferred strategy will still require increased land take. No criteria have currently been set for how these sites will be selected, as such the impact is currently unknown. As no locations have been identified, a precautionary negative impact has been assigned to IIA objectives on biodiversity, land/townscape and heritage.  Under the current wording of the policy it is not clear how site development will affect IIA objectives for water, air, energy and	The policy doesn't currently address how sites will be determined and by what criteria locations for sites will be determined. Such criteria need to ensure that designated sites are protected, and how impacts on land/townscape, heritage and flooding are considered and will be important elements to develop as part of the detailed policies work for the next stages of plan.  The policy should include a commitment	0
11. Land/townscape	- S/M/L I IR L			0
12. Heritage	- S/M/L I IR L			0
13. Water	? S/M/L I R M			0

### Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR12: Provision for Gypsies and Travellers			
	Score	Commentary	Mitigation potential	Residual Score
14. Flooding	- S/M/L I R L	natural resources. A precautionary negative impact has been assigned to the flooding objective as this is location-dependent and no strategic site criteria have been identified.	that sites will be managed in accordance with STR13 to boost the site's positive impacts upon biodiversity and land/townscape. The policy could make the connection to STR4 and STR14 to highlight that the sites will be built to incorporate sustainable designs, limiting its impacts on IIA objectives on water, air, energy, flooding and natural resources.	0
15. Air	? S/M/L I R M			0
16. Energy	? S/M/L I R M			0
17. Natural resources	? S/M/L I R M			0
18. Welsh Language	? S/M/L I R L	It is currently uncertain what Welsh language proficiency exists within the various groups within the travelling community and as such an uncertain impact has been assigned.		? S/M/L I R L

IIA Objective Topic	STR13: Natural and Built Environment, Green Networks and Infrastructure			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	0	STR13 is focused upon the protection and improvement of a wide range of natural and built assets that add to the biological, cultural and aesthetic value of the county. Further, the policy is set out to appropriately address a healthier Wales under the well-being goals. Improvements to meet Flintshire's health objective could be achieved with this policy protecting the county's green areas and green infrastructure connectivity. With only one third of the county meeting recommended physical activity levels, the increase in accessibility to parks will promote increased activity levels as outlined in 'A Green Space Framework Strategy for Flintshire 2013'.	The other policies within the Flintshire's Preferred Strategy should be read in conjunction with this in order to provide greater clarity on mitigation. The policy could be improved by including a commitment for the equal distribution of green space investments across Flintshire's settlements proportional to its population, ensuring everyone has access to green space. This is a particularly sensitive issue in Flintshire as 32 LSOAs that are in the bottom 10% for physical environment deprivation, with most of the LSOAs in this category being located in close proximity to the county's economic hubs.	0
2. Education	0			0
3. Health	+ L D/I R M			+ L D/I R M
4. Housing	0			0
5. Access	+ S/M/L D R L	The policy will also offer/maintain areas of green space in which community social cohesion can thrive. The protection of parks and playing fields should be expected to improve the standard of living for children in the area and ensure they can develop in a healthy environment.	No mitigation is proposed.	+ S/M/L D R L
6. Social Cohesion	+ S/M/L I R L			+ S/M/L I R L
7. Economy	+ S/M/L I R M	There is no direct link given in the policy for how it will seek to meet the IIA objectives for employment and economy but	No mitigation is proposed.	+ S/M/L I R M
8. Employment	0			0

Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR13: Natural and Built Environment, Green Networks and Infrastructure			
	Score	Commentary	Mitigation potential	Residual Score
9. Rural Life	? S/M/L I R M	maintaining a high quality built and natural environment has potential to encourage inward investment into Flintshire, particularly with regard to tourism. There is an uncertain link between this policy and the rural life objective in that opportunities to protect the natural and historic environment of Flintshire may present opportunities to support rural life yet increased protection for such areas could also limit the continued economic success of rural areas.		? S/M/L I R M
10. Biodiversity	++ S/M/L I R L	This policy should be seen as highly influential in ensuring that biodiversity within Flintshire is protected. The proposed land use options (parks, open spaces, playing fields, woodlands, allotments and gardens) will provide habitats capable of sustaining increased biodiversity, including the potential for increases in local species protected by law. The conservation of ecologically sensitive areas and AONBs as outlined in the policy will help to ensure that the IIA objectives for both biodiversity and landscape are met. The policy will implement the protection of habitats and wildlife corridors, provide opportunities for people to access wildlife and promote ecological sensitive infrastructure designs, which is in compliance with the Greenspace Framework Strategy for Flintshire (2013) and Flintshire's Coastal Park Green Infrastructure Action Plan 2011.	No mitigation is proposed.	++ S/M/L I R L
11. Land/ townscape	++ S/M/L D I R L			++ S/M/L D I R L
12. Heritage	++			++ S/M/L D I R L
13. Water	+ S/M/L I R M			+ S/M/L I R M
14. Flooding	++ S/M/L D R M			++ S/M/L I R M
15. Air	+ S/M/L I R M			+ S/M/L I R M
16. Energy	0			0
17. Natural resources	+S/M/L D R M	The protection of these green spaces and enhanced green infrastructure could also have indirect positive outcomes for water, flooding, air quality and natural resources objectives. The additional green space could increase infiltration compared to urbanised areas which are associated with increased flood risk.		+ S/M/L D R M
18. Welsh Language	+ S/M/L I R M	The policy's aim to seek the protection of heritage assets may assist people to connect with Welsh heritage, culture and language.	The policy could therefore be improved by making specific mention of Welsh cultural heritage.	+ S/M/L I R M
IIA Objective Topic	STR14: Climate Change and Environmental Protection			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	0		No mitigation proposed.	0

Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR14: Climate Change and Environmental Protection			
	Score	Commentary	Mitigation potential	Residual Score
2. Education	0	This policy has indirect positive benefits against the health IIA objective. Through its efforts to improve air quality and limit environmental contamination the policy will help to contribute towards a healthier Wales and meet health objectives set out in the IIA framework. There is no direct link between this policy and the other social IIA objectives.		0
3. Health	+ S/M/L I R M			+ S/M/L I R M
4. Housing	0			0
5. Access	0			0
6. Social Cohesion	0			0
7. Economy	+/- S/M/L I R M	Measures to minimise the impact by businesses on climate change could be costly to them, which could be a negative impact on Flintshire's economic ambition. At the same time, by enhancing the local environment it could attract further inwards investment. It could also enhance the sustainability of the local economy and better enable businesses to operate and succeed in the long-term.	No mitigation proposed.	- S/M/L I R L
8. Employment	0			0
9. Rural Life	0			0
10. Biodiversity	+ S/M/L D R M	Efforts by the policy to protect against greenfield site loss and limit environmental damage, via improving brownfield land usage, should be seen to have a positive effect for Flintshire's biodiversity IIA objective, though it is worth noting that brownfield sites can also be biodiverse spaces. Avoiding greenfield sites as well as mitigating for air and light pollution could have a positive impact on Flintshire's land/townscape. Its implementation is also influential in meeting the well-being goals of a resilient and a globally responsible Wales. There are currently no expected impacts of policy implementation on Flintshire's heritage. The focus of this policy is to tackle the growing concerns surrounding climate change and once the policy is implemented it should have significant positive effects for water, flooding, air, energy and natural resources as measured by the IIA objectives. This will be achieved under the policy via flood management schemes, investment in sustainable water and energy supplies and energy efficient infrastructure designs.	No mitigation proposed.	+ S/M/L D R M
11. Land/ townscape	+ S/M/L D R M			+ S/M/L D R M
12. Heritage	0			0
13. Water	++ S/M/L D R M			++ S/M/L D R M
14. Flooding	++ S/M/L D R M			++ S/M/L D R M
15. Air	++ S/M/L D R M			++ S/M/L D R M
16. Energy	++ S/M/L D R M			++ S/M/L D R M
17. Natural resources	++ S/M/L D R M			++ S/M/L D R M
18. Welsh Language	0	There is no direct link between this objective and the policy.	No mitigation proposed.	0

# Appendix C - Deposit LDP – IIA Assessments of Strategic Options and Strategic Policies

IIA Objective Topic	STR15: Waste Management			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	0	There is no direct link between the policy and the IIA objectives on crime, education, health, housing, access and social cohesion.	No mitigation is proposed.	0
2. Education	0			0
3. Health	0			0
4. Housing	0			0
5. Access	0			0
6. Social Cohesion	0			0
7. Economy	+ S/M/L D R M	The development of new waste facilities has potential to benefit the county's economy. There is no significant link given in the policy for how it will seek to meet the IIA objectives for employment and rural life.	No mitigation is proposed.	+ S/M/L D R M
8. Employment	+ S/M/L D R M			+ S/M/L D R M
9. Rural Life	0			0
10. Biodiversity	+ S/M/L I R M	The implementation of STR15 will affect the IIA biodiversity and land/townscape objectives as new waste sites will be located towards existing and allocated sites suitable for such activities, therefore minimising need for greenfield land and in areas of land/townscape interest. There are currently no expected impacts of policy implementation on Flintshire's flooding objective. The policy's provision to protect the environment with regard to existing waste management facilities may have benefits to the water (pollution) and air (pollution) objectives. An uncertain impact could be seen on the air objective – providing newer facilities such as Parc Adfer could minimise lots of smaller operators delivery of waste to one strategic site for north Wales could also mean increased road traffic in delivering waste to the site.	Directing new waste facilities to the most appropriate locations will help mitigate the impact of waste management. Detailed policies developed at the next stages of the LDP will seek to prevent or mitigate any negative impacts of new waste facilities on biodiversity/landscape/heritage/water/flooding/air/energy/natural resources. Detailed policies will reflect the constraints that would enable appropriate sites to be identified for suitable waste uses. The next stages of the Local Plan and its detailed policies will need to consider existing provision and specific sites in greater detail.	+ S/M/L D R M
11. Land/ townscape	+ S/M/L I R M			+ S/M/L D R M
12. Heritage	- S/M/L D R M			+ S/M/L D R M
13. Water	+ S/M/L D R M			+ S/M/L D R M
14. Flooding	0			0
15. Air	+ S/M/L D R M			+ S/M/L D R M
16. Energy	+ S/M/L			+ S/M/L D R M

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IIA Objective Topic	STR15: Waste Management			
	Score	Commentary	Mitigation potential	Residual Score
	D R M	materials but as an indirect effect also result in less natural resources being used in the county. These benefits are not, however, highlighted in the Policy.		
17. Natural resources	+ S/M/L D R M			++ S/M/L I R M
18. Welsh Language	0	There is no direct link between this objective and the policy.		0

IIA Objective Topic	STR16: Strategic Planning for Minerals			
	Score	Commentary	Mitigation potential	Residual Score
1. Crime	0	There is no direct link between the policy and the IIA objectives on crime, education, health, access and social cohesion. The policy seeks to not only protect minerals and their future exploitation within Flintshire, but also to provide buffer zones and ensure that the impact of such quarrying is minimised as far as possible on the surrounding community. As such a neutral impact is likely seen over the course of the Local Plan if detailed mitigation is provided, particularly in relation to health and reducing exposure to airborne dust and noise. An uncertain impact, at this strategic level, is likely on the housing objective given the uncertainties around viability of certain areas and whether housing need can be met without sterilising mineral resource. The extraction of minerals in Flintshire would provide materials for new development in Flintshire, including new housing. However, it is possible that some development allocations may conflict with minerals safeguarding areas. In these cases, this policy will require prior extraction. If this cannot be done it may make a development site unviable. There is, therefore, a small uncertainty regarding the impacts on the housing ISA objective at this stage.	The policy seeks to meet additional needs through the extension of an existing quarry in Flintshire. This includes need apportioned to Wrexham at the strategic level. This would have a far lesser impact on the community when compared to the development of a new quarry. The use of quarry buffer zones will ensure that adequate distances are maintained between quarrying site/s and residential development, thereby reducing conflict. Detailed mitigation and site-specific criteria should be identified as part of the next stages of the LDP which will reduce the uncertainties on housing need against sterilisation of resources.	0
2. Education	0			0
3. Health	0			0
4. Housing	+/- S/M/L D R M			+/- S/M/L D R M
5. Access	0			0
6. Social Cohesion	0			0

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IIA Objective Topic	STR16: Strategic Planning for Minerals			
	Score	Commentary	Mitigation potential	Residual Score
7. Economy	+ M/L I R M	The policy states that Flintshire's mineral resource will be protected from sterilisation by ensuring that new development is directed away from identified areas or ensure that these are extracted prior to other development where feasible. This should ensure a long-term positive impact to Flintshire's economy and continued employment for those in the industry. There will always be a balance between various interests on development land and this will need to be considered for all sites, irrespective of development type. The employment benefits would be realised by supporting existing quarries (where appropriate to do so) and by maintaining the supply of minerals. The rural life IIA objective is also met indirectly via the continuing quarrying activity, due to quarrying locations being in predominately rural areas such as the currently active quarries Cefn Mawr and Maes Mynan. This is seen as a positive for the economy in rural areas.	The policy supporting text could include that investment in mineral extraction will help support rural economy's in Flintshire, helping to achieve a more equal and prosperous Wales.	+ M/L I R M
8. Employment	+ M/L I R M			+ M/L I R M
9. Rural Life	+ S/M/L I R M			+ S/M/L D R M
10. Biodiversity	+/- S/M/L D R M	Quarrying activity can have a positive impact on biodiversity through exposure of strata which provides habitat for species that would otherwise be absent as a result of ecological succession. It can also enhance geodiversity through exposure of different rock types however it also removes current land and its biodiversity value. Quarrying is a lengthy process and as such the restoration of such sites is only years down the line. Both positive and negative impacts can be seen with this policy across the range of environmental IIA objectives. The policy seeks to continue and support Flintshire's minerals extraction in order to meet demand from other development for minerals and aggregate. This point cuts across all non-mineral development but also ensures that the environmental impact of such development is reduced as much as possible. The increased attention given to site selection will ensure that impacts to both the ecological and built environment in Flintshire is minimised with respect to the biodiversity and landscape objectives. Extensions to existing sites are being proposed but the policy can ensure that impacts on sites of importance are minimised as much as possible. Mineral extraction can only occur where minerals are found in the ground and for some types of aggregate this means within floodplains. The impact	STR16 should acknowledge that heritage site impacts should also be assessed alongside environmental and settlement impacts when selecting new quarrying sites. Mineral extraction has environmental impacts associated with its practice. A commitment under the policy in line with STR4 should be included to promote sustainable design and development to be incorporated into current and future practice where possible that will help protect environmental assets. As a result, IIA objective for biodiversity, land/townscape, water and air should be seen to be met more positively. Restoration of existing sites as well as new sites and extensions can help ensure that quarrying does not have an adverse impact on biodiversity, or the	+/- S/M/L D R M
11. Land/ townscape	+/- S/M/L D R M			+/- S/M/L D R M
12. Heritage	+/- S/M/L D R M			+/- S/M/L I R L
13. Water	+/- S/M/L D R M			+/- S/M/L D R M
14. Flooding	+/- S/M/L D R M			+/- S/M/L D R M



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IIA Objective Topic	STR16: Strategic Planning for Minerals			
	Score	Commentary	Mitigation potential	Residual Score
15. Air	+/- S/M/L D R M	on the flooding objective is therefore both positive and negative in the sense that minerals extraction, if not managed correctly, could increase the risk of flooding to property but could also improve it as pits could be used as flood storage areas. It's unlikely that mineral extraction would be allowed in the flood plain given the requirements of national policy. However, given the nature of quarries working below the water table is more likely to be an issue which could result in off-site flooding if not appropriately managed and planned for. Although the policy advocates the continued extraction of natural resources, it also seeks to address a more efficient use of these resources and lower the county's reliance on them. Overall, the policy should be seen to positively impact upon IIA air, energy and natural resource objectives and mark steps towards a globally responsible Wales.	landscape. The policy seeks to maximise the use of secondary and recycled aggregate. Policy STR15 seeks to minimise the production of waste, which would include at the development stage. Although a separate policy can potentially reduce demand for raw materials by ensuring waste is thought about at an early stage of the development, minimising the production of waste in the first place and ensuring that materials are reused wherever possible.	+/- S/M/L D R M
16. Energy	+/- S/M/L D R M			+/- S/M/L D R M
17. Natural resources	+ S/M/L D R M			+/- S/M/L D R M
18. Welsh Language	0	There is no direct link between this objective and the policy.	No mitigation proposed.	0

## APPENDIX D

# Assessments of Development Management Policies

## Development Management Policies

### Approach to Assessment

The assessments of DM Policies are spread across four assessment tables, with one table providing for each of the policy themes of Housing Need, Creating Sustainable Places and Communities, Creating a Prosperous Economy and Environment. Within each assessment table are the assessments of each policy in that theme against each IIA Objective of the IIA Framework. For each policy, the assessments given for each IIA Objective include an overall 'Score' to represent the overall effect of the policy on that objective, as per the Key in Table D.1. The assessment also includes an indication of the likely certainty, timescale, directness, and reversibility of these effects, as per Table D.2. Where positive or adverse effects have been identified for each Objective as a result of one or more of the policies being assessed, these effects are detailed in the text boxes of each assessment. The final component of the assessments is the recommendation box, wherein recommendations are made to the Council which, if adopted within the suggested policies or elsewhere, would be expected to help enhance positive effects or to help avoid or mitigate adverse effects.

Table D-1: Scoring key for policies assessments

Impact	Description	Symbol
1 Major Positive Effect	2 The policy strongly contributes to the achievement of the IIA Objective.	++
3 Positive Effect	4 The policy contributes partially to the achievement of the IIA Objective.	1. +
5 Neutral	6 There is no clear relationship between the option and/or the achievement of the IIA Objective or the relationship is negligible.	O
7 Adverse Effect	8 The policy partially detracts from the achievement of the IIA Objective.	-
9 Major Adverse	10 The policy strongly detracts from the achievement of the IIA Objective.	--
11 Uncertain	12 It is not possible to determine the nature of the impact as there may be too many external factors that would influence the appraisal, or the impact may depend heavily upon implementation at the local level.	13 ?
14 Positive/Adverse	15 The option has a combination of both positive and negative contributions to the achievement of the IIA Objective.	+/-

Table D-2: Characteristics of effects

L-T	Long-term effects likely to arise in 10-25 years of LDP implementation.
M-T	Medium-term effects likely to arise in 5-10 years of LDP implementation.
S-T	Short-term effects likely to arise in 0-5 years of LDP implementation.
D	Direct effects.
I	Indirect effects.
R	Effects are reversible.
IR	Effects are irreversible.
H/M/L	High, medium or low uncertainty of prediction.

## Creating Sustainable Places and Communities Policies

### Policy PC1: The Relationship of Development to Settlement Boundaries

New development will be generally permitted within settlement boundaries as defined on the Proposals Maps, on allocations and within Principal Employment Areas subject to complying within other Plan policies. Outside settlement boundaries new development will be permitted for:

- i. The specific forms of housing development as set out in policy hn4/a/b/c/d;
- ii. The specific forms of employment development as set out in employment policies;
- iii. Development related to agriculture, minerals extraction, rural diversification, tourism, leisure and recreation, and existing educational and institutional establishments, provided there is no unacceptable impact on the social, natural and built environment and subject to complying with other plan policies;
- iv. Other development which is appropriate to the open countryside and where it is essential to have an open countryside location, rather than being sited elsewhere.

### Policy PC2: General Requirements for Development

All development should, where appropriate:

- A. Harmonise with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape;
- B. Not have a significant adverse impact on the safety and living conditions of nearby residents, other users of nearby land/property, or the community in general, through increased activity, disturbance, noise, dust, vibration, hazard, or the adverse effects of pollution;
- C. Take account of personal and community safety and security in its design and layout;
- D. Maximise sustainable travel choice by having safe and convenient access by foot, cycle, public transport and vehicles;
- E. Not have an unacceptable effect on the highway network or highway safety as a result of problems arising from traffic generation, inadequate and poorly located parking spaces, servicing and manoeuvring;
- F. Not result in or be susceptible to problems related to foul and surface water drainage, land stability, contamination, flooding, or pollution of light, air and water, either on or off site.

**Recommendations:** PC2 could include more positive wording to be more effective. Specifically, the policy could include criteria related to achieving a net gain for biodiversity; criteria B. could include 'mitigates potential adverse effects' alongside 'not have a significant adverse effect'; criteria C. could require development to 'maximise personal and community safety...' rather than 'take account of'; criteria D could remove or replace the words 'and vehicles' as this could imply the use of cars is a form of sustainable travel; criteria E. could include 'mitigate potential adverse effects' alongside 'not have an unacceptable effect'.

### Policy PC3: Design

All new development should, where appropriate:

- A. Be of a high-quality inclusive design which respects and enhances the site and its surroundings of terms of its siting, layout, scale, height, design, density, use of materials and landscaping, and creates a sense of place;
- B. Retain existing landscape and nature conservation features and incorporate opportunities to enhance biodiversity and ecological connectivity;
- C. Ensure that new materials are appropriate and sympathetic to the character and context of the site;
- D. Protect and enhance the townscape, architectural, historic and cultural built environment;
- E. Incorporate suitable provision of space about dwellings, amenity space, landscaping and planting;
- F. Create attractive, accessible and safe places with natural surveillance, visibility and sensitive lighting; and
- G. Incorporate sustainable urban drainage schemes to bring about multiple benefits as an integral part of the development.

**Recommendations:** PC3 criteria B. could include 'and enhance' alongside 'retain'; criteria C. could include a recommendation that the materials are reused, reusable, recycled and recyclable; criteria E. could replace 'space about dwellings' with 'space around dwelling'; criteria F. could include 'and connected' alongside 'attractive, accessible and safe'; and criteria G. could include 'as part of the wider green infrastructure network'.

#### Policy PC4: Sustainability and Resilience of New Development

Development should ensure that:

- A. It is sustainably located and accessible to non – private car means of travel, so as to reduce carbon emissions;
- B. It is designed so as to be resilient and adaptable to the effects of climate change;
- C. It incorporates planting, landscaping and design features which mitigate the effects of climate change such as increased rainfall events and high temperatures;
- D. It makes efficient use of resources use through sustainable construction techniques and materials, water conservation and waste reduction; and
- E. It incorporates renewable energy technologies and carbon sinks where appropriate.

**Recommendations:** PC4 criteria A. could include 'prioritises the use of' alongside 'accessible'; criteria A. could also replace 'carbon emissions' with 'greenhouse gas emissions' or 'carbon footprint'; criteria E. could include 'zero carbon energy' alongside 'renewable'.

#### Policy PC5 Transport and Accessibility

New development proposals must be supported by appropriate transport infrastructure, and depending on the nature, scale, location and siting of the proposal, will be required to:

- A. Reduce reliance on the car by incorporating more sustainable modes of travel first by walking and cycling, then by public transport and finally by private motor vehicle;
- B. Mitigate any significant adverse effects upon the transport network that arise from the proposed development including improvements to transport infrastructure and traffic management where required;
- C. Do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation;
- D. Provide appropriate levels of parking, servicing and manoeuvring space and in non-residential development, a minimum of 10% of parking spaces to have electric vehicle charging points;
- E. Create well designed people orientated streets and make provision for people with restricted mobility including those with characteristics as defined by the equality act 2010;
- F. Safeguard, enhance and expand the active travel network, particularly by means of improving connectivity to and from the proposed development.

**Recommendations:** PC5 criteria B. could say 'including through improvements to transport infrastructure' rather than 'including improvements to transport infrastructure'; criteria B. and C. are relatively similar and could potentially be merged or made more distinct; criteria D. could include a percentage requirement for electric vehicle charging infrastructure at residential development.

#### Policy PC6: Active Travel

New development proposals should ensure that people have access to employment, education, healthcare and other essential services and facilities as a result of:

- A. The provision of appropriate walking and cycling routes being an integral part of the scheme and connecting the development with key destinations;
- B. The provision of infrastructure and facilities that promote walking and cycling such as signing, lighting, secure and convenient cycle parking and where appropriate shower and changing facilities;
- C. The provision of appropriate travel choice information relating to cycling and walking for all or part of journeys as part of travel plans;
- D. The incorporation of measures to reduce the dominance and speed of vehicles affording increased priority to pedestrians and cyclists;
- E. The development and enhancement of the active travel routes identified on the integrated network map connecting communities to essential services including public transport, employment and education opportunities.
- F. The incorporation of existing public rights of way as an integral part of the design and layout of the development.

### Policy PC7: Passenger Transport

New development proposals should seek to promote the use of passenger transport services and depending on the nature, scale, location and siting of the proposal, will be required to:

- A. Ensure enhanced or new passenger transport facilities and services connecting communities to areas of opportunity including employment, education, health facilities, retail, leisure and social activities;
- B. Ensure appropriate new highway infrastructure improvements that afford priority to bus-based passenger transport over the private car;
- C. Provide appropriate pedestrian and cycling infrastructure that improves connectivity to and from rail and bus stations;
- D. Provide strategically sited park and ride infrastructure where appropriate, supported by attractive, frequent and reliable bus services on key bus routes; and
- E. Promote and market public transport alternatives to the private car through travel plans.

### Policy PC8: Airport Safeguarding Zone

Development will not be permitted which would prejudice the safe and efficient operation of Hawarden Airport.

### Policy PC9 Protection of Disused Railway Lines

Development proposals should not prejudice the re-use of a disused railway line for a walking, cycling, horse riding or other transport schemes, unless it can be demonstrated that the re-opening of the line is either necessary or realistic.

### Policy PC10 New Transport Schemes

The following transport schemes are safeguarded on the proposals maps:

- A494(T) / A55(T) / A548 Northop to Shotwick Interchange Improvement;
- Plough Lane link road;
- A548 Greenfield to Ffynnongroyw;
- A5104 Penyffordd Station to Padeswood Junction; and
- A494(T) Improvement Ewloe to River Dee.

**Note:** PC10 safeguards land for transport schemes for their potential implementation by Welsh Government. The policy does not allocate or seek to deliver the scheme itself. Each scheme would be assessed on their own merit as part of individual planning applications and they are therefore not assessed as 'site allocations' in this ISA.

### Policy PC11 Mostyn Docks

Development proposals which enhance the transport and employment role of the docks will be permitted provided that such proposals do not have a significant adverse effect on the ecological, landscape, historic, recreational integrity and water and air quality of the Dee Estuary.

### Policy PC12: Community Facilities

The development of new education, health and community facilities will be permitted on suitable sites within settlement boundaries. Outside settlement boundaries such developments will be permitted only:

- A. Through the conversion of existing buildings; or
- B. By extension to an existing facility; or
- C. Adjoining a settlement boundary or on suitable brownfield or previously developed land, provided that no suitable facility, land or building exists within a settlement boundary which could accommodate the proposed use.

The following sites are allocated for new community facilities:

- Community Centre at Wood Lane, Ewloe.

## Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

Land for a cemetery extension at Greenfield;

Land for a cemetery extension at Treuddyn;

The loss of neighbourhood or village shops, halls, public houses and other community facilities (or parts thereof) will only be permitted where:

A. The local community would continue to be served by accessible alternative facilities; or

B. The facility has been vacant or un-used for a minimum of one year; and

C. Genuine attempts to market the facility for a community use for a minimum of one year have been unsuccessful.

**Note:** The three community facility allocations have been assessed on an individual basis in Appendix E because they are land-use allocations. An assessment of this policy is also presented in the table below.

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
1. To reduce crime, disorder and fear of crime	Score	O	++	++	+	+	+	O	O	O	O	O	O
	Uncertainty	L	M	M	M	M	M	L	L	L	L	L	L
	Duration	N/A	LT	LT	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	D	D	D	D	D	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	R	R	R	R	R	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	PC2 would be likely to have a positive impact on IIA Objective 1 as it would require new development to take account of personal and community safety and security. PC3 would be likely to have a positive impact on IIA Objective 1 as it would require new development to create safe places with natural surveillance. PC6 would be likely to have a positive impact on IIA Objective 1 as it would require new development to provide walking paths and cycling routes/parking with appropriate lighting and security. Policies PC2, PC3, PC4, PC5 and PC6 could have a minor positive impact on this IIA Objective by encouraging improvements to the accessibility of developments and thus potentially that safety of site-users.											
	Adverse effects	None.											
	Recommendations	New developments could be encouraged to be laid out and designed in a manner that helps to combat the risk of crime, such as by facilitating high rates of natural surveillance.											
2. To improve levels of educational attainment for all	Score	O	O	O	O	O	+	+	O	O	O	+	++
	Uncertainty	L	L	L	L	L	M	M	L	L	L	M	M
	Duration	N/A	N/A	N/A	N/A	N/A	LT	LT	N/A	N/A	N/A	LT	LT
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	D	D	N/A	N/A	N/A	D	D
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	R	R	N/A	N/A	N/A	R	R

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
age groups and all sectors of society	Positive effects	PC6 and PC7 would be likely to have a positive impact on IIA Objective 2 as they promote the development of active travel and passenger transport services to areas of educational and employment opportunities. PC11 would be likely to have a positive impact on IIA Objective 2 as it promotes the development of new employment opportunities at Mostyn Docks, which could provide residents with opportunities to learn new skills. PC12 would be likely to have a positive impact on IIA Objective 2 as it relates to the provision of new education facilities.											
	Adverse effects	None.											
	Recommendations	Walking and cycling routes could be incorporated into the wider GI network of the County and managed in a way that helps to maximise the benefits gained in terms of biodiversity, character, flood risk, climate change and air quality whilst also providing residents with a safe and attractive walking and cycling route.											
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	Score	O	+	++	+	+	+	O	O	+	O	O	+
	Uncertainty	L	M	M	M	M	M	L	L	M	L	L	M
	Duration	N/A	LT	LT	LT	LT	LT	N/A	N/A	LT	N/A	N/A	LT
	Direct / Indirect	N/A	D	D	D	D	D	N/A	N/A	D	N/A	N/A	D
	Reversible/Irreversible	N/A	R	R	R	R	R	N/A	N/A	R	N/A	N/A	R
	Positive effects	PC2, PC4, PC5 and PC6 would be likely to have positive impacts on IIA Objective 3 through ensuring new developments provide safe and convenient access to active transport paths for pedestrians and cyclists. PC3 would be likely to have positive impacts on IIA Objective 3 as it would require all new developments to provide suitable amenity space. PC9 would be likely to have a positive impact on IIA Objective 3 as it promotes the conversion of disused railway lines into routes for active transport. PC12 would be likely to have a positive impact on IIA Objective 3 by encouraging cohesive communities through the development and protection of community facilities.											
	Adverse effects	None.											
	Recommendations	When considering appropriate walking and cycling routes for residential development, it is recommended that the Council consider the extent to which these routes provide residents with access to health facilities including doctors' surgeries as well as communal areas and a diverse range of natural habitats.											
	Score	O	+	+	+	O	O	O	O	O	O	O	O
4. To provide access to good quality, affordable housing that meets the	Uncertainty	L	M	M	M	L	L	L	L	L	L	L	L
	Duration	N/A	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	D	D	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	R	R	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Score	O	+	+	+	O	O	O	O	O	O	O	O



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IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
needs and requirements of the community	Positive effects	PC2 and PC3 would be likely to have a positive impact on IIA Objective 4 as they would ensure that housing meets acceptable standards. PC4 would be likely to have a positive impact on IIA Objective 4 as it would require new developments to be resilient and adaptable to climate change, ensuring that housing will be of acceptable standard under future climatic conditions.											
	Adverse effects	None.											
	Recommendations	None.											
5. To improve sustainable access to basic goods, services and amenities for all groups	Score	+	+	+	O	++	+	+	O	+	+	+	+
	Uncertainty	M	M	M	L	M	M	M	L	M	M	M	M
	Duration	LT	LT	LT	N/A	LT	LT	LT	N/A	LT	LT	LT	LT
	Direct / Indirect	D	D	D	N/A	D	D	D	N/A	D	D	D	D
	Reversible/Irreversible	R	R	R	N/A	R	R	R	N/A	R	R	R	R
	Positive effects	PC1 would be likely to have a positive impact on IIA Objective 5 as it will ensure new residents are situated within existing settlements. PC2 and PC5 would be likely to have a positive impact on IIA Objective 5 as they require new developments to be supported by appropriate transport infrastructure. PC3 would be likely to have a positive impact on IIA Objective 5 as it will require new developments to provision amenity space. PC6 and PC7 would be likely to have a positive impact on IIA Objective 5 through ensuring new developments have access to key services and facilities via Active Transport and Passenger Transport, respectively. PC9 would be likely to have a positive impact on IIA Objective 5 as it promotes the conversion of disused Railway lines into access routes for active transport. PC10 would be likely to have a positive impact on IIA Objective 5 by safeguarding four transport schemes. PC11 would be likely to have a positive impact on IIA Objective 5 as it promotes the development of new employment and transport opportunities at Mostyn Docks. PC12 would be likely to have a positive impact IIA Objective 5 as it relates to the provision and protection of key community facilities.											
	Adverse effects	None.											
	Recommendations	Walking and cycling routes could be incorporated into the wider GI network of the County and managed in a way that helps to maximise the benefits gained in terms of biodiversity, character, flood risk, climate change and air quality whilst also providing residents with a safe and attractive walking and cycling route. The re-use of disused railway lines, as safeguarded under PC9, could be incorporated effectively into this network. It is recommended that the Council seek to ensure residents have access to electric car charging points to encourage the use of more sustainable car travel.											
	Score	O	+	O	O	+	+	+	O	O	O	+	++
	Uncertainty	L	M	L	L	M	M	M	L	L	L	M	M
6. To build strong and cohesive communities	Duration	N/A	LT	N/A	N/A	LT	LT	LT	N/A	N/A	N/A	LT	LT
	Direct / Indirect	N/A	D	N/A	N/A	D	D	D	N/A	N/A	N/A	D	D

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
	Reversible/Irreversible	N/A	R	N/A	N/A	R	R	R	N/A	N/A	N/A	R	R
	Positive effects	PC2, PC5, PC6 and PC7 would be likely to have a positive impact on IIA Objective 6 as they require new developments to be supported by appropriate transport infrastructure to key services and facilities. PC2 would also be likely to have a positive impact on IIA Objective 6 through ensuring new developments take account of the existing community and its safety. PC6 and PC7 would be likely to have a positive impact on IIA Objective 6 through reduce road traffic near residential developments. PC11 would be likely to have a positive impact on IIA Objective 6 by reducing the polluting impact of HGVs on local communities through expanding exports by sea and rail. PC12 would be likely to have a positive impact on IIA Objective 6 as it relates to the provision and protection of community facilities. For communities to be sustainable, they need to contain or have access to a range of community facilities and services such as shops, public houses, village halls etc.											
	Adverse effects	PC10 would be likely to have an adverse impact on IIA Objective 6 as the planned highways schemes could expose communities to increased air, noise and light pollution.											
	Recommendations	Policies PC4, PC5, PC6 and PC7 could help to ensure residents live in areas of high quality whilst limiting rates of local traffic. Policies EN2, EN7 and EN11 could help to ensure GI filters out air pollutants, thereby mitigating PC10.											
7. To promote a sustainable economy, business development and investment	Score	O	+	O	O	+	+	+	O	O	+	++	O
	Uncertainty	L	M	L	L	M	M	M	L	L	M	M	L
	Duration	N/A	LT	N/A	N/A	LT	LT	LT	N/A	N/A	LT	LT	N/A
	Direct / Indirect	N/A	D	N/A	N/A	D	D	D	N/A	N/A	D	D	N/A
	Reversible/Irreversible	N/A	R	N/A	N/A	R	R	R	N/A	N/A	R	R	N/A
	Positive effects	PC2, PC5, PC6, PC7 and PC10 would be likely to have a positive impact on IIA Objective 7 as these policies relate to improving the accessibility to key services, facilities and employment areas. PC11 would be likely to have a positive impact on IIA Objective 7 as it promotes the development of new employment opportunities at Mostyn Docks.											
	Adverse effects	None.											
	Recommendations	New development should be considered for the extent to which it provides residents with walking and cycling access to key areas of employment could be incorporated into the wider GI network of the County. A well-managed and visually attractive GI network could also help to increase footfall in central areas, which could provide a boost to shops and businesses operating here.											
8. To provide employment opportunities across the County and	Score	+	+	O	O	+	+	+	O	O	+	++	+
	Uncertainty	M	M	L	L	M	M	M	L	L	M	M	M
	Duration	LT	LT	N/A	N/A	LT	LT	LT	N/A	N/A	LT	LT	LT
	Direct / Indirect	D	D	N/A	N/A	D	D	D	N/A	N/A	D	D	D
	Reversible/Irreversible	R	R	N/A	N/A	R	R	R	N/A	N/A	R	R	R

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IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
promote economic inclusion	Positive effects	PC1 would be likely to have a positive impact on IIA Objective 8 as it will help to ensure new residents are situated within existing settlements and therefore able to access to employment areas. PC2, PC5, PC6 and PC7 would be likely to have a positive impact on IIA Objective 8 as they require new developments to be supported by appropriate transport infrastructure which would allow access to key services and facilities (e.g. employment areas). PC10 would be likely to have a positive impact on IIA Objective 8 by safeguarding four transport schemes which are improving roads that link population centres with major employment sites. PC11 would be likely to have a positive impact on IIA Objective 8 as it promotes the development of new employment opportunities at Mostyn Docks. PC12 would be likely to have a positive impact on IIA Objective 8 as it relates to the protection of community facilities (e.g. village shops) which provide local employment opportunities.											
	Adverse effects	None.											
	Recommendations	New development should be considered for the extent to which it provides residents with walking and cycling access to key areas of employment could be incorporated into the wider GI network of the County.											
9. To maintain and improve the quality of life in rural areas	Score	O	O	O	O	O	O	O	O	O	+	O	+
	Uncertainty	L	L	L	L	L	L	L	L	L	M	L	M
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	LT
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	D
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	R
	Positive effects	PC10 would be likely to have a positive impact on IIA Objective 9 by safeguarding four transport schemes which are improving roads and access between population and employment centres. PC12 would be likely to have a positive impact on IIA Objective 9 as it relates to the protection of community facilities (e.g. village shops) which are an essential part of the sustainability and well-being of local communities.											
	Adverse effects	None.											
10. To protect and enhance biodiversity and geodiversity	Recommendations	It is recommended that the Council consider the extent to which any development in rural locations caters for the need of internet users.											
	Score	+	+	++	++	O	O	O	O	O	-	+	O
	Uncertainty	M	M	M	M	L	L	L	L	L	H	M	L
	Duration	LT	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	LT	LT	N/A
	Direct / Indirect	D	D	D	D	N/A	N/A	N/A	N/A	N/A	D	D	N/A
	Reversible/Irreversible	R	R	R	R	N/A	N/A	N/A	N/A	N/A	R	R	N/A
	Positive effects	PC1 would be likely to have a positive impact on IIA Objective 10 as it imposes strict controls on developments outside of settlement boundaries. PC2 would be likely to have a positive impact on IIA Objective 10 as it requires new developments to harmonise with or enhance the surrounding landscape.											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
		PC3 would be likely to have a positive impact on IIA Objective 10 as it requires new developments to retain nature conservation features and incorporate measures to enhance biodiversity and ecological connectivity. PC4 would be likely to have a positive impact on IIA Objective 10 as it requires new developments to incorporate GI. PC11 would be likely to have a positive impact on IIA Objective 10 as it ensures that the developments at Mostyn Docks do not have adverse effect on the ecology and landscape of the Dee Estuary.											
	Adverse effects	PC10 could potentially have an adverse impact on IIA Objective 10 as the planned highways schemes could cause direct harm to sensitive habitats or reduce habitat connectivity (i.e. introducing a barrier to the movement of wildlife due to mortality or behavioural avoidance).											
	Recommendations	When determining the extent to which a proposal harmonise with the character under PC2, is of a suitable design under PC3 or a suitable resilience under PC4, or provides necessary transport infrastructure under PC5, the Council could seek to maximise opportunities for ensuring new developments incorporate GI of a type and layout that contributes towards a coherent GI network throughout the County and is well-managed to maximise the benefits it provides in terms of providing a safe and coherent wildlife corridor of high biodiversity value. Policies EN2, EN3, EN6, EN7 and EN11 would help to avoid and mitigate adverse impacts on biodiversity as they are designed to protect and enhance areas of biodiversity and wildlife value from harm caused by development.											
11. To conserve and enhance the County's landscape and townscape character and quality	Score	+	+	++	++	O	O	O	O	O	-	+	O
	Uncertainty	M	M	H	H	L	L	L	L	L	M	M	L
	Duration	LT	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	LT	LT	N/A
	Direct / Indirect	D	D	D	D	N/A	N/A	N/A	N/A	N/A	D	D	N/A
	Reversible/Irreversible	R	R	R	R	N/A	N/A	N/A	N/A	N/A	R	R	N/A
	Positive effects	PC1 would be likely to have a positive impact on IIA Objective 11 as it imposes strict controls on developments outside of settlement boundaries. PC2 would be likely to have a positive impact on IIA Objective 11 as it requires new developments to harmonise with or enhance the character and surrounding landscape. PC3 would be likely to have a positive impact on IIA Objective 11 as it requires new developments have a high-quality design that respects the sites surroundings, through retaining exiting landscape features and selecting materials that are sympathetic to the local character. PC4 would be likely to have a positive impact on IIA Objective 11 as it requires new developments to incorporate GI. PC11 would be likely to have a positive impact on IIA Objective 11 as it ensures that the developments at Mostyn Docks do not have adverse effect on the landscape of the Dee Estuary.											
	Adverse effects	PC10 could potentially have an adverse impact on IIA Objective 11 as the planned highways schemes could impact on the character of landscapes or townscapes within which they are set.											
	Recommendations	Policies PC2, PC3 or PC4 could potentially require new development proposals to show how the development would contribute towards a coherent GI network that includes native species and makes a positive contribution to the character of townscapes and landscapes throughout Flintshire whilst also connecting the urban built form with the countryside and natural environment.											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
		Policies EN2, EN3, EN6, EN7 and EN11 would help to avoid and mitigate adverse impacts on landscape and townscape character as they would help to protect and enhance GI from harm caused by development. Policies EN4 and EN5 would help to protect and enhance landscape character. Policies EN8, EN9 and EN10 would help to protect townscape character.											
12. To protect and enhance the cultural heritage asset	Score	O	+	++	+	O	O	O	O	O	O	O	O
	Uncertainty	L	M	H	M	L	L	L	L	L	L	L	L
	Duration	N/A	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	D	D	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	R	R	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	PC2 would be likely to have a positive impact on IIA Objective 12 as it requires new developments to harmonise with or enhance the existing buildings and the character of the surrounding area. PC3 would be likely to have a positive impact on IIA Objective 12 as it requires new developments have a high-quality design that protects and enhances the historic and cultural built environment. PC4 would be likely to have a positive impact on IIA Objective 11 as it requires new developments to incorporate GI.											
	Adverse effects	None.											
	Recommendations	None.											
13. To protect and enhance the quality of water features and resources	Score	O	+	O	+	O	O	O	O	O	O	+	O
	Uncertainty	L	M	L	M	L	L	L	L	L	L	M	L
	Duration	N/A	LT	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A
	Direct / Indirect	N/A	D	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A
	Reversible/Irreversible	N/A	R	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A
	Positive effects	PC2 would be likely to have a positive impact on IIA Objective 13 as it requires developments to not have any significant adverse effects on pollution for nearby residents. PC4 would be likely to have a positive impact on IIA Objective 13 as it requires new developments to use water resources efficiently. PC11 would be likely to have a positive impact on IIA Objective 13 as it ensures that the developments at Mostyn Docks do not have adverse effect on the ecology or water quality of the Dee Estuary.											
	Adverse effects	None.											
	Recommendations	PC4 could potentially encourage the use of Sustainable Urban Drainage Systems and GI to help sustainable manage surface runoff and thereby reduce the risk of pollution or contamination of waterbodies.											
14. To reduce the risk of flooding	Score	O	+	+	++	O	O	O	O	O	O	O	O
	Uncertainty	L	M	M	H	L	L	L	L	L	L	L	L
	Duration	N/A	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	D	D	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	R	R	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
	Positive effects	PC2 would be likely to have a positive impact on IIA Objective 14 as it requires developments to not result in any problems relating to flooding or drainage. PC3 would be likely to have a positive impact on IIA Objective 14 as it suggests that developments, where appropriate, should include landscaping and planting which would contribute to flood attenuation. PC4 would be likely to have a positive impact on IIA Objective 14 as it requires new developments to incorporate features which can mitigate the effects of climate change.											
	Adverse effects	None.											
	Recommendations	PC4 could potentially state that proposals are encouraged to show how Sustainable Urban Drainage Systems and/or GI would be incorporated into developments to help sustainably manage surface run off. This GI should be connected to the wider GI network extending throughout the County.											
	Score	+	++	O	+	++	++	++	O	O	+/-	+	O
15. To protect and improve air quality and limit greenhouse gas emission	Uncertainty	M	M	L	M	M	M	M	L	L	H	M	L
	Duration	LT	LT	N/A	LT	LT	LT	LT	N/A	N/A	LT	LT	N/A
	Direct / Indirect	D	D	N/A	D	D	D	D	N/A	N/A	D	D	N/A
	Reversible/Irreversible	R	R	N/A	R	R	R	R	N/A	N/A	R	R	N/A
	Positive effects	PC1 and PC4 would be likely to have a positive impact on IIA Objective 15 as they will ensure new residents are situated within existing settlements or in sustainable locations which would reduce the reliance on personal cars and thereby reduce air pollution and emissions. PC2 would be likely to have a positive impact on IIA Objective 15 as it requires developments to not have any significant adverse effects on pollution for nearby residents. PC2, PC5, PC6 and PC7 would be likely to have a positive impact on IIA Objective 15 through ensuring new developments provide sustainable transport opportunities that would reduce the reliance on personal cars and thereby reduce air pollution and emissions. PC4 would be likely to have a positive impact on IIA Objective 15 as it requires new developments to use water resources efficiently. PC10 would be likely to have a positive impact on IIA Objective 15 as the planned highways schemes could reduce air pollution near some receptors. PC11 would be likely to have a positive impact on IIA Objective 15 as it ensures that the developments at Mostyn Docks do not have adverse effect on the air quality of the Dee Estuary.											
	Adverse effects	PC10 could potentially have an adverse impact on IIA Objective 15 as the planned highways schemes could increase GHG emissions and air pollution associated with road traffic.											
	Recommendations	PC3 could require proposals to evidence the likely energy efficiency of development to help reduce the likely GHG emissions associated with new builds. PC4 could potentially state that proposals would be encouraged to incorporate electric car charging points, or to consider the accessibility of developments to such charging points, to help facilitate a gradual increase in the use of electric and low-emission vehicles.											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
		Policy EN18 would be likely to help limit incidences of pollution whilst Policy EN13 would be likely to help minimise non-renewable energy consumption and GHG emissions. Policy PC5 would be likely to help increase rates of sustainable transport update.											
16. To increase energy efficiency, require the use of renewable energy and sustainable building design	Score	O	O	O	++	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	M	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	PC4 would be likely to have a positive impact on IIA Objective 16 as it requires new developments to be designed to achieve sustainable and efficient use of resources through maximising solar gain and to incorporate renewable technologies where appropriate.											
	Adverse effects	None.											
	Recommendations	Policies PC3 or PC4 could potentially require development proposals to evidence the likely energy efficiency of new builds. The Council should consider the possibility of moving towards carbon neutral homes towards the end of the LDP period or soon after.											
17. To ensure sustainable use of natural resource	Score	+	O	O	+	O	O	O	O	O	O	O	O
	Uncertainty	M	L	L	M	L	L	L	L	L	L	L	L
	Duration	LT	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	D	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	R	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	PC1 would be likely to have a positive impact on IIA Objective 17 as it imposes strict controls on developments outside of settlement boundaries which discourages development on greenfield sites. PC4 would be likely to have a positive impact on IIA Objective 17 as it requires new developments to make efficient use of resources through sustainable construction techniques and materials.											
	Adverse effects	None.											
	Recommendations	PC4 could require development proposals to show how the development would avoid or minimise the erosion, compaction or excavation of soils other than that which is absolutely necessary for the construction phase. Developers could be encouraged to adopt best practice in terms of sustainable soil management during the construction phase, as per guidance provided by NRW.											
18. To encourage the protection and promotion of the Welsh Language	Score	O	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None.											
	Adverse effects	None.											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Creating Sustainable Places and Communities Policies											
		PC1	PC2	PC3	PC4	PC5	PC6	PC7	PC8	PC9	PC10	PC11	PC12
	Recommendations	None.											



## Supporting a Prosperous Economy Policies

### Policy PE1: General Employment Land Allocations

PE1 allocates various sites for employment uses. These have each been assessed on an individual basis in Appendix E.

### Policy PE2: Principal Employment Areas

Within principal employment areas, as defined on the proposals map and listed below, the following types of employment development will be permitted:

- A. B1 business use;
- B. B2 general industry;
- C. B8 storage and distribution

provided that the proposal is of an appropriate type and scale for both the site and its surroundings.

### Policy PE3: Location of Other Employment Development

New industrial, office and warehousing development proposals will be permitted within settlement boundaries where there are no suitable or available allocated sites or sites within Principal Employment Areas and which conform to Policies PC2, PC3 and PC4.

Outside settlement boundaries new industrial, office and warehousing development will be permitted through the:

- i. Conversion of existing buildings provided that:
  - A. The building is structurally sound and capable of conversion without major or complete reconstruction, tantamount to the erection of a new building; and
  - B. The building is suitable for the specific re-use; and
  - C. Any inherent traditional historic or architectural features of merit in the building are retained;
- ii. Development of land on the edge of settlement boundaries of tier 2 local service centres, tier 3 sustainable villages, and tier 4 defined villages provided that:
  - A. There are no more suitable sites or buildings available either within a nearby settlement boundary or on brownfield land; and
  - B. It is specifically for a rural activity which cannot be located elsewhere; and
  - C. The development is of an appropriate scale and well related to the form of the settlement and does not exacerbate ribbon development or result in a fragmented pattern of development; and
  - D. A logical new site boundary is formed, utilising existing features wherever possible, or suitable boundary treatment, supplemented by sensitive landscaping measures.

In all cases the development should not involve external storage or operations which would be harmful to residential amenity or to the character and appearance of the area.

### Policy PE4: Farm Diversification

Proposals for farm diversification comprising the conversion and / or the limited extension of existing buildings, or in exceptional circumstances sensitively located and designed new build, will be permitted where:

- A. The proposed diversification activity is run in conjunction with the main farm enterprise; and
  - B. Any retail proposals are small scale, and specifically related to the farm operation or farm diversification scheme, and do not unacceptably harm local shops or facilities; and
  - C. The proposal does not involve external storage or operations which would be harmful to residential amenity or the character and appearance of the area; and
- In the case of new build the buildings are of a scale, siting, design and materials appropriate to the site and surroundings and are well related to existing buildings in the main farm complex.
- In the case of conversions the building is suitable for the specific re-use; and any inherent traditional historic or architectural features of merit are retained.

### Policy PE5: Expansion of Existing Employment uses

Outside allocated sites or Principal Employment Areas the expansion of employment uses will be permitted only where:

## Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

- A. It is located on land within or abutting the boundary of existing premises; and
- B. The resultant scale of development is in keeping with the existing operation, site and its surroundings; and
- C. Any new site boundary is logical, utilising existing features wherever possible, or incorporates suitable boundary treatment, supplemented by sensitive landscaping measures.

### Policy PE6: Protection of Employment Land

The loss of existing, designated, or allocated employment land and buildings to other uses will only be permitted if:

- A. No other suitable site is available for the development proposed; and
- B. The site or building is no longer considered to be suitable for employment purposes; and
- C. It would not result in an unacceptable reduction in the supply and range of employment sites in the area; or
- D. The proposal would bring about the removal or satisfactory relocation of a non-conforming or potentially polluting use from the site or building.

### Policy PE7: Retail Centre Hierarchy

Retail, leisure and commercial development will be directed towards the following hierarchy as identified on the proposals map:

Tier	Centre	
Sub-Regional Centre	Broughton	
Town Centres	Buckley, Flint, Holywell, Mold and Shotton	
District Centres	Connah's Quay, Queensferry and Saltney	
Local Centres	Bagillt – High Street Broughton – Broughton Hall Rd Buckley – Lane End Caergwrle – village centre Caerwys – village centre Connah's Quay – Thornfield Ave Connah's Quay – Englefield Ave Connah's Quay – Ffordd Llanarth Ewloe – The Highway Ewloe – Holywell Road Flint – Northop Road	Garden City – Welsh Road Greenfield – Parade Hawarden – village centre Holywell - Holway Hope – village centre Mostyn – Maes Pennant Mynydd Isa – The Square

## Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

		Penyffordd / Penymynydd – village centre  Shotton – Aston Park Road  Shotton Central Drive
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Proposals will be supported where they are appropriate in scale and type for a particular centre.

### Policy PE8: Development within Primary Shopping Areas

Within the Primary Shopping Areas, as designated on the proposals map, retail development is the preferred ground floor use. Proposals that seek to diversify from A1 retail uses and activities, will be considered in terms of:

- A. The nature of the use and how it positively complements the existing retail offer; and
- B. The level and distribution of existing non- a1 retail uses; and
- C. Whether, and for how long the premises has been vacant and actively marketed (at least 12 months); and
- D. Whether the proposal is for the conversion of an upper floor; and
- E. The amount of retail floor space and frontage that will be lost.

All proposals for development within the primary shopping areas, must demonstrate how they will enhance the vibrancy, viability and attractiveness of that centre.

### Policy PE9: Development outside Primary Shopping Areas

Within town centre boundaries, but outside the Primary Shopping Areas, (as identified on the proposals map) proposals for ground floor retail, professional services, food and drink and other commercial proposals that would enhance a towns vitality and viability, will be supported.

### Policy PE10: District and Local Centres

Within the designated District Centres of Connah's Quay, Queensferry and Saltney proposals which maintain or improve the range and quality of shopping provision or complimentary commercial and leisure facilities will be supported provided it is appropriate in scale and enhances the centre.

Small scale retail and other commercial uses intended to meet the day to day needs of the local neighbourhood will be directed towards suitable sites or premises within the Local Centres identified in Policy PE7.

### Policy PE11: Edge and Out of Town Retail Development

Retail development will only be permitted outside Broughton Sub-Regional Centre, the Town, District and Local Centres With the exception of ground floor premises within town centre core retail areas, non-retail development including the upper floors of buildings will be permitted within the remaining area of town centres, within district centres and within local centres, provided that:

- A. There is a need for the proposed floor-space (needs test);
- B. That the need cannot satisfactorily be accommodated within or adjacent to the town and district and local centres (sequential test); and
- C. The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the town district and local centres (retail impact assessment).

### Policy PE12: Tourist Accommodation, Facilities and Attractions

The development of new or extensions to existing self-catering and serviced tourist accommodation and tourist attractions and facilities will be permitted within defined settlements where proportionate in scale to the site and its surroundings. Outside defined settlement boundaries development will be permitted in the form of:

- A. The extension to existing tourist accommodation and facilities; or  
B. The conversion of existing buildings whereby in accordance with tan6:  
i. The building is structurally sound and capable of conversion without extensive rebuilding, extension or alteration tantamount to the erection of a new dwelling;  
ii. Any traditional historic or architectural features of merit are retained; and  
iii. Any curtilage included to provide amenity space or associated parking or other facilities should not harm the character and appearance of the area;  
C. Non-permanent accommodation such as chalets, pods, glamping and tent camping sites;  
D. New build tourist attractions and facilities outside settlement boundaries if:  
i. An open countryside location is essential;  
ii. The proposal cannot be accommodated within an existing building or within a defined settlement boundary;  
iii. The development is based upon a geographically restricted resource or activity.  
The occupancy of tourist accommodation will be restricted to holiday use only.

**Recommendation:** Policy PE12 could provide greater clarity over the definition of 'holiday use' and whether there is a specific number of week s per year.

#### Policy PE13: Caravan Development in the Open Countryside

- A. The development of static caravan accommodation will be permitted outside the Talacre, Gronant and Gwespyr area (as defined on the proposals map) where:  
i. There would be no material harm to the landscape character and environmental quality of the surrounding area, either individually or cumulatively with other sites in the vicinity; and  
ii. The scale of the proposal together with the number, siting and layout of units, circulation roads and service buildings is appropriate to the characteristics of the site and locality; and  
iii. The scheme incorporates substantial internal and structural landscaping; and  
B. New touring caravan sites will only be permitted, in addition to the criteria in a. Only where:  
i. It is used for touring caravan purposes and any touring caravans are removed from the site for periods when not in use; and  
ii. Any essential service buildings that are needed can be provided within existing buildings or appropriately sited and designed small new buildings.  
C. The extension of existing caravan related sites will be permitted only where:  
i. Any increase in the number of pitches or units is modest;  
ii. Any physical extension of the site is modest;  
iii. The scheme incorporates substantial internal and external structural landscaping, demonstrates significant improvement to the environment of the site and a reduction of its impact on the surrounding landscape;  
iv. The proposal involves improved on-site facilities;  
v. Any touring caravans are removed when not in use.  
The occupancy of caravan related developments will be restricted to holiday use only.

**Recommendation:** Policy PE13 could provide greater clarity over the definition of 'holiday use' and whether there is a specific number of week s per year.

#### Policy PE14: Greenfield Valley

- Development proposals within or adjoining the Greenfield Valley, as designated on the proposals map, will be permitted where they do not detract from the tourism potential of the Valley or harm areas or features of landscape, nature conservation or historic value.
- 
- **Recommendation:** Policy PE14 could include a requirement for enhancements and net gains for features of landscape, nature conservation or historic value.

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
1. To reduce crime, disorder and fear of crime	Score	+	+	+	+	+	+	+	+	+	+	+	+	+
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversible	R	R	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	All PE policies would help to facilitate the protection of existing employment land in Flintshire, as well as the creation of new employment throughout the County. This would be expected to make a major contribution towards helping to combat unemployment and in so doing would help to combat a major cause of poverty.												
	Adverse effects	There is a minor risk that, where new employment land is created where previously there was none, local rates of crime could increase.												
	Recommendations	Policies PC2, PC3 and PC4 would help to ensure new employment development is safe and minimises risks of crime. Policy PE3 could potentially include a requirement for proposals for employment development in 'Other' locations to show how employees here would be able to access these jobs sustainably and efficiently, including via walking, cycling and public transport modes.												
2. To improve levels of educational attainment for all age groups and all sectors of society	Score	+	+	+	+	+	+	+	+	+	+	+	+	+
	Uncertainty	H	H	L	M	M	L	M	L	L	L	L	L	L
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversible	R	R	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	All PE policies would help to facilitate the protection of existing employment land in Flintshire, as well as the creation of new employment throughout the County. It is considered to be likely that opportunities for learning new skills and potentially gaining new qualifications, particularly those directly related to the sorts of new jobs created in Flintshire, would increase as a result of the range of PE policies.												
	Adverse effects	None.												
	Recommendations	None.												
3. To improve physical and mental health and wellbeing for all and	Score	+	+	O	+	O	+	O	O	O	O	O	O	O
	Uncertainty	M	M	L	M	L	M	L	L	L	L	L	L	L
	Duration	LT	LT	N/A	LT	N/A	M-LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	D	D	N/A	D	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	R	R	N/A	R	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
reduce health inequalities	Positive effects	PE2, PE3 and PE5 would be likely to have positive impacts on Objective 3 as they require the local environment and residents to be considered in the allocation of employment land in order to ensure there are no harmful impacts. PE7 would help to ensure that the majority of new facilities are directed towards the larger retail centres of the County. These locations, such as Broughton, Buckley or Flint, are generally the more accessible locations in Flintshire via sustainable modes including public transport, walking and cycling.												
	Adverse effects	None.												
	Recommendations	PC5, PC7 and PC9 are likely to help implement improved transport schemes which would improve accessibility between residents and key services and facilities. If PE3 were to also require employment proposals to show how employees at the site would be able to access these jobs via walking and cycling, this would permit active forms of commute for residents and thus healthier lifestyles.												
4. To provide access to good quality, affordable housing that meets the needs and requirements of the community	Score	+	+	O	+	O	O	O	O	O	O	O	O	O
	Uncertainty	M	M	L	M	L	L	L	L	L	L	L	L	L
	Duration	LT	LT	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	D	D	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversi	R	R	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	PE2, PE3 and PE5 would be likely to have a positive impact on IIA Objective 4 as they require the local environment and residents to be considered in the allocation of employment land which would help to ensure that residential environments are of an acceptable standard.												
	Adverse effects	None.												
	Recommendations	None.												
5. To improve sustainable access to basic goods, services and amenities for all groups	Score	+	+	O	O	O	+/-	+	+	+	+	+	O	O
	Uncertainty	M	M	L	L	L	M	M	M	M	M	M	L	L
	Duration	LT	LT	N/A	N/A	N/A	LT	LT	LT	LT	LT	LT	N/A	N/A
	Direct / Indirect	D	D	N/A	N/A	N/A	D	D	D	D	D	D	N/A	N/A
	Reversible/Irreversi	R	R	N/A	N/A	N/A	R	R	R	R	R	R	N/A	N/A
	Positive effects	PE2, PE3, PE7, PE8, PE9, PE10, PE11 and PE12 would be likely to have a positive impact on IIA Objective 5 as they would help to ensure that employment and retail development is situated within existing centres, settlements and employment areas where there is generally a good range of walking, cycling and public transport routes on offer.												
	Adverse effects	PE7 could potentially have an adverse impact on IIA Objective 5 as it encourages the centralisation of retail, leisure and commercial developments towards major population centres which would not improve access for residents living in rural or isolated areas.												

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
	Recommendations	The Council could potentially require proposals to show how new employment, retail or tourist development can be accessed by employees, customer or visitors via sustainable and efficient transport modes including walking, cycling and public transport.												
6. To build strong and cohesive communities	Score	++	++	O	++	O	+	+	+	+	+	O	O	O
	Uncertainty	M	M	L	M	L	M	M	M	M	M	L	L	L
	Duration	LT	LT	N/A	LT	N/A	LT	LT	LT	LT	LT	N/A	N/A	N/A
	Direct / Indirect	D	D	N/A	D	N/A	D	D	D	D	D	N/A	N/A	N/A
	Reversible/Irreversi	R	R	N/A	R	N/A	R	R	R	R	R	N/A	N/A	N/A
	Positive effects	PE2, PE3 and PE5 would also be likely to have a positive impact on IIA Objective 6 as it requires the local environment and residents to be considered in the allocation of employment land in order to ensure there are no harmful impacts on residents. PE2, PE3, PE5, PE7, PE8, PE9, PE10 and PE11 seek to ensure that new employment, retail, leisure and commercial developments are situated within existing settlements and generally in areas within which the site use would be appropriate and accordant with the existing local character, such as by siting new employment land within existing key employment areas. This approach would be expected to help preserve and avoid adverse impacts on the sense of place and community in many areas of Flintshire.												
	Adverse effects	None.												
	Recommendations	None.												
7. To promote a sustainable economy, business development and investment	Score	++	++	++	++	++	++	++	++	++	++	++	++	++
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversi	R	R	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	All PE policies would be expected to make a positive contribution towards sustainable economic growth in Flintshire, setting out protection for existing employment, retail, tourism and commercial areas and facilitating the creation of new such areas. This employment, retail, commercial and tourism focussed land will predominantly be in highly accessible locations in well-connected settlements, existing employment areas or centres and so will be able to attract employees, customers and visitors.												
	Adverse effects	None.												
	Recommendations	In order for businesses to operate successfully and to access markets or appeal to customers/visitors at a regional, national or international level it will be essential that these businesses have good access to digital infrastructure and good internet speeds. PE policies could potentially include a requirement or reference to the need for employment land proposals to show how internet needs would be catered for. The Council could potentially include a requirement in PE Policies for proposals to show how new employment, retail or tourist development can be accessed by employees, customer or visitors via sustainable and efficient transport modes including walking, cycling and public transport.												

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IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
8. To provide employment opportunities across the County and promote economic inclusion	Score	++	++	++	++	++	++	++	++	++	++	++	++	++
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversi	R	R	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	All PE policies would be expected to make a positive contribution towards sustainable economic growth in Flintshire, setting out protection for existing employment, retail, tourism and commercial areas and facilitating the creation of new such areas. This employment, retail, commercial and tourism focussed land will predominantly be in highly accessible locations in well-connected settlements, existing employment areas or centres and so will be able to attract employees, customers and visitors.												
	Adverse effects	None.												
9. To maintain and improve the quality of life in rural areas	Score	O	O	+	O	O	O	O	O	O	O	+	+	+
	Uncertainty	L	L	M	L	L	L	L	L	L	L	M	M	M
	Duration	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	LT	LT
	Direct / Indirect	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	D	D
	Reversible/Irreversi	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	R	R
	Positive effects	PE4 would be likely to have a positive impact on IIA Objective 9 as it supports the diversification of Farms, in order to help maintain their longevity. PE12, PE13 and PE14 would be likely to have a positive impact on IIA Objective 9 as they support the development of tourist accommodation and services which would provide employment opportunities in rural areas.												
	Adverse effects	None.												
	Recommendations	PC5, PC7 and PC10 are likely to mitigate PE2, PE3 and PE7 through the implementation of improved transport schemes which would improve accessibility between residents and key services and facilities. PE policies could potentially include a requirement or reference to the need for employment land proposals to show how internet needs would be catered for, particularly for proposals in rural locations where access to the internet and modern digital infrastructure is sometimes more limited.												



Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
10. To protect and enhance biodiversity and geodiversity	Score	+	+	+	O	+	O	+	+	+	+	+	+	+
	Uncertainty	M	M	M	L	M	L	M	M	M	M	M	M	M
	Duration	LT	LT	LT	N/A	LT	N/A	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	N/A	D	N/A	D	D	D	D	D	D	D
	Reversible/Irreversi	R	R	R	N/A	R	N/A	R	R	R	R	R	R	R
	Positive effects	<p>PE2, PE3 and PE5 would be likely to have a positive impact on IIA Objective 10 as it requires the local environment to be considered in the allocation of employment land in order to ensure there are no harmful impacts.</p> <p>PE2, PE3 and PE5 would be likely to have a positive impact on IIA Objective 10 as they help to ensure employment areas are situated within existing employment areas and settlement boundaries.</p> <p>PE7, PE8, PE9, PE10 and PE11 would be likely to have a positive impact on IIA Objective 10 as they help to ensure retail, leisure and commercial developments are situated within existing settlement boundaries.</p> <p>PE15 would be likely to have a positive impact on IIA Objective 10 as they ensures that any new tourist developments in the countryside avoid causing harm to areas or features of high biodiversity value.</p> <p>PE14 would be likely to have a positive impact on IIA Objective 10 as it ensures that any new Caravan developments would not cause any material harm to the environmental quality of the surrounding area.</p>												
	Adverse effects	None.												
	Recommendations	<p>Policies EN2, EN3, EN6, EN7 and EN11 would help to avoid and mitigate adverse impacts on biodiversity as they are designed to protect and enhance areas of biodiversity and wildlife value from harm caused by development.</p> <p>Proposals in the countryside, including caravan development and other tourist accommodation, facilities and attractions, should be required to evidence how adverse impacts on local biodiversity has been avoided. These proposals should be encouraged to incorporated GI into the developments in a manner that helps to protect and enhance local habitat connectivity.</p>												
11. To conserve and enhance the County's landscape and townscape character and quality	Score	+	+	+	+	O	+	+	+	+	+	+	+	+
	Uncertainty	M	M	H	M	L	M	M	M	M	M	H	H	H
	Duration	LT	LT	LT	LT	N/A	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	D	N/A	D	D	D	D	D	D	D	D
	Reversible/Irreversi	R	R	R	R	N/A	R	R	R	R	R	R	R	R
	Positive effects	<p>PE2, PE3 and PE5 would be likely to have a positive impact on IIA Objective 11 as it requires the local environment to be considered in the allocation of employment land in order to ensure there are no harmful impacts.</p> <p>PE2, PE3 and PE5 would be likely to have a positive impact on IIA Objective 11 as they help to ensure employment areas are situated within existing employment areas and settlement boundaries.</p>												

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
		P4 would be likely to have a positive impact on IIA Objective 11 as it ensures that Farm diversification is not harmful to the character or appearance of the area. PE7, PE8, PE9, PE10 and PE11 would be likely to have a positive impact on IIA Objective 11 as they help to ensure retail, leisure and commercial developments are situated within existing settlement boundaries. PE12, PE13 and PE14 would be likely to have a positive impact on IIA Objective 11 as they ensure that any new tourist developments in the countryside are sensitively designed and do not harm the character, nature conservation or historic value of an area, although there is a lack of evidence to suggest the extent to which this will be achieved.												
	Adverse effects	None.												
	Recommendations	Policies EN2, EN3, EN6, EN7 and EN11 would help to avoid and mitigate adverse impacts on landscape and townscape character as they would help to protect and enhance GI from harm caused by development. Policies EN4 and EN5 would help to protect and enhance landscape character. Policies EN8, EN9 and EN10 would help to protect townscape character. PE policies could potentially include a requirement for proposals to evidence how adverse impacts on the local character will be avoided and mitigated. This should include incorporating GI into new developments in a manner that contribute to a coherent GI network across the County that is not only visually attractive and helps to protect and enhance character but is also of high biodiversity value and contributes towards pedestrian and cycle routes, improving air quality, managing surface runoff and alleviating flood risk.												
12. To protect and enhance the cultural heritage asset	Score	+	+	+	+	O	O	O	O	O	O	+	+	+
	Uncertainty	M	M	M	M	L	L	L	L	L	L	M	M	M
	Duration	LT	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A	LT	LT	LT
	Direct / Indirect	D	D	D	D	N/A	N/A	N/A	N/A	N/A	N/A	D	D	D
	Reversible/Irreversible	R	R	R	R	N/A	N/A	N/A	N/A	N/A	N/A	R	R	R
	Positive effects	PE2, PE3 and PE5 would be likely to have a positive impact on IIA Objective 12 as it requires the local environment to be considered in the allocation of employment land in order to ensure there are no harmful impacts. P4 would be likely to have a positive impact on IIA Objective 12 as it ensures that Farm diversification is not harmful to the character or appearance of the area. PE12, PE13 and PE14 would be likely to have a positive impact on IIA Objective 12 as it ensures that any new tourist developments in the countryside are sensitively designed and do not harm character, nature conservation or historic value of an area.												
	Adverse effects	None.												
	Recommendations	Policies EN2, EN3, EN6, EN7 and EN11 would help to protect and enhance GI from harm caused by development, thereby protecting the setting of assets. Policies EN4 and EN5 would help to protect and enhance landscape character, which typically have a high heritage value. Policies EN8, EN9 and EN10 would help to protect townscape character, thereby also preserving the setting of heritage assets.												
	Score	O	O	O	O	O	O	O	O	O	O	O	O	O

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
13. To protect and enhance the quality of water features and resources	Uncertainty	L	L	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversi	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None.												
	Adverse effects	None.												
	Recommendations	None.												
14. To reduce the risk of flooding	Score	O	O	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversi	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None.												
	Adverse effects	None.												
15. To protect and improve air quality and limit greenhouse gas emission	Recommendations	Ensure that flood risk policy is carried forward for new caravan sites, even if their residential use is temporary. TAN 15 advises that 'Caravan, camping and other temporary occupancy sites give rise to special problems in relation to flooding. They have often been located on coastal or riverside sites which are susceptible to flooding. The instability of caravans places their occupants, and others, at special risk and it may be difficult to operate an effective flood warning system. Such development should be refused in zone C2, as should proposed changes of use to residential mobile homes or permanent housing and only be considered in zone C1 following application of the tests in section 6, 7 and appendix 1.'												
	Score	+	+	O	+	O	+	+	+	+	+	O	O	O
	Uncertainty	M	M	L	M	L	M	M	M	M	M	L	L	L
	Duration	LT	LT	N/A	LT	N/A	LT	LT	LT	LT	LT	N/A	N/A	N/A
	Direct / Indirect	D	D	N/A	D	N/A	D	D	D	D	D	N/A	N/A	N/A
	Reversible/Irreversi	R	R	N/A	R	N/A	R	R	R	R	R	N/A	N/A	N/A
	Positive effects	PE2, PE3, PE5, PE7, PE8, PE9, PE10 and PE11 would be likely to have a positive impact on IIA Objective 15 as they would help to ensure employment, retail and other commercial areas are situated within existing employment areas and settlements and are therefore accessible via relatively sustainable transport modes including walking, cycling and public transport. This would help to limit emissions associated with private car use.												
	Adverse effects	None.												

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
	Recommendations	Policy EN18 would be likely to help limit incidences of pollution whilst Policy EN13 would be likely to help minimise non-renewable energy consumption and GHG emissions. Policy PC5 would be likely to help increase rates of sustainable transport update.												
16. To increase energy efficiency, require the use of renewable energy and sustainable building design	Score	O	O	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversi	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None.												
	Adverse effects	None.												
	Recommendations	None.												
17. To ensure sustainable use of natural resource	Score	+	+	O	+	O	+	+	+	+	+	-	-	-
	Uncertainty	M	M	L	M	L	M	M	M	M	M	M	M	M
	Duration	LT	LT	N/A	LT	N/A	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	N/A	D	N/A	D	D	D	D	D	D	D	D
	Reversible/Irreversi	R	R	N/A	R	N/A	R	R	R	R	R	R	R	R
	Positive effects	PE2, PE3, PE5, PE7, PE8, PE9, PE10 and PE11 seek to ensure that new employment, retail, leisure and commercial developments are situated within existing settlements and generally in areas where land is predominantly brownfield or contains soils that are limited in their ecological and agricultural value. This approach would therefore facilitate a more efficient use of land in the County.												
	Adverse effects	PE12, PE13 and PE14 could potentially have an adverse impact on IIA Objective 17 as they permit development in the countryside where land is frequently greenfield and contains ecologically or agriculturally valuable soils.												
	Recommendations	Policies EN2, EN3, EN6, EN7 and EN11 would help to protect and enhance GI from harm caused by development, thereby protecting soils. Policy HN2 may help to ensure developments make an efficient use of land. Proposals for development in the countryside could be required to show how sustainable soil management technique would be employed during the construction phase in order to avoid any unnecessary erosion, compaction or excavation of soils. Where feasible, development should seek to make efficient uses of land in previously undeveloped locations.												
18. To encourage the protection	Score	+	+	+	+	+	+	+	+	+	+	+	+	+
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT

**Appendix D – Deposit LDP – IIA Assessments of Development Management Policies**

IIA Objective	Potential for significant effects	Supporting a Prosperous Economy Policies												
		PE2	PE3	PE4	PE5	PE6	PE7	PE8	PE9	PE10	PE11	PE12	PE13	PE14
and promotion of the Welsh Language	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversi	R	R	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	Support of the local economy within Wales could support the retention and development of the Welsh Language within Flintshire, through the retention and attraction of more of the population who live and work in the area, and reduction in commuting to England for work and potentially education.												
	Adverse effects	None.												
	Recommendations	None.												

## Meeting Housing Needs

### Policy HN1: New Housing Development Proposals

This policy allocates various sites in the county for residential development. These have been appraised in Appendix E.

Land is allocated in the following locations as shown on the proposals map to help deliver the identified housing requirement over the plan period:

- ▣ Key Strategic Site Northern Gateway (Policy STR3 and Development Brief)
- ▣ Key Strategic Site Warren Hall (Policy STR3 and Development Brief)

### Policy HN2: Density and Mix of Development

New housing development should aim to provide a density of at least 30 dwellings per hectare and incorporate a mix of dwellings by type and size in order to make the most efficient use of available land and to meet the needs of residents for a range of house types thereby creating mixed and socially inclusive communities. A lower density of development will only be permitted where:

- A. Site constraints prevent the minimum density from being achieved
- B. The minimum density would harm the character and appearance of the sites surroundings

In all cases, housing developments should use high quality design principles to maximise the density of development without compromising the quality of the living conditions provided and make adequate provision for privacy and space about dwellings.

### Policy HN3: Affordable Housing

Affordable housing contributions will be sought on developments of 10 or more units in accordance with the following quotas which should be taken as a starting point for negotiation on a site by site basis:

- 40% in the Central sub market area;
- 35% in the Connah's Quay, Queensferry and Broughton sub market area;
- 15% in the Flint and Coast sub market area;
- 20% in the Garden City sub market area;
- 40% in the Mold and Buckley sub market area;
- 30% in the South Border sub market area.

Affordable housing will be expected to be delivered on site in the first instance and only in exceptional circumstances will off site or commuted sum contributions be accepted in lieu of on-site provision.

**Recommendation:** Policy HN3 could require affordable housing to be 'pepper potted' throughout developments to ensure there is a diverse mix of housing types.

### Policy HN4 Housing in the Countryside

Proposals for housing development outside defined settlement boundaries will only be permitted where:

- A. It is for the purposes of agriculture, forestry or other rural enterprise as defined in TAN6,
- B. It involves the replacement of an existing dwelling (see policy HN4-A), or
- C. It involves the subdivision of an existing dwelling, provided the dwelling is capable of subdivision without major extensions that amount to the erection of an additional dwelling or dwellings, or
- D. It involves the conversion of an existing Non-residential building (see policy HN4-B), or
- E. It involves sensitive infill development within an appropriate group of dwellings in the countryside (see policy HN4-C)
- F. It is for affordable housing rural exception sites on land adjoining the settlement limits (see policy HN4-D), or
- G. It is for a One Planet Development as defined in TAN6

#### Policy HN4-A Replacement Dwellings

The replacement of a dwelling outside settlement boundaries will only be permitted if:

- A. The existing building has lawful use rights as a dwelling;
- B. The existing dwelling is habitable or capable of being made habitable without works which are tantamount to the construction of a new dwelling;
- C. The existing dwelling does not have significant local historical or architectural interest;
- D. The new dwelling is not significantly larger than the existing dwelling and reflects the character and traditional building style of the locality in terms of its siting, design, form, and the materials used;
- E. The replacement dwelling should be located on the site of the existing dwelling, or in exceptional circumstances where an alternative siting within the curtilage will address an existing site constraint or bring about an overall environmental improvement; and
- F. There is no extension to the existing residential curtilage.

#### Policy HN4-B Residential Conversion of Rural Buildings

The change of use to a dwelling of an existing non-residential building outside settlement boundaries will only be permitted where:

- A. If suitable for employment use, the building has been advertised at a reasonable price for sale or lease for an employment generating use, for a period of at least one year without success; or
  - B. Residential conversion is a subordinate part of a scheme for business re-use; or
  - C. The resultant housing would contribute to an identified need for affordable housing to meet local needs;
- Provided that:
- i. the building is structurally sound and capable of conversion without significant extension, extensive rebuilding, or external alteration, as evidenced by an independent structural survey;
  - ii. the building has a traditional character due to its form, bulk and general design, in keeping with its surroundings, and is worthy of retention and re-use;
  - iii. the scheme of conversion does not prejudice the character of the building or the rural character of the locality and retains any inherent traditional architectural and historic features which merit retention;
  - iv. The creation of a residential curtilage does not have a harmful effect on the character of the countryside.
  - v. reasonable standards of living conditions are provided by the proposal.

#### Policy HN4-C Infill Development in Groups of Houses

Outside settlement boundaries infill development for one or two housing unit(s) may be permitted, provided that the proposal is to meet a proven local housing need and:

- A. Comprises a small gap which is not an important landscape, nature conservation, historic or other amenity feature within a clearly identifiable small group of houses within a continuously developed frontage;
- B. Does not constitute, or extend existing, ribbon development which would be detrimental to the character and appearance of open countryside, and does not create fragmented development; and
- C. Respects adjacent properties and the surrounding area in terms of its siting, form, design and scale, and does not represent overdevelopment of the site.

#### Policy HN4-D Affordable Housing Exceptions Schemes

Outside village settlement boundaries, proposals to develop affordable housing in rural areas will only be permitted, where:

- A. There is evidence of genuine local need for affordable housing;
- B. There are no suitable alternative sites or properties within settlement boundaries to meet the need;
- C. Schemes abut settlement boundaries and form logical extensions to settlements, avoiding ribbon and fragmented development and incorporating suitable boundary treatment and landscaping measures;
- D. The scale, design, and layout of the proposed development are sympathetic and appropriate to the size and character of the settlement and its landscape setting, and reflect the scale of need identified; and
- E. Houses will remain affordable in perpetuity for those in need, managed by a housing association, the County Council, a bone fide trust or similar management organisation.

#### Policy HN5: House Extensions and Alterations

Extensions or alterations to existing dwellings will be permitted provided that the proposal:

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- A. Is subsidiary in siting, scale and form to the existing dwelling, and does not represent an overdevelopment of the site;
- B. Respects the existing dwelling and surroundings in terms of design and materials;
- C. Will not have an unacceptable impact on the living conditions of occupiers of adjoining developments.

### Policy HN6 Annex Accommodation

Annex accommodation will only be permitted where it is:

- A. An extension to an existing dwelling; or
- B. A conversion of an existing building within the curtilage of an existing dwelling; provided that:
  - i. its usage is ancillary to the residential use of the existing dwelling and is reliant in part on the main dwelling for facilities;
  - ii. it is limited in terms of size, scale and floor area to be reflective of the needs of the user;
  - iii. it involves no separate garden area, vehicular access, or car parking area; and
  - iv. it is in the same ownership as the main dwelling, with future occupancy controlled by means of a condition or legal agreement.

### Policy HN7 Houses in Multiple Occupation (HMO's)

Within defined settlement boundaries, proposals to convert an existing building into self-contained accommodation, bedsits or houses in multiple occupation will only be permitted if:

- A. Conversion is possible without major alterations or extensions which would significantly alter the character and appearance of the building and locality;
- B. The scale and intensity of use would be compatible with the existing building and adjoining and nearby uses;
- C. The proposal includes on-site parking or it can be demonstrated that it does not have an adverse effect on local parking provision;
- D. The proposal includes a drying area, bin storage and cycle parking, and provides for the amenity of future occupants;
- E. The cumulative impact of development would not lead to the over concentration of HMOs in the locality to the detriment of community cohesion or residential living standards;
- F. The proposed HMO does not result in either more than two HMOs side by side or an existing residential property sandwiched between HMO's.

### Policy HN8: Gypsy and Traveller Sites

This policy allocates land for accommodation for the gypsy and traveller community. The assessment of these sites, and therefore this policy, is presented in Appendix E.

### Policy HN9 Gypsy and Traveller Accommodation

Proposals for new Gypsy and Traveller caravan sites, or the extension of existing sites, including land outside of defined settlement limits will be permitted provided:

- i. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;
- ii. There are no suitable alternative sites either with planning permission or allocated for such uses which could accommodate the need;
- iii. The site is well related to suitable community facilities and services for the prospective occupants;
- iv. The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services;
- v. The site affords satisfactory amenity standards both for its occupants and for neighbouring land uses;
- vi. The site is not in an area at high risk of flooding given the particular vulnerability of caravans.



Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
1. To reduce crime, disorder and fear of crime	Score	++	++	+	+	+	+	+	+	+	++	+
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT
	Direct/Indirect	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversible	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	All HN policies would be expected to contribute towards a reduction in crime as they would help to reduce rates of homelessness and poverty, ensuring new and existing residents of Flintshire can live in high-quality and safe environments.										
	Adverse effects	None.										
2. To improve levels of educational attainment for all age groups and all sectors of society	Recommendations	New homes could be required to be of a design and layout that enables higher rates of natural surveillance as this would reduce the risk of crime.										
	Score	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None of the Meeting Housing Needs Policies would be expected to have positive impacts on IIA Objective 2.										
3. To improve physical and mental health and wellbeing for all and reduce health inequalities	Adverse effects	None of the Meeting Housing Needs Policies would be expected to have adverse impacts on IIA Objective 2.										
	Recommendations	N/A										
	Score	O	O	O	O	O	O	O	O	O	+	O
	Uncertainty	L	L	L	L	L	L	L	L	L	M	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A
4. To provide access to good	Positive effects	HN7 would be likely to have positive impacts on IIA Objective 3 as proposals for HMO are required to provision on site cycle parking which could encourage the uptake of active travel. Additionally, HN7 would be likely to have positive impacts on IIA Objective 3 as the strict guidelines prevent the allocation of too many HMOs in one area to reduce the negative impact on community cohesion.										
	Adverse effects	None.										
	Recommendations	New homes should be of a locations, design and layout that enables residents to access their local community via safe cycling and walking routes. These routes would ideally provide residents with access to outdoor recreational areas where residents can experience the natural environment and socialise outdoors.										
4. To provide access to good	Score	++	++	+	+	+	+	+	+	+	++	++
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT

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IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
quality, affordable housing that meets the needs and requirements of the community	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversible	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	HN2 would be likely to have positive impacts on IIA Objective 4 as it ensures that housing developments are of acceptable standard whilst meeting required levels of housing density. HN3 would be likely to have positive impacts on IIA Objective 4 as it secures the provision of affordable housing. HN4, HN4-A, HN4-B, HN4-C, HN4-D would be likely to have positive impacts on IIA Objective 4 as they relate to the provision of housing outside settlement boundaries. HN5 and HN6 would be likely to have positive impacts on IIA Objective 4 as they relate to the extension of residential dwellings. HN7 would be likely to have positive impacts on IIA Objective 4 as it ensures that HMO are of suitable standards. HN9 would help to ensure that there is an adequate supply of Gypsy and Traveller accommodation.										
	Adverse effects	None.										
	Recommendations	It is recommended that the Council pursue as much affordable housing as possible at all residential developments.										
5. To improve sustainable access to basic goods, services and amenities for all groups	Score	O	O	O	O	O	+	O	O	O	++	++
	Uncertainty	L	L	L	L	L	M	L	L	L	M	M
	Duration	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	LT	LT
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	D	D
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	R	R
	Positive effects	HN4-C would be likely to have positive impacts on IIA Objective 5 as Infill developments ensure new housing is related to existing settlements, reducing the pressure for sporadic and isolated development. HN7 would be likely to have positive impacts on IIA Objective 5 as proposals for HMO are required to first consider the locations sustainability in terms of proximity to public transport and off-street parking. Additionally, HN7 would be likely to have positive impacts on IIA Objective 5 as HMOs are required to provision on site cycle parking which could encourage the uptake of active travel. HN9 would be likely to have positive impacts on IIA Objective 5 as it requires new Gypsy and Traveller sites to be located with good access to main gypsy travelling routes as well as key services and facilities.										
	Adverse effects	None.										
	Recommendations	New homes should be of a design, layout and location that enables residents to walk or cycle to key areas of employment and communal areas safely.										
6. To build strong and cohesive communities	Score	+	O	+	+	+	+	O	O	O	+	+
	Uncertainty	M	L	M	M	M	M	L	L	L	M	M
	Duration	LT	N/A	LT	LT	LT	LT	N/A	N/A	N/A	LT	LT
	Direct / Indirect	D	N/A	D	D	D	D	N/A	N/A	N/A	D	D
	Reversible/Irreversible	R	N/A	R	R	R	R	N/A	N/A	N/A	R	R
	Positive effects	HN2 would be likely to have positive impacts on IIA Objective 6 as it ensures housing developments include a range of house types in order to create mixed and socially inclusive communities.										

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
		HN4 and HN4A – HN4D would be likely to have positive impacts on IIA Objective 6 as they would help to ensure new residential development is an appropriate type and scale in appropriate locations in a manner that contributes towards cohesive communities. HN7 would be likely to have positive impacts on IIA Objective 6 as the strict guidelines prevent the allocation of too many HMOs in one area to reduce the negative impact on community cohesion. HN9 would help to ensure that new residential development provides satisfactory amenity standards for occupants and neighbours.										
	Adverse effects	None.										
	Recommendations	New homes should be of a design and layout that provides residents with good access to outdoor amenity space where they can socialise outdoors and interact with their neighbours. Residents should also be provided with safe and attractive cycling and pedestrian links to communal areas, such as high streets and parks.										
7. To promote a sustainable economy, business development and investment	Score	O	O	+	O	+	O	O	O	O	O	O
	Uncertainty	L	L	M	L	M	L	L	L	L	L	L
	Duration	N/A	N/A	LT	N/A	S-MT	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	D	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	R	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	HN4 would be likely to have positive impacts on IIA Objective 7 as it permits the development of housing outside of settlement boundaries for the purpose or agriculture, forestry or other rural enterprises. HN4-B would be likely to have positive impacts on IIA Objective 7 as it ensures that if a building is suitable for rural employment it must be advertised at a reasonable price for at least a year before it is permitted to be converted for residential use.										
	Adverse effects	None.										
8. To provide employment opportunities across the County and promote economic inclusion	Recommendations	New homes should be of a design, layout and location that enables residents to walk or cycle to key area of employment safely.										
	Score	O	O	+	O	+	O	O	O	O	O	++
	Uncertainty	L	L	M	L	M	L	L	L	L	L	M
	Duration	N/A	N/A	LT	N/A	S-MT	N/A	N/A	N/A	N/A	N/A	LT
	Direct / Indirect	N/A	N/A	D	N/A	D	N/A	N/A	N/A	N/A	N/A	D
	Reversible/Irreversible	N/A	N/A	R	N/A	R	N/A	N/A	N/A	N/A	N/A	R
	Positive effects	HN4 would be likely to have positive impacts on IIA Objective 8 as it permits the development of housing outside of settlement boundaries for the purpose or agriculture, forestry or other rural enterprises. HN4-B would be likely to have positive impacts on IIA Objective 8 as it ensures that if a building is suitable for rural employment it must be advertised at a reasonable price for at least a year before it is permitted to be converted for residential use. HN9 would be likely to have positive impacts on IIA Objective 8 as it requires new Gypsy and Traveller sites to be located with good access to key services and facilities.										
	Adverse effects	None.										

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IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
	Recommendations	New homes should be of a design, layout and location that enables residents to walk or cycle to key areas of employment safely.										
9. To maintain and improve the quality of life in rural areas	Score	O	O	++	O	+	O	O	O	O	O	O
	Uncertainty	L	L	M	L	M	L	L	L	L	L	L
	Duration	N/A	N/A	LT	N/A	S-MT	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	D	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	R	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	HN4 would be likely to have positive impacts on IIA Objective 9 as it permits the development of housing outside of settlement boundaries for the purpose of agriculture, forestry or other rural enterprises. HN4-B would be likely to have positive impacts on IIA Objective 9 as it ensures that if a building is suitable for rural employment it must be advertised at a reasonable price for at least a year before it is permitted to be converted for residential use.										
	Adverse effects	None.										
	Recommendations	Where new residential development takes place in rural locations, the Council should seek to ensure that these homes have good access to the internet.										
10. To protect and enhance biodiversity and geodiversity	Score	++	O	+/-	O	O	+/-	-	O	O	O	-
	Uncertainty	M	L	H	L	L	H	M	L	L	L	M
	Duration	LT	N/A	LT	N/A	N/A	LT	LT	N/A	N/A	N/A	LT
	Direct / Indirect	D	N/A	D	N/A	N/A	D	D	N/A	N/A	N/A	D
	Reversible/Irreversible	R	N/A	R	N/A	N/A	R	R	N/A	N/A	N/A	R
	Positive effects	HN2 could potentially have a positive impact on IIA Objective 10 as it seeks to ensure new developments are of an appropriate density, with provision of open space included in developments, and this may facilitate the inclusion of GI in new developments. HN4 would be likely to a positive impact on IIA Objective 10 as it sets strict guidelines to limit the development of housing outside settlement boundaries and in the countryside. HN4-C would be likely to a positive impact on IIA Objective 10 as it ensures that Infill development doesn't take place on land with important nature conservation value.										
	Adverse effects	HN4, HN4-C and HN4-D could potentially have an adverse impact on IIA Objective 10 as they permit the development of housing outside settlement boundaries which has the potential to reduce biodiversity and habitat connectivity. HN9 could potentially have an adverse impact on IIA Objective 10 if Gypsy and Traveller extensions take place on greenfield land as this would have the potential to reduce biodiversity and habitat connectivity.										
	Recommendations	It is recommended that where residential development is being considered, the Council review the likely impacts on the local GI network and the potential for incorporating new GI elements into the development. A well-managed and connected GI network extending throughout the County can provide a variety of ecosystem services to residents, including through its biodiversity value, positive impact on the local character, flood risk attenuation, carbon storage and recreational opportunities.										

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
		Policies EN2, EN3, EN6, EN7 and EN11 would help to avoid and mitigate adverse impacts on biodiversity as they are designed to protect and enhance areas of biodiversity and wildlife value from harm caused by development.										
11. To conserve and enhance the County's landscape and townscape character and quality	Score	+	O	+	++	++	++	+	+	+	O	-
	Uncertainty	M	L	M	M	M	M	H	M	M	L	M
	Duration	S-MT	N/A	S-MT	S-MT	S-MT	S-MT	S-MT	S-MT	S-MT	N/A	LT
	Direct / Indirect	D	N/A	D	D	D	D	D	D	D	N/A	D
	Reversible/Irreversible	R	N/A	R	R	R	R	R	R	R	N/A	R
	Positive effects	<p>HN2 would be likely to have a positive impact on IIA Objective 11 as it considers the character and appearance of the area surrounding the site when selecting the housing density.</p> <p>HN4 would be likely to have a positive impact on IIA Objective 11 as it sets strict guidelines to limit the development of housing outside settlement boundaries.</p> <p>HN4-A would be likely to have a positive impact on IIA Objective 11 as it ensures that the replacement dwellings reflect the character and traditional building style of the locality.</p> <p>HN4-B would be likely to have a positive impact on IIA Objective 11 as it ensures that if rural buildings are converted for residential purposes they are of traditional character and in keeping with the rural character.</p> <p>HN4-C would be likely to have a positive impact on IIA Objective 11 as it ensures that infill development doesn't take place on land with important landscape value and would not be detrimental or harmful to the appearance of the countryside.</p> <p>HN4-D would be likely to have a positive impact on IIA Objective 11 as it ensures that housing developments outside of settlement boundaries respect the character and appearance of the site and its surroundings, although there is a lack of evidence to suggest the extent to which this will be achieved.</p> <p>HN5 and HN6 would be likely to have a positive impact on IIA Objective 11 as they ensure that housing extensions and alterations do not have detrimental impacts on character of the property and its surroundings.</p>										
	Adverse effects	HN9 could potentially have an adverse impact on IIA Objective 11 as new Gypsy and Traveller extensions could alter the character of an area.										
	Recommendations	<p>It is recommended that where new development is being considered, the Council review the likely impacts on the local GI network and the potential for incorporating new GI elements into the development. A well-managed and connected GI network extending throughout the County can provide a variety of ecosystem services to residents, including through its biodiversity value, positive impact on the local character, flood risk attenuation, carbon storage and recreational opportunities.</p> <p>Policies EN2, EN3, EN6, EN7 and EN11 would help to avoid or mitigate adverse impacts on landscape and townscape character as they would help to protect and enhance GI from harm caused by development. Policies EN4 and EN5 would help to protect and enhance landscape character. Policies EN8, EN9 and EN10 would help to protect townscape character.</p>										
	Score	O	O	O	++	++	++	O	+	+	O	O
	Uncertainty	L	L	L	M	M	M	L	M	M	L	L
	Duration	N/A	N/A	N/A	S-MT	S-MT	S-MT	N/A	S-MT	S-MT	N/A	N/A
12. To protect and enhance the	Score	O	O	O	++	++	++	O	+	+	O	O
	Uncertainty	L	L	L	M	M	M	L	M	M	L	L
	Duration	N/A	N/A	N/A	S-MT	S-MT	S-MT	N/A	S-MT	S-MT	N/A	N/A

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IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
cultural heritage asset	Direct / Indirect	N/A	N/A	N/A	D	D	D	N/A	D	D	N/A	N/A
	Reversible/Irreversible	N/A	N/A	N/A	R	R	R	N/A	R	R	N/A	N/A
	Positive effects	HN4-A would be likely to have a positive impact on IIA Objective 12 as it ensures that dwellings with significant local historical or architectural interest cannot be replaced. HN4-B would be likely to have a positive impact on IIA Objective 12 as it ensures that if any rural buildings are converted for residential purposes, they retain any inherent traditional architectural and historical features. HN4-C would be likely to have a positive impact on IIA Objective 12 as it ensures that infill development doesn't take place on land with important historic value. HN5 and HN6 would be likely to have a positive impact on IIA Objective 12 as they ensure that housing extensions and alterations do not have detrimental impacts on character of the property and its surroundings.										
	Adverse effects	None.										
	Recommendations	Policies EN2, EN3, EN6, EN7 and EN11 would help to protect and enhance GI from harm caused by development, thereby protecting the setting of assets. Policies EN4 and EN5 would help to protect and enhance landscape character, which typically have a high heritage value. Policies EN8, EN9 and EN10 would help to protect townscape character, thereby also preserving the setting of heritage assets.										
13. To protect and enhance the quality of water features and resources	Score	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None of the Meeting Housing Needs Policies would be expected to have positive impacts on IIA Objective 13.										
	Adverse effects	None.										
	Recommendations	A well-managed and connected GI network extending throughout the County can provide a variety of ecosystem services to residents, including through its natural water filtering and surface run off intercepting services. Policy EN15 would help to ensure there is a sustainable use of water resources. Policies EN18 and EN19 would help to reduce the risk of pollution or contamination of waterbodies.										
14. To reduce the risk of flooding	Score	O	O	-	O	O	O	O	O	O	O	+
	Uncertainty	L	L	M	L	L	L	L	L	L	L	M
	Duration	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	S-MT
	Direct / Indirect	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D
	Reversible/Irreversible	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R
	Positive effects	HN9 would be likely to have a positive on IIA Objective 14 as it ensures that Gypsy and Traveller sites are not located in areas of high flood risk.										

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IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
	Adverse effects	HN4 could potentially have adverse impacts on IIA Objective 14 as it permits housing developments in rural locations that are typically greenfield land and, due to increasing hardstanding cover, this could alter flood risk.										
	Recommendations	A well-managed and connected GI network extending throughout the County can provide a variety of ecosystem services to residents, including through its natural surface run off intercepting and flood risk attenuation services. PC2, PC3 and PC4 are likely to mitigate HN4 as they ensure that developments do not have an adverse impact on flood risk and include GI and flood attenuation features.										
15. To protect and improve air quality and limit greenhouse gas emission	Score	O	O	O	O	O	O	O	O	O	+	O
	Uncertainty	L	L	L	L	L	L	L	L	L	M	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	S-MT	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A
	Positive effects	HN7 would be likely to have positive impacts on IIA Objective 15 as proposals for HMO are required to first consider the locations sustainability in terms of proximity to public transport.										
	Adverse effects	None.										
	Recommendations	A well-managed and connected GI network extending throughout the County can provide a variety of ecosystem services to residents, including through its air pollutant filtering and carbon storing services. Policy EN18 would be likely to help limit incidences of pollution whilst Policy EN13 would be likely to help minimise non-renewable energy consumption and GHG emissions. Policy PC5 would be likely to help increase rates of sustainable transport update.										
16. To increase energy efficiency, require the use of renewable energy and sustainable building design	Score	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Direct / Indirect	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Reversible/Irreversible	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None.										
	Adverse effects	None.										
	Recommendations	It is recommended that proposals for new homes are required to show that these homes will be of certain energy efficiency standards. At some point in the future, it will become increasingly important to move towards carbon neutral residential developments and this is something the Council could consider towards the end of the LDP period. Policies EN12 and EN13 would be likely to help limit energy consumption and to promote the use of renewable and low-carbon energies.										
17. To ensure sustainable use	Score	+	O	O	O	O	O	-	O	O	O	+
	Uncertainty	M	L	L	L	L	L	M	L	L	L	M
	Duration	S-MT	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	S-MT

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IIA Objective	Effects	Meeting Housing Needs Policies										
		HN2	HN3	HN4	HN4-A	HN4-B	HN4-C	HN4-D	HN5	HN6	HN7	HN9
of natural resource	Direct / Indirect	D	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	D
	Reversible/Irreversible	R	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	R
	Positive effects	HN2 sets out requirements for residential developments to make efficient uses of land, as much as is possible. HN9 would be likely to have positive impacts on IIA Objective 17 as it ensures all Gypsy and Traveller sites are capable of being serviced by sustainable waste disposal.										
	Adverse effects	HN4-D could potentially have an adverse impact on IIA Objective 17 as it permits development in rural locations that are typically greenfield.										
	Recommendations	Where new development is proposed, the Council should seek to ensure that the construction phase would avoid any unnecessary excavation, compaction or erosion of soils as much as possible. A well-managed and connected GI network extending throughout the County can help to preserve and enhance the condition of below ground soils. Policies EN2, EN3, EN6, EN7 and EN11 would help to protect and enhance GI from harm caused by development, thereby protecting soils. Policy HN2 may help to ensure developments make an efficient use of land.										
18. To encourage the protection and promotion of the Welsh Language	Score	+	+	+	+	+	+	+	+	+	+	+
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT
	Direct / Indirect	D	D	D	D	D	D	D	D	D	D	D
	Reversible/Irreversible	R	R	R	R	R	R	R	R	R	R	R
	Positive effects	Support of the local housing market within Wales could support the retention and development of the Welsh Language within Flintshire, through the retention and attraction of more of the population who live and work in the area, and a reduction in commuting to England for work and potentially education.										
	Adverse effects	None.										
	Recommendations	PC12 would help to ensure that the proportion of people that can speak Welsh is preserved or improved, particularly in areas where rates of Welsh-speaking are relatively high or thought to be sensitive to change.										



## Valuing the Environment Policies

### Policy EN1: Sports, Recreation and Cultural Facilities and Activities

Proposals which would adversely affect or result in the loss of existing open space, sports and recreation facilities will only be permitted where:

- A. It can be demonstrated that the need for the facility has ceased; and
- B. It can be demonstrated that there are alternative facilities of at least an equivalent standard and availability in a sustainable and easily accessible location within the settlement or community;
- C. The facility no longer has significant functional, amenity value or quality; and
- D. The loss of the facility would not result in or worsen a deficiency in open space and recreation provision.

All new residential developments will be required to include provision for public open space or sports and recreational facilities in accordance with the Council's adopted standards and be well related to the development it is intended to serve. Where it is not reasonably practical to meet these standards on site or where there is already sufficient provision, a financial contribution will be sought for off-site provision and / or the improvement of existing local provision.

### Policy EN2: Green Infrastructure

Development proposals will be required to protect, maintain and enhance the extent, quality and connectivity of the green infrastructure network, including designated green spaces, and where appropriate:

- A. Create new green infrastructure linkages from the proposed development to the existing network;
  - B. Fill in gaps in the existing network to improve connectivity.
- Where the loss or damage of existing green infrastructure is unavoidable, appropriate mitigation and compensation will be required.

***Recommendation:** The green infrastructure network referred to in Policy EN2 could be included in the LDP proposals map.*

### Policy EN3: Undeveloped Coast and Dee Estuary Corridor

Within the undeveloped coast development will only be permitted where:

- A. It can be demonstrated a coastal location is essential;
- B. It conserves and enhances the open character of the coast;
- C. It would not unacceptably harm areas of nature conservation, landscape or biodiversity;
- D. It would not harm existing or proposed recreational or active travel routes;
- E. Extensive coastal protection measures are not required; and
- f. It would not be potentially at risk of flooding nor unacceptably increase erosion or flooding or interfere with natural coastal processes.

### Policy EN4: Landscape Character

New development, either individually or cumulatively, must not have a significant adverse impact on the character and appearance of the landscape. Landscaping and other mitigation measures should seek to reduce landscape impact and where possible bring about enhancement.

### Policy EN5: Area of Outstanding Natural Beauty

Within the Clwydian Range and Dee Valley AONB, development will only be permitted where it conserves or enhances the natural beauty of the designated area and its setting. In assessing the likely impact of development proposals on the natural beauty of the AONB, cumulative impact will also be taken into consideration.

Development must:

- A. Not have an adverse impact on the special character and qualities of the AONB; and

- B. Contribute to the social, economic and cultural well-being of the local community and be of a scale, form, density and use that is compatible with the character of the AONB and local area; and
- C. Be of an appropriately high standard of design and use appropriate materials that are compatible with the character of the AONB.

#### Policy EN6: Sites of Biodiversity Importance

Development likely to significantly affect any site of international importance, either alone or in combination with other plans or projects, will be subject to a Habitat Regulations Assessment (HRA). Development will only be permitted where it is possible to ascertain no adverse effect on the integrity of the Site or where there are Imperative Reasons of Overriding Public Interest and compensatory measures are secured.

Development likely to impact the special features of a Nationally Designated Site will only be granted in exceptional circumstances where appropriate compensation can be provided. Development proposals that would have a significant adverse effect on locally designated sites or site with other biodiversity and / or geological interest, including priority species, will only be permitted where:

- A. It can be demonstrated that the need for the development outweighs the biodiversity or geological importance of the site; and
- B. It can be demonstrated that the development cannot reasonably be located elsewhere; and
- C. Any unavoidable harm is minimised by effective mitigation to ensure that there is no reduction in the overall biodiversity value of the area. Where this is not feasible compensation measures designed to create, restore and enhance biodiversity must be provided.

Development that results in the restoration, enhancement and creation of habitats will be supported especially where this promotes the resilience of ecosystems.

*Recommendation: Policy EN6 could make it clear that development should result in a net gain for biodiversity in line with national policy.*

#### Policy EN7: Development Affecting Trees, Woodlands and Hedgerows

Development proposals that will result in significant loss of, or harm to, trees, woodlands or hedgerows of biodiversity, historic, and amenity value will not be permitted.

Where the impact of development affecting trees, woodlands or hedgerows is considered acceptable, development will only be permitted where:

- A. The development maximises their retention through sensitive design measures; and
- B. Where the removal of trees is considered necessary, suitable replacements that shall be provided elsewhere within the site; and
- C. It results in a net gain in biodiversity.

#### Policy EN8: Built Historic Environment and Listed Buildings

The County's buildings and features of special architectural and historic importance, and their settings, will be preserved.

A. Development proposals affecting listed buildings will be permitted only where:

- i. the alteration and/or extension to a listed building or its curtilage ensures that the special architectural character or historic interest is preserved;
- ii. The change of use of a listed building or its curtilage contributes towards the retention of a building or its sustainable re-use without having an adverse effect on its character, special interest or structural integrity;
- iii. the total or substantial demolition of a listed building is accompanied by the strongest justification and convincing evidence that the proposal is necessary and unavoidable.

B. Development should preserve Scheduled Ancient Monuments and their settings and where appropriate the preservation of other archaeological remains, having regard to the intrinsic importance of the remains and the need for the proposed development.

C. Development should protect and conserve historic landscapes, parks and gardens.

#### Policy EN9: Development in or Adjacent to Conservation Areas

Development within or adjacent to a conservation area will only be permitted if it would preserve or enhance the character and appearance of the conservation area or its setting. New development in such locations must also be of a high standard of design, respond to the area's special characteristics, and pay particular regard to:

- A. Important views, vistas, street scenes, roofscapes, trees, open spaces, gaps and other features that contribute to the character or appearance of the conservation area;
- B. The retention of historically significant boundaries or other elements that contribute to the established form of development;
- C. The relationship to existing buildings and spaces, and pattern of development;

D. Scale, height and massing, architectural design and detailing, the use of materials, boundary treatment, and public realm materials.

#### Policy EN10: Buildings of Local Interest

The demolition or alteration of any building or structure that is included on the List of Buildings of Local Interest will only be permitted where the following criteria apply:

- A. In the case of demolition that the building is structurally unsound, it cannot be made safe without extensive alteration or rebuilding and is incapable of refurbishment at a cost which is reasonable in relation to its degree of interest. The design of the replacement building should match or exceed that which has been demolished; or
- B. In the case of alteration and extension that the works do not adversely affect the architectural or historic character of the building.

#### Policy EN11: Green Barriers

The following areas have been designated as green barriers on the proposals map:

Gronant – Talacre – Gwespyr	Mold – Gwernymynydd
Gorsedd – Carmel	Mold – Mynydd Isa / Sychdyn / New Brighton
Flint – Bagillt	Connah's Quay – Northop Hall / Ewloe / Shotton
Flint – Connah's Quay	Shotton – Mancot – Hawarden – Ewloe
Flint – Flint Mountain	Hawarden–Mancot–Hawarden Airport – Saltney (S of R. Dee)
Flint Mountain – Northop	Broughton – Hawarden Airport – Saltney – Cheshire Border
Gwernaffield – Pantymwyn	Sealand – Cheshire Border (N of R. Dee)
Holywell - Greenfield	Buckley – Little Mountain – Dobshell – Drury – Hawarden – Ewlo

Within the designated green barriers development will only be permitted for:

- A. Justified rural enterprise needs;
- B. Essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green barrier and which do not conflict with the purpose of including land within it;
- C. Limited extension, alteration or replacement of existing dwellings;
- D. Small scale diversification within farm complexes where this is run as part of the farm business; or

E. The re-use of buildings provided that:

- i. the original building is substantial, permanent and capable of conversion without major reconstruction;
- ii. The new use will not have a greater impact on the openness of the green barrier and the purposes of including land within it; and
- iii. the building is in keeping with its surroundings.

Certain other forms of development may be appropriate in the green barrier provided they preserve its openness and do not conflict with the purposes of including land within it. These are: mineral extraction; renewable and low carbon energy generation; engineering operations; and local transport infrastructure. Other forms of development would be inappropriate development unless they maintain the openness of the green barrier and do not conflict with the purposes of including land within it.

**Recommendation:** *Given the similarities between Policy EN11 and EN2, the Council consider putting them closer together in the order of policies or potentially merging them.*

#### **Policy EN12: New Development and Renewable and Low Carbon Energy Technology**

New development will be required to maximize the potential for renewable or low carbon energy technology to meet the energy needs of the proposal.

Residential development sites of 100 units or more and non-residential developments with a floorspace of 1000sqm or more, will be required to submit an Energy Assessment to determine the feasibility of incorporating low carbon or renewable energy technology or connecting to nearby renewable or low carbon energy sources and networks.

#### **Policy EN13: Renewable and Low Carbon Energy Development**

Renewable or low carbon energy generation development may be permitted:

- a. For large scale solar PV farms (5 MW and above) within the Solar Indicative Local Search Areas identified on the proposals map;
- b. For small scale and/or community-based proposals (less than 5MW) for wind, solar, biomass, energy from waste, anaerobic digestion and hydropower in appropriate locations; subject to satisfying the relevant policy tests below.

Land is specifically allocated for solar PV farms at Crumps Yard, Connaught Quay and at Castle Park, Flint, as shown on the proposals map.

All renewable or low carbon energy proposals will be permitted provided that:

- i. the development does not prejudice the purpose of the ILSAs to maximise opportunities for large scale solar PV development;
- ii. the siting, design, layout, type of installation and materials used do not have a significant adverse effect on the character and features of the proposed location;
- iii. there would not be unacceptable loss of public amenity or accessibility to the area;
- iv. the impact of the development upon agriculture, forestry, recreation and other land uses is minimised to permit existing uses to continue unhindered;
- v. there would be no individual or cumulative significant adverse effect on the landscape, particularly the AONB and its setting;
- vi. any associated ancillary buildings or structures are sensitively sited and designed to minimize their impact on the character and quality of the locality;
- vii. in sensitive areas where above ground connections will have an unacceptable adverse effect on the landscape, connection lines and pipes should be located underground;
- viii. adequate provision has been made in the scheme for the restoration and aftercare of the site on the cessation of use.

In the case of wind energy proposals:

- i. the turbines are appropriately designed so as to avoid, or mitigate against, unacceptable environmental impacts, including noise, light reflection and shadow flicker;
  - ii. sufficient steps are taken to avoid or, where possible, to mitigate electro-magnetic interference to any existing transmitting or receiving systems.
- Proposals on land not identified within the Indicative Local Search Areas may still be considered, dependent on the technology proposed, its scale, location, and degree of compliance with the above criteria, particularly where proposals would have a demonstrably positive community or economic benefit.

**This policy allocates two locations in Flintshire to be used as solar farm locations. Each of these solar farm sites have been assessed in Appendix E.**

#### **Policy EN14: Flood Risk**

In order to avoid the risk of flooding, development will not be permitted:

- A. In areas at risk of fluvial, pluvial, coastal and reservoir flooding, unless it can be demonstrated that the development can be justified in line with national guidance and is supported by a technical assessment that verifies that the new development is designed to alleviate the threat and consequences of flooding;
- B. Where it would lead to an increase in the risk of flooding on the site or elsewhere from fluvial, pluvial, coastal or increased surface water run-off from the site;
- C. Where it would have a detrimental effect on the integrity of existing flood risk management assets: or
- D. Where it would impede access to existing and proposed flood risk management assets for maintenance and emergency purposes.

#### **Policy EN15: Water Resources**

Development affecting water resources will only be permitted if:

- A. It would not have a significant adverse impact on the capacity and flow of groundwater, surface water, or coastal water systems;
- B. It would not pose an unacceptable risk to the quality of groundwater, surface water, or coastal water; and
- C. It would have access to adequate water supply, sewerage and sewage treatment facilities which either already exist, or will be provided in time to serve the development, without detriment to existing abstractions, water quality, fisheries, amenity or nature conservation.

#### **Policy EN16: Development on or near Landfill Sites or Derelict and Contaminated Land**

Development proposals on or adjacent to either active or former landfill sites or derelict and contaminated land will be permitted if:

- A. An appropriate investigation has been undertaken to determine the actual or potential presence of landfill gases, leachates and/or other pollutants on the land to be developed;
- B. Appropriate measures are taken to deal with any contamination which exists on the site prior to the development commencing;
- C. If the development of the site is for a vulnerable use, including residential use, then it must be demonstrated that the site is inert, safe and no longer gassing and ensuring that no residual risk remains on site for future receptors;
- D. Minimising as far as possible the off-site disposal of contaminated waste material; and
- E. Measures can be taken to identify and safeguard any significant nature conservation and historic interest which exist on the site.

#### **Policy EN17: Development of Unstable Land**

The development of land subject to instability will only be permitted where it can be demonstrated that appropriate measures have been or will be taken to ensure long term safety.

New development which would create a risk of land instability will only be permitted if:

- A. Steps are taken to negate the risk of instability; and
- B. It would not put adjacent land users and the general public at risk.

#### **Policy EN18: Pollution and Nuisance**

New development which is sensitive to the effects of existing noise, vibration, odour, dust, light or other pollution or nuisance, will be permitted only if it can be demonstrated that appropriate measures can be taken to mitigate any potential adverse effects.

New development which would create an increased risk of noise, vibration, odour, dust, light or other pollution or hazard will only be permitted if:

- A. It would not unacceptably harm general amenity or living conditions; and
- B. It would not impose significant restrictions on the use or development of surrounding land.

If new external lighting is proposed, particularly in or near to the AONB, this should be considered as part of an overall landscaping scheme and kept to a minimum to avoid light pollution.

#### **Policy EN19: Managing Waste Sustainably**

Proposals for new development should:

## Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

- A. Demonstrate how the production of waste will be minimised during all stages of the development and how wastes which do arise would be managed in a sustainable way, in accordance with the waste hierarchy.
- B. Demonstrate, where relevant, that adequate facilities and space for collection, composting and recycling of waste materials has been made.

### Policy EN20: Landfill Buffer Zone

There will be a presumption against sensitive development within the landfill buffer zone. Proposals for new sensitive development within 250m of Parry's Quarry Landfill will only be permitted where it can be demonstrated that there would be no adverse effects from the consented landfill site.

### Policy EN21: Locations for Waste Management Facilities

Proposals for the management of waste, excluding landfill and open windrow composting will generally be permitted on existing or allocated employment sites for B2 uses subject to meeting the criteria detailed in Policy EN22. Sites which are considered to be suitable in principle for waste management uses include: Parry's Quarry, Alltami, Ewloe Barn Industrial Estate, Alltami, Pinfold Lane Quarry/Stoney Beach Quarry, Alltami, Alltami Depot, Alltami, Manor Industrial Estate, Bagillt, Broughton Mill Industrial Estate, Broughton, Spencer Industrial Estate, Catheralls Industrial Estate and Pinfold Industrial Estate, Buckley Old Power Station Site, South of Flintshire Bridge, Connah's Quay, Dock Road, Connah's Quay, Deeside Industrial Park (Excluding the Northern Gateway and DARA), Greenfield Business Park, Greenfield, Mostyn Docks, Mostyn, Chester Road East, Queensferry, Pentre Industrial Estate, Pentre, Queensferry, Queensferry Industrial Estate, Pentre, Queensferry, Glendale Business Park, Sandycroft, Queensferry, River Lane Industrial Estate, Saltney and Prince William Avenue, Sandycroft.

Proposals for the management of waste outside of land not listed above for Waste management uses, or allocated for B2 uses, or land within an Employment Allocation or a Principal Employment Area, may be permitted within settlement boundaries provided:

- i. The proposed development cannot be located on principal employment sites, land allocated for employment uses or within development boundaries due to the scale or nature of the proposed development, or
- ii. The proposal is intended to manage wastes arising entirely on site, or
- iii. There is a demonstrable need for the waste management facility type concerned and there are no allocated sites within a reasonable distance, taking into account the catchment of the waste, and
- iv. The site is outside the AONB; and
- v. There is provision for restoration upon cessation of the approved use. Proposals outside of settlement boundaries will only be permitted where it can be demonstrated that there are no available or suitable sequentially preferable sites.

### Policy EN22: Criteria for Waste Management Facilities and Operations

Proposals for waste management will be permitted provided: A. The proposal would move the management of waste up the waste hierarchy; or B. There is an identified need for the facility type at the regional level, in accordance with Technical Advice Note 21; and C. There would be no significant adverse visual impacts; and D. Any visual impacts can be satisfactorily mitigated through the use of landscaping and appropriate storage of wastes; and E. Compliance with other policies in the plan.

### Policy EN23: Minerals Safeguarding

Non-mineral development within Mineral Safeguarding Areas as defined on the proposals map will only be permitted where it can be demonstrated that:

- A. The mineral underlying the site does not merit extraction, or
- B. The need for the non-mineral development outweighs the need to protect the resource, or
- C. The mineral can be satisfactorily extracted prior to the non-mineral development, or
- D. The development is of a temporary nature or can be removed within the timescales within which the mineral is likely to be needed, and
- E. Essential infrastructure that supports the supply of minerals would not be compromised or would be provided elsewhere.

All applications for development, with the exception of householder applications, in these areas shall be supported by a Mineral Safeguarding Assessment.

Proposals for non-mineral development on allocated sites of 4ha or more and which are underlain by Primary Surface Coal or Category 1 sand and gravel shall be supported by a Prior Extraction Assessment.

#### Policy EN24: Minerals Buffer Zones

Development in the mineral buffer zones as identified on the Proposals Maps will only be permitted where it can be demonstrated that it would not compromise current or planned mineral extraction. Applications for mineral extraction within buffer zones will only be permitted where it can be demonstrated that a sufficient buffer between mineral extraction and sensitive development can be maintained.

#### Policy EN25: Sustainable Minerals Development

EN25 allocates various sites for minerals development. These have each been assessed on an individual basis in Appendix E.

#### EN26: Criteria for Minerals Development

Proposals for mineral extraction will be permitted on allocated sites subject to meeting other Plan Policies and:

- i. There would be no significant adverse visual impact from the development that could not be satisfactorily mitigated through landscaping during the development and following the completion of the development; and
- ii. Satisfactory provision can be made for the management of any mineral wastes which would be generated by the proposal; and
- iii. Where blasting is proposed, vibration would be within acceptable limits as defined by MTAN 1 at nearby sensitive receptors; and
- iv. Satisfactory provision is made for progressive restoration; and v. A satisfactory after-use is identified for the site.

Proposals for mineral extraction outside allocated sites will be supported, outside of the AONB, where there is a demonstrable need for the mineral concerned and where allocated sites are not available to meet that need, subject to meeting the criteria identified above and where a satisfactory buffer between mineral extraction and sensitive development can be achieved.

#### EN27: Secondary and Recycled Aggregate

Proposals for the management of secondary and recycled aggregates will be supported outside settlement boundaries provided they meet the following criteria:

- i. They are temporary and would enable wastes arising from an identified development site/s to be managed in a sustainable way,
- ii. They would not have an adverse impact on residential amenity through noise or dust,
- iii. The development would not result in the loss of permanent features such as trees and hedgerows, and
- iv. The site can be satisfactorily restored to its original condition following the cessation of the use.

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
1. To reduce crime, disorder and fear of crime	Score	+	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	+	O	O	O	O	O	O	O	O	O
	Uncertainty	M	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	M	L	L	L	L	L	L	L	L	L
	Duration	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	D/I	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R/I	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	EN1 would be likely to have positive impacts on IIA Objective 1 by ensuring residents, in particular the youth, have opportunities for positive recreation and socialisation.																										
	Adverse effects	EN18 would be likely to have positive impacts on IIA Objective 1 as it considers the role of light in terms of public safety and crime reduction.																										
	Recos.	None.																										
2.To improve levels of educational attainment for all and ensure that all children and young people have the opportunity to achieve their full potential	Score	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	D/I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R/I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	None.																										
	Adverse effects	None.																										
	Recos.	None.																										
3. To improve physical and mental health and wellbeing	Score	++	++	+	+	+	+	+	O	O	O	+	O	O	O	O	O	O	+	O	O	O	O	O	O	-	O	
	Uncertainty	M	M	M	M	M	M	M	L	L	L	M	L	L	L	L	L	L	M	L	L	L	L	L	L	M	L	
	Duration	LT	LT	LT	LT	LT	LT	LT	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A
	D/I	D	D	D	D	D	D	D	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	
	R/I	R	R	R	R	R	R	R	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A



Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
4. To provide access to good quality, affordable housing that meets the needs and requirements of the community.	Positive effects	EN1 would be likely to have positive impacts on IIA Objective 3 as it protects sports and recreational grounds and requires new residential developments to provision for public open space or sports and recreational facilities. EN2 would be likely to have positive impacts on IIA Objective 3 as it requires green infrastructure networks, which include the provision of both new and established greenspaces such as parks, playing fields, public rights of way and cycleways, to be protected, maintained and enhanced. EN3 would be likely to have positive impacts on IIA Objective 3 as it protects active travel routes along the Coast and Dee Estuary Corridor. EN4, EN5, EN6, EN7 and EN11 would help to protect and enhance the AONB as well as important biodiversity areas and GI elements which are currently beneficial to the physical and mental wellbeing of Flintshire's residents. EN18 would help to ensure residents can live healthy lifestyles undisturbed by unacceptable levels of noise, air or light pollution.																										
	Adverse effects	EN25 could lead to blasting in some locations that could potentially result in negative impacts on the health and wellbeing of local people as a result of pollution.																										
	Recos.	Open spaces protected or created through EN1 should seek to be connected to the coherent GI network extending throughout the County. The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites).																										
	Score	O	O	O	O	+	O	O	O	O	O	+	O	O	O	O	+	O	+	O	O	O	+	+	O	+	+	
	Uncertainty	L	L	L	L	M	L	L	L	L	L	M	L	L	L	L	M	L	M	L	L	L	L	H	H	L	H	H
	Duration	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	LT	N/A	LT	N/A	N/A	N/A	LT	LT	N/A	LT	LT	
	D/I	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	D	N/A	D	N/A	N/A	N/A	D	D	N/A	D	D	
	R/I	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	R	N/A	R	N/A	N/A	N/A	R	R	N/A	R	R	
	Positive effects	EN5 would enable residential development within or near the AONB, dependent on certain circumstances, and this may help to ensure the County's housing needs can be satisfied. EN11 would allow the extension, alteration or replacement of residential buildings in green barrier locations, dependent on certain criteria, and this would help to ensure the varied housing needs of Flintshire can be satisfied. EN16 would help to ensure that residential sites developed near landfill or derelict landfill sites are safe and will cause no harm to future residents. EN18 would help to ensure that new developments would not cause significant pollution or nuisance to residential areas. EN21 and EN22 would help to ensure that waste management facilities would not have adverse effects on residential amenity. EN26 could help to ensure that minerals developments would not have an adverse effect on residential amenity. EN27 would be likely to help protect residential amenity from adverse impacts caused by the aggregates industry.																										

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
5. To improve sustainable access to basic goods, services and amenities for all groups	Adverse effects	None.																										
	Recos.	None.																										
	Score	++	++	+	O	+	+	O	+	+	+	O	O	+	O	O	O	O	O	O	O	O	O	O	O	O	O	
	Uncertainty	M	M	M	L	M	M	L	M	M	M	L	L	M	L	L	L	L	L	L	L	L	L	L	L	L	L	
	Duration	LT	LT	LT	N/A	LT	LT	N/A	LT	LT	LT	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	D/I	D	D	D	N/A	D	D	N/A	D	D	D	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R/I	R	R	R	N/A	R	R	N/A	R	R	R	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Positive effects	EN1 would help to protect open space and sports and recreational grounds and requires new residential developments to include provision for public open space or sports and recreational facilities. EN2 would require green infrastructure networks, which include the provision of both new and established greenspaces such as parks, playing fields, public rights of way and cycleways, to be protected, maintained and enhanced. EN3 would protect active travel routes along the Coast and Dee Estuary Corridor. EN5 would help to ensure that new developments maintain or enhance the natural beauty of the Clwydian Range and Dee Valley AONB, ensuring the protection and continued access to natural spaces. EN6 would help to protect and enhance the accessibility of important biodiversity areas and the diverse range of natural habitats here. EN8, EN9 and EN10 would help to preserve residents' access to historic areas and heritage assets in Flintshire. EN13 would help to ensure that Renewable and Low Carbon Energy Developments do not result in the loss of public amenity space and accessibility.																										
	Adverse effects	None.																										
	Recos.	Open spaces protected or created through EN1 should seek to be connected to the coherent GI network extending throughout the County. The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites).																										
6. To build a strong economy	Score	++	+	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	+	O	O	+	+	+	O	+	+	
	Uncertainty	M	M	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	M	L	L	M	M	M	L	M	M	
	Duration	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	LT	LT	LT	N/A	LT	LT	

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
7. To promote a sustainable economy, business development and investment	D/I	D	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	D	D	D	N/A	D	D	
	R/I	R	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	R	R	R	N/A	R	R	
	Positive effects	EN1 would be likely to have positive impacts on IIA Objective 6 as it protects communities' open space and sports and recreational grounds and requires new residential developments to provision for public open space or sports and recreational facilities. EN2 would be likely to have positive impacts on IIA Objective 6 as it requires green infrastructure networks, which include the provision of both new and established greenspaces such as parks and playing fields, to be protected, maintained and enhanced. EN18 would be likely to have positive impacts on IIA Objective 6 as it prevents development that would cause pollution that would result in unacceptable harm to amenity or living conditions. EN21, EN22 and EN23 could help to ensure that waste management facilities would not result in additional pollution amongst residential communities. EN26 could help to ensure that minerals developments would not result in additional pollution amongst residential communities. EN27 would be likely to help protect residential communities from pollution caused by the aggregates industry.																										
	Adverse effects	None.																										
	Recos.	Open spaces protected or created through EN1 should seek to be connected to the coherent GI network extending throughout the County. The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites).																										
	Score	O	O	+	O	+	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	+	+	+	+	+	+
Uncertainty	L	L	M	L	M	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	M	M	M	M	M	M	
Duration	N/A	N/A	LT	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	LT	LT	LT	LT	LT	
D/I	N/A	N/A	D	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	D	D	D	D	D	
R/I	N/A	N/A	R	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	R	R	R	R	R	
Positive effects	EN3 could help to benefit the local tourism economy by seeking to protect and enhance active travel routes along the coast and estuary. EN5 would be likely to have positive impacts on IIA Objective 7 as it permits developments in the Clwydian Range and Dee Valley AONB if they contribute to the economic well-being of the community. EN21, EN22 and EN23 would be likely to have positive impacts on IIA Objective 7 as they would help to support the mineral extraction industry in Flintshire, which is a vital component of the local economy and jobs market.																											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
		EN24 would be likely to have positive impacts on IIA Objective 7 as it protects land for Mineral Extraction which would benefit the local mineral extraction industry. EN26 and EN27 could also help to boost the local mineral extraction and aggregates industry.																										
	Adverse effects	None.																										
	Recos.	None.																										
8. To provide employment opportunities across the County, and promote economic growth	Score	O	O	O	O	+	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	+	+	+	+	+	+	
	Uncertainty	L	L	L	L	M	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	M	M	M	M	M	M	
	Duration	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	LT	LT	LT	LT	LT	
	D/I	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	D	D	D	D	D	
	R/I	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	R	R	R	R	R	
	Positive effects	EN5 would be likely to have positive impacts on IIA Objective 8 as it permits developments in the Clwydian Range and Dee Valley AONB if they contribute to the economic well-being of the community. EN21, EN22, EN23 and EN24 would be likely to have positive impacts on IIA Objective 7 as they would help to support the mineral extraction industry in Flintshire, which is a vital component of the local economy and jobs market. EN26 and EN27 could also help to support employment in the local mineral extraction and aggregates industry.																										
	Adverse effects	None.																										
	Recos.	None.																										
9. To maintain and improve the quality of life in rural areas	Score	O	O	O	O	+	O	O	O	O	O	+	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	
	Uncertainty	L	L	L	L	M	L	L	L	L	L	M	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
	Duration	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	D/I	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R/I	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Positive effects	EN5 would be likely to permit developments in the Clwydian Range and Dee Valley AONB if they contribute to the economic well-being of the community and avoid adverse impacts on the character or setting of the AONB. In some cases, EN11 would permit development in green barrier areas for justified rural enterprise needs.																										
	Adverse effects	None.																										
	Recos.	None.																										

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
10. To protect and enhance biodiversity and geodiversity	Score	++	++	++	++	++	++	++	O	O	O	++	O	O	O	+	+	O	++	O	O	+	O	O	O	O	+	O
	Uncertainty	M	M	M	M	M	M	M	L	L	L	M	L	L	L	M	M	L	M	L	L	M	L	L	L	M	L	
	Duration	LT	LT	LT	LT	LT	LT	LT	N/A	N/A	N/A	LT	N/A	N/A	N/A	LT	LT	N/A	LT	N/A	N/A	LT	N/A	N/A	N/A	LT	N/A	
	D/I	D	D	D	D	D	D	D	N/A	N/A	N/A	D	N/A	N/A	N/A	D	D	N/A	D	N/A	N/A	D	N/A	N/A	N/A	D	N/A	
	R/I	R	R	R	R	R	R	R	N/A	N/A	N/A	R	N/A	N/A	N/A	R	R	N/A	R	N/A	N/A	R	N/A	N/A	N/A	R	N/A	
	Positive effects	EN1 would protect open spaces and requires new residential developments to provision for public open space. EN2 would require green infrastructure networks to be protected, maintained and enhanced. EN3 would seek to protect the Coast and Dee Estuary Corridor from development and there are highly sensitive international designations here. EN4 would protect the County's landscape character ensuring new developments consider features such as coastal saltmarshes, hedgerows and ponds. EN5 would protect the Clwydian Range and Dee Valley AONB and the sensitive biodiversity features and areas here from harm caused by development. EN6 would protect sites of biodiversity importance and prohibits developments that would result in a significant adverse effect to sites and species of national and international biodiversity importance. EN7 would prevent development that would result in a loss or harm to trees, woodlands or hedgerows of biodiversity value. EN11 would designate green barriers and this would be expected to help protect the sensitive biodiversity areas and features commonly found here. EN15 would ensure that when considering the future hydrological impacts of new developments, special attention is given to the flows of existing water channels and their nature conservation value. EN16 seeks to ensure that any development of brownfield or contaminated land identifies and safeguards any significant nature conservation or historic interest which exist within the site. EN18 would ensure that hazardous and polluting developments are not located in proximity to environmentally sensitive environments. EN21 would help to restrict waste management facilities development in the AONB which could help to protect sensitive habitats and species found in the AONB as well as the surrounding ecological connectivity. EN26 would help to restrict minerals development in the AONB which could help to protect sensitive habitats and species found in the AONB as well as the surrounding ecological connectivity. EN26 would also ensure that new minerals development includes satisfactory provision for progressive restoration. EN27 would seek to ensure that proposals for the management or recycling of aggregates do not result in the permanent loss of important biodiversity features, such as trees and hedgerow. This would not only help to protect the biodiversity value of this sites but would also preserve ecological connectivity.																										
	Adverse effects	None.																										
	Recos.	Open spaces protected or created through EN1 should seek to be connected to the coherent GI network extending throughout the County. Proposals should be encouraged to show how the biodiversity value within open spaces would be protected and enhanced. The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood																										

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
		risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites). It is recommended that the Council seek to achieve a net increase in tree canopy over the LDP period due to the significant benefits this would bring in terms of biodiversity, landscape, health and wellbeing, climate change mitigation and adaptation and air quality improvement. This could potentially be included in Policy EN7.																										
11. To conserve and enhance the County's landscape and townscape character and quality	Score	++	++	++	++	++	+	++	++	++	++	++	O	O	O	O	+	O	+	O	O	+	+	O	O	+	+	
	Uncertainty	M	M	M	M	M	M	M	M	M	M	M	L	L	L	L	M	L	M	L	L	M	M	L	L	M	M	
	Duration	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	LT	N/A	N/A	N/A	N/A	LT	N/A	LT	N/A	N/A	LT	LT	N/A	N/A	LT	LT	
	D/I	D	D	D	D	D	D	D	D	D	D	D	N/A	N/A	N/A	N/A	D	N/A	D	N/A	N/A	D	D	N/A	N/A	D	D	
	R/I	R	R	R	R	R	R	R	R	R	R	R	N/A	N/A	N/A	N/A	R	N/A	R	N/A	N/A	R	R	N/A	N/A	R	R	
		EN1 would protect open space and sports and recreational grounds and requires new residential developments to include provision for public open space or sports and recreational facilities. EN2 would require green infrastructure networks to be protected, maintained and enhanced. EN3 would protect the undeveloped Coast and Dee Estuary Corridor from development and the landscape character here is highly distinctive. EN4 would protect the County's landscape character ensuring new developments consider features such as coastal saltmarshes, hedgerows and ponds. EN5 would protect the Clwydian Range and Dee Valley AONB and the nationally important landscapes here from harm caused by development. EN6 would protect sites of biodiversity importance and prohibits developments that would result in a significant adverse effect to sites and species of national and international biodiversity importance. EN7 would prevent development that would result in a loss or harm to trees, woodlands or hedgerows of biodiversity, historic and amenity value. EN8 would prevent development that will have a significantly adverse impacts on the distinctiveness, architectural integrity and setting of a historic asset. EN9 would ensure that development within Conservation Areas has no significant adverse effect on the character or appearance of a landscape and its setting. EN10 would protect buildings and structures which are not currently listed but are considered worthy of retention. EN11 would designate green barriers and this would be expected to help protect the distinctive and sensitive landscape views and character typically found here. EN16 seeks to ensure that any development of brownfield or contaminated land identifies and safeguards any significant nature conservation or historic interest which exist within the site. EN18 would ensure that developments include appropriate measures to mitigate light pollution with particularly safeguards for the AONB. EN21 would help to restrict waste management facilities development in the AONB and this would help to protect the distinctive and nationally important landscapes found here. EN22 would seek to ensure that no unacceptable visual impacts arise from waste management facilities.																										
	Positive effects																											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
		EN26 would help to restrict minerals development in the AONB which could help to protect the distinctive and nationally important landscapes in the AONB. EN26 would also ensure that new minerals development includes satisfactory provision for progressive restoration which could help to preserve landscape character in the long-term. EN27 would seek to ensure that proposals for the management or recycling of aggregates do not result in the permanent loss of features such as trees and hedgerow and so could help to protect the landscape character in and around these developments.																										
	Adverse effects	None.																										
	Recos.	Open spaces protected or created through EN1 should seek to be connected to the coherent GI network extending throughout the County. The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites).																										
12. To protect and enhance the cultural heritage asset	Score	O	O	O	+	++	++	O	++	++	++	O	O	O	O	O	+	O	O	O	O	+	+	O	O	+	O	
	Uncertainty	L	L	L	M	M	M	L	L	L	L	L	L	L	L	L	M	L	L	L	L	H	H	L	L	H	L	
	Duration	N/A	N/A	N/A	LT	LT	LT	N/A	LT	LT	LT	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	LT	LT	N/A	N/A	LT	N/A	
	D/I	N/A	N/A	N/A	D	D	D	N/A	D	D	D	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	D	D	N/A	N/A	D	N/A	
	R/I	N/A	N/A	N/A	R	R	R	N/A	R	R	R	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	R	R	N/A	N/A	R	N/A	
	Positive effects	EN4 would protect the County's landscape character and setting of settlements. EN5 would help to protect the historic landscapes at the AONB, as well the distinctive setting of heritage assets here including Listed Buildings, from harm caused by development. EN7 would prevent development that would result in a loss or harm to trees, woodlands or hedgerows of biodiversity, historic and amenity value. EN8 would prevent development that will have a significantly adverse impacts on the distinctiveness, architectural integrity and setting of a historic asset. EN9 would ensure that development within Conservation Areas has no significant adverse effect on the character or appearance of an area and its setting. EN10 would protect buildings and structures which are not currently listed but are considered worthy of retention. EN16 seeks to ensure that any development of brownfield or contaminated land identifies and safeguards any significant nature conservation or historic interest which exist within the site. EN21, EN22 and EN26 could help to protect adverse impacts on the setting of important heritage assets, such as Listed Buildings, in the AONB caused by new waste management or minerals development.																										
	Adverse effects	None.																										

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
	Recos.	None.																										
13. To protect and enhance the quality of water features and resources	Score	O	+	O	O	O	O	O	O	O	O	O	O	O	O	++	O	O	O	O	O	O	O	O	O	O	O	O
	Uncertainty	L	M	L	L	L	L	L	L	L	L	L	L	L	L	M	L	L	L	L	L	L	L	L	L	L	L	
	Duration	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	D/I	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	R/I	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Positive effects	EN2 would require green infrastructure networks, which includes rivers and watercourses, to be protected, maintained and enhanced. EN15 would prohibit developments which would have a significantly adverse impact groundwater, surface water, or coastal water systems and directs developers to NRW.																										
	Adverse effects	None.																										
	Recos.	None.																										
	14. To reduce the risk of flooding	Score	O	+	+	O	O	O	+	O	O	O	O	O	O	++	O	O	O	O	O	O	O	O	O	O	O	O
Uncertainty		L	M	M	L	L	L	M	L	L	L	L	L	L	M	L	L	L	L	L	L	L	L	L	L	L	L	
Duration		N/A	LT	LT	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
D/I		N/A	D	D	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
R/I		N/A	R	R	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Positive effects		EN2 would require green infrastructure networks to be protected, maintained and enhanced. EN3 would prevent development along the Coast and Dee Estuary corridor that would unacceptably increase flooding. EN7 would help to protect and enhance the distribution of trees, woodland and hedgerows which play a fundamental natural role in reducing flood risk by increasing surface run off infiltration and interception. EN14 would prevent and regulates development in areas of fluvial, coastal, reservoir and surface water flooding.																										
Adverse effects		None.																										
Recos.		The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites).																										



Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.		Potential for significant effects	Valuing the Environment Policies																										
			EN																										
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
15. To protect and improve air quality and limit greenhouse gas emission	Score	O	++	O	O	O	O	+	O	O	O	O	++	++	O	O	O	O	+	O	O	O	O	O	O	O	O	O	+
	Uncertainty	L	M	L	L	L	L	M	L	L	L	L	M	M	L	L	L	L	M	L	L	L	L	L	L	L	L	L	H
	Duration	N/A	LT	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	LT	LT	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT
	D/I	N/A	D	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	D	D	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D
	R/I	N/A	R	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	R	R	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R
	Positive effects	EN2 would require green infrastructure networks, which include the provision of public rights of way and cycleways which encourage sustainable travel, to be protected, maintained and enhanced. EN7 would help to protect and enhance the distribution of trees, woodland and hedgerow which play an essential role in filtering out air pollutants and improving air quality. EN12 and EN13 would be expected to make a major contribution towards an increase in locally generated and consumed renewable energy. This would help to lower the County's carbon footprint whilst also helping to improve air quality. EN18 relates to polluting and hazardous developments and ensures that developments include appropriate measures to mitigate this. EN27 could potentially help to limit pollution arising from proposals for managing or recycling aggregates.																											
	Adverse effects	None.																											
	Recos.	Open spaces protected or created through EN1 should seek to be connected to the coherent GI network extending throughout the County. The GI network protected and enhanced through EN2 should be strategically managed in a way to maximise the benefits received, including its biodiversity value, wildlife corridor function, character enhancing, climate cooling, carbon storing, air filtering and quality improving, water cleaning, surface run off managing and flood risk alleviating services. The GI network can also provide safe and attractive walking and cycling routes as well as spaces for various outdoor recreational and communal activities. The Council should consider the extent to which proposals could reduce the extent or quality of the GI network and seek to ensure adverse impacts are avoided (e.g. by preserving hedgerow delineating site perimeters) and should encourage proposals to show how the local GI connectivity would be enhanced (e.g. additional hedgerow planting within sites).																											
16. To increase energy efficiency, require the use of renewable	Score	O	O	O	O	O	O	O	O	O	O	O	++	++	O	O	O	O	O	O	O	O	O	O	O	O	O	O	
	Uncertainty	L	L	L	L	L	L	L	L	L	L	L	M	M	L	L	L	L	L	L	L	L	L	L	L	L	L	L	
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	LT	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	D/I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	D	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	R/I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	R	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Positive effects	EN12 and EN13 would be expected to make a major contribution towards an increase in locally generated and consumed renewable energy. This would help to lower the County's carbon footprint whilst also helping to improve air quality.																											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																										
		EN																										
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27	
	Adverse effects	None.																										
	Recos.	None.																										
17. To ensure sustainable use of natural resource	Score	O	O	O	O	O	O	O	O	O	O	+	O	O	O	+	++	++	O	+	O	O	+	+	+	+	+	
	Uncertainty	L	L	L	L	L	L	L	L	L	L	M	L	L	L	M	M	M	L	H	L	L	H	H	H	H	H	
	Duration	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	LT	N/A	N/A	N/A	LT	LT	LT	N/A	LT	N/A	N/A	LT	LT	LT	LT	LT	
	D/I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	D	N/A	N/A	N/A	D	D	D	N/A	D	N/A	N/A	D	D	D	D	D	
	R/I	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	R	N/A	N/A	N/A	R	R	R	N/A	R	N/A	N/A	R	R	R	R	R	
	Positive effects	EN11 would allow the reuse of buildings, depending on various criteria, in green barrier areas and this may help to facilitate an efficient use of resources and land. EN15 would be likely to prohibit developments which would have a significantly adverse impact groundwater, surface water, or coastal water systems and directs developers to NRW. EN16 and EN17 set out requirements for development of derelict, contaminated or unstable land. These policies could help ensure that development in Flintshire during the LDP period is located on appropriate land relatively efficiently. EN19 and EN22 would help to ensure that waste management in Flintshire increasingly follows the waste hierarchy and is managed in a sustainable way. It could help to increase local rates or reduce/reuse/recycle. EN23 and EN24 would help to protect important mineral resources in Flintshire being adversely impacted by other types of development. EN26 would help to ensure that the management and use of mineral resources in Flintshire is increasingly sustainable. EN27 would help to encourage the recycling of aggregates.																										
	Adverse effects	None.																										
	Recos.	None.																										
	18. To encourage the protection and promotion of the Welsh Language	Score	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
		Uncertainty	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Duration		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
D/I		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
R/I		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Positive effects		None.																										
Adverse effects	None.																											

Appendix D – Deposit LDP – IIA Assessments of Development Management Policies

IIA Obj.	Potential for significant effects	Valuing the Environment Policies																									
		EN																									
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	26	27
	Recos.	None.																									