

Cynllun Datblygu Lleol Sir y Fflint

Mawth 2016

Y negeseuon allweddol

Pennu cyfeiriad y Cynllun at y dyfodol

Rhowch eich barn

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Cynllun Datblygu Lleol Sir y Fflint

**Y negeseuon allweddol – pennu cyfeiriad y Cynllun at y dyfodol.
Rhowch eich barn.**

1. Cyflwyniad

1.1 Mae'r Cyngor yn paratoi Cynllun Datblygu Lleol (CDLI) sy'n ymdrin â'r cyfnod o 15 mlynedd rhwng 2015 a 2030 a, phan gaiff ei fabwysiadu, bydd yn disodli'r Cynllun Datblygu Unedol (CDU) mabwysiedig. Bydd y CDLI yn cynnwys polisiau a chynigion a fydd yn darparu ar gyfer anghenion datblygu'r Sir yn ystod oes y Cynllun a hefyd yn diogelu asedau cymdeithasol ac amgylcheddol y Sir.

2. Ble'r ydym ni'n awr?

Mae'r Cyngor wrthi'n dechrau paratoi'r Cynllun ac mae'r gwahanol gamau yn y broses i'w gweld yng Nghytundeb Cyflenwi'r Cyngor. Dyma grynodeb o'r cynnydd a wnaed hyn yma:

- galwyd am **Safleoedd Posibl** a chyhoeddwyd **Cofrestr** o'r holl safleoedd dilys a gyflwynwyd
- mae **Asesiad o'r Safleoedd Posibl** ar y gweill – mae proses ymgynghori mewnol ac allanol yn mynd rhagddi fel rhan o'r gwaith o asesu'r 734 safle posibl a gyflwynwyd
- cynhaliwyd ymgynghoriad ynghylch **Papur Cefndir i ddatblygu Methodoleg Asesu Safleoedd Posibl**. Roedd hwn yn esbonio'r fethodoleg i'w defnyddio i asesu'r safleoedd posibl. Cyhoeddwyd papur diwygiedig yn dilyn y broses hon
- ymgynghorwyd ynghylch cyfres o **18 o Bapurau Pwnc** yn ymdrin ag amrywiaeth o bynciau a materion a chyhoeddwyd fersiynau diwygiedig os cytunwyd ar newidiadau
- ar y cyd a Chyngor Bwrdeistref Sirol Wreccsam, penodwyd ymgynghorwyr Arc4 i gynnal **Asesiad o'r Farchnad Dai**, a chyhoeddwyd yr Asesiad
- penodwyd Arc4 i gynnal **Arolwg Deiliadaeth Tai** o bob eiddo a adeiladwyd / addaswyd dros y 5 mlynedd diwethaf i ddeall y farchnad dai leol yn well
- penodwyd Arc4 i gynnal **Asesiad o Anghenion Sipsiwn a Theithwyr**
- ar y cyd a Chyngor Bwrdeistref Sirol Wreccsam, cynhaliwyd **Astudiaeth o Anghenion Tir Cyflogaeth** a gaiff ei chyhoeddi cyn bo hir. Comisiynwyd gwaith dilynol hefyd i roi amcanestyniad o senarios twf economaidd a thwf seiliedig ar swyddi a bydd hyn yn bwydo i'r gwaith o fodelu natur y boblogaeth ac aelwydydd yn y dyfodol
- penodwyd ymgynghorwyr ar y cyd a Chyngor Bwrdeistref Sirol Wreccsam i gynnal gwaith i fesur pa mor ddichonadwy yw'r safleoedd datblygu

- cynhaliwyd cyfarfod cyntaf y **Fforwm Rhanddeiliaid Allweddol** a gaiff ei ddefnyddio i gael safbwyntiau amrywiol yn ystod camau allweddol o'r broses o baratoi'r Cynllun. Mae'r Fforwm wedi ystyried gweledigaeth ac amcanion y Cynllun
- penodwyd cwmni ymgynghori Hyder i gynnal **Asesiad Amgylcheddol Strategol, Arfarniad Cynaliadwyedd** ac **Asesiad o Reoliadau Cynefinoedd**, ac ymgynghorwyd ynghylch Adroddiad Cwmpasu drafft yr Arfarniad Cynaliadwyedd
- dechreuwyd amrywiaeth o astudiaethau eraill gan gynnwys **adolygiad o'r rhwystr glas, astudiaeth o gapasiti trefol, asesiad Iaith Gymraeg, ac Asesiad Strategol o Ganlyniadau Llifogydd**
- penodwyd COFNOD (Gwasanaeth Gwybodaeth Amgylcheddol Gogledd Cymru) i ymgymryd â'r gwaith o fapio bioamrywiaeth yn y prif drefi ac aneddiadau yn yr ardaloedd lle mae pwysau o ran datblygu
- cynhaliwyd asesiad o wasanaethau a chyfleusterau mewn aneddiadau ac ymgynghorwyd a chynghorau tref a chymuned

Ar y wefan mae gwybodaeth am agweddau amrywiol ar y CDLI yn ogystal ag unrhyw astudiaethau a gwblhawyd, ewch i:

<http://www.sirymfflint.gov.uk/en/Resident/Planning/Flintshire-Local-Development-Plan.aspx>

3. I ble'r ydym yn ceisio mynd?

3.1 Ar hyn o bryd, mae'r Cyngor yn gweithio tuag at baratoi ac ymgynghori ynghylch y Cynllun Ymgynghori Drafft cyn ei Adneuo a fydd yn esbonio'r Strategaeth y mae'r Cyngor yn ei Ffario h.y. maint y twf sy'n gysylltiedig â'r Cynllun a sut y caiff y twf hwnnw ei ddsbarthu'n ofodol drwy'r Sir. Cyn hynny, bydd y Cyngor yn cyhoeddi ac yn ymgynghori ynghylch amrywiaeth o opsiynau twf a opsiynau gofodol cyn penderfynu ar y Strategaeth ddrafft a Ffeirir o fewn y Cynllun cyn ei adneuo.

3.2 Cyn ymgynghori ynghylch yr opsiynau twf ac opsiynau gofodol, fodd bynnag, ystyriwyd ei bod yn bwysig paratoi dogfen gychwynnol a fyddai'n esbonio'r cefndir o ran y gwersi a ddysgwyd o'r sail dystiolaeth sy'n dod i'r amlwg, a'r broses ymgysylltu gychwynnol, a hefyd i roi cyfle i randdeiliaid allweddol a'r cyhoedd roi eu barn gychwynnol am y modd y mae'r Cynllun yn datblygu a'r modd y dylid ei llywio. Drwy hyn, dylai fod y Cyngor yn gallu gweld bod y Cynllun ar y trywydd iawn a dylai fedru datblygu cyfres o opsiynau twf ac opsiynau gofodol realistig.

4. Y weledigaeth

4.1 Mae angen seilio pob CDLI ar weledigaeth yn ymwneud â'r hyn y mae'n ceisio'i gyflawni dros oes y Cynllun. Mae'r Cynllun wedi paratoi Gweledigaeth ddrafft a drafodwyd yn Fforwm y Rhanddeiliaid Allweddol ac ystyrir bod y ddogfen hon yn sylfaen gadarn ar gyfer paratoi a gweithredu'r Cynllun. Defnyddiwyd gwybodaeth a gafwyd yn Strategaeth Gymunedol / Cynllun Integredig Unigol y Cyngor hefyd wrth baratoi'r weledigaeth isod.

Mae'r CDLI yn ymwneud â phobl a lleoedd. Mae'n ceisio sicrhau cydbwysedd cynaliadwy a pharhaol sy'n darparu ar gyfer anghenion economaidd, cymdeithasol ac amgylcheddol Sir y Fflint a'i phobl, a hynny drwy fanteisio ar ei sefyllfa unigryw fel porth rhanbarthol ac fel ardal sy'n denu buddsoddiad economaidd gan hefyd ddiogelu ei hunaniaeth hanesyddol a diwylliannol.

C1 A ydych yn cytuno â'r Weledigaeth ar gyfer y CDLI? Os nad ydych yn cytuno, sut a pham y dylid ei newid, yn eich barn chi?

5. Materion sy'n wynebu'r Cynllun

5.1 Wrth baratoi'r Cynllun, nodwyd nifer o faterion y bydd angen ymdrin â nhw wrth iddo ddatblygu. Mae pob Papur Pwnc yn ymdrin â nifer o faterion ac mae'r prif faterion wedi'u grwpio o dan themâu cyffredinol datblygu cynaliadwy h.y. **cyfoethogi bywyd cymunedol, sicrhau twf a ffyniant a diogelu'r amgylchedd**. O dan bob un o'r tair thema, mae nifer o 'brif faterion' ac mae pob un o'r rhain yn cyfeirio at nifer o faterion neu ystyriaethau allweddol. Nid yw pob un o'r materion yn y Papurau Pwnc wedi'u cynnwys isod gan fod y Papurau i'w gweld ar y wefan fel rhan o sail dystiolaeth y Cynllun. Drwy grwpio a nodi'r materion allweddol o dan 'themâu' a 'phrif faterion', mae'n dechrau creu sylfaen i ymdrin â nhw drwy ddatblygu polisiau addas.

Cyfoethogi bywyd cymunedol

5.2 Sicrhau bod cymunedau'n gallu manteisio ar amrywiaeth o wasanaethau a chyfleusterau, fel addysg ac iechyd, i ganiatáu i fywyd cymunedol ffynnu, i ddiwallu anghenion grwpiau penodol, fel yr henoed

Materion ac ystyriaethau:

- Diffyg cyfleusterau a gwasanaethau
- Ymdrin â diffygion ansoddol a meintiol mewn mannau agored
- Sicrhau bod datblygiadau tai newydd yn cynnwys neu'n cyfrannu at fannau agored sydd wedi'u cynllunio'n dda a'u bod yn cael eu rheoli a'u cynnal a'u cadw'n briodol
- Sicrhau bod cyfleusterau a gwasanaethau hygyrch ar gael
- Y pwysau ariannol ar gyfleusterau a gwasanaethau – nifer / lleoliad / hygyrchedd h.y. nid yw'n realistig i bob anheddiad fod ag amrywiaeth gynhwysfawr o wasanaethau a chyfleusterau ond dylent fod ar gael mewn aneddiadau gerllaw
- A ddylai cyfleusterau a gwasanaethau ymateb i ddatblygiadau neu a ddylent ddylanwadau ar leoliad datblygiadau?
- Darparu canolfannau a chyfleusterau iechyd
- Sicrhau bod cyfleusterau addysg ar gael neu y gellir eu darparu
- Sicrhau bod datblygiadau newydd yn cyfrannu, lle bo angen, at wella ysgolion os oes prinder lle yn yr adeilad presennol
- Sicrhau bod cyfleusterau addysg yn hygyrch i gymunedau lleol, a sicrhau'n benodol bod y daith yno'n ddiogel ac yn gyfleus i blant iau
- Gwarchod a diogelu hunaniaeth cymunedau

C2 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?



5.3 Hybu prosiectau i ddatblygu canol trefi a chanolfannau rhanbarthol fel rhan ganolog o raglenni adfywio

Materion ac ystyriaethau:

- Cydnabod rôl canol trefi / canolfannau rhanbarthol / canolfannau lleol o ran darparu gwasanaethau a chyfleusterau a cheisio'u cynnal neu eu gwella drwy gynlluniau adfywio neu gynlluniau eraill
- Ceisio mynd i'r afael â'r dirywiad yn ein cymunedau oherwydd problemau'n ymwneud â rheoli a chynnal a chadw tir y cyhoedd ac adeiladau, unedau gwag a diffyg cynnal a chadw.
- Sut i ddenu buddsoddiad newydd i ganolfannau trefi

C3 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.4 Hyrwyddo system drafnidiaeth gynaliadwy a diogel sy'n golygu nad yw pobl yn dibynnu cymaint ar y car

Materion ac ystyriaethau:

- Yr angen i ddatblygu system drafnidiaeth gydgysylltiedig sy'n cynnwys ffyrdd, rheilffyrdd, bysiau, beiciau a cherdded a chydabod sut y gellir defnyddio canol trefi fel canolfannau trafndiaeth
- Allgáu cymdeithasol mewn ardaloedd gwledig
- Rhannau o'r boblogaeth sy'n cael eu hallgáu'n gymdeithasol
- Sut y gall pobl heb gar preifat deithio i'r gwaith e.e. ei gwneud yn haws cyrraedd Parc Diwydiannol Glannau Dyfrdwy

- Ymdrin â'r posibilrwydd o wella'r system rheilffordd o ran cludo nwyddau a theithwyr e.e. yr angen i ddatblygu gorsaf rheilffordd newydd ym Mharc Diwydiannol Glannau Dyfrdwy
- Trafnidiaeth gyhoeddus – dulliau a llwybrau
- Ystyried defnyddio hen lwybrau rheilffordd segur a llwybrau eraill posibl at ddibenion hamdden / cymudo
- Nodi lleoedd lle nad yw'r rhwydwaith ffyrdd presennol yn ymdopi â nifer y cerbydau a lle y ceir tagfeydd, a'r posibilrwydd o ddatblygu cynlluniau i godi ffyrdd newydd / gwella ffyrdd
- Cydnabod y manteision iechyd sydd ynghlwm wrth hyrwyddo dulliau o deithio fel cerdded a beicio
- Sicrhau bod Maes Awyr Penarlâg yn parhau i weithredu
- Ystyried rôl Doc Mostyn ac afon Dyfrdwy fel coridor trafndiaeth
- Cynllunio a rheoli ffyrdd i arafu traffig, gwella diogelwch a lleihau tagfeydd

C4 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.5 Hwyluso system drafndiaeth angenrheidiol, y seilwaith cyfleustodau a'r seilwaith cymdeithasol / cymunedol

Materion ac ystyriaethau:

- Capasiti a'r rhwydwaith trin dŵr
- Capasiti cyflenwi dŵr
- Diffyg buddsoddiad amserol mewn seilwaith e.e. cyfleusterau trin dŵr ar gyfer datblygiadau - pwysau ar ddarparwyr gwasanaethau i ymateb - bwydo i gynlluniau darparu gwasanaethau a darparwyr
- Angen dealltwriaeth well o'r seilwaith
- Ynni – cynhyrchu ynni adnewyddadwy, arbed ynni
- Deall y posibiladau o ran cynhyrchu ynni adnewyddadwy yn y Sir wrth ddatblygu polisïau a chynigion addas

C5 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.6 Hwyluso systemau cynaliadwy i drin gwastraff

Materion ac ystyriaethau:

- Nodi anghenion rheoli a gwaredu gwastraff yn y dyfodol – Gwastraff Gweddilliol Gogledd Cymru
- Yr angen i ddyrannu safleoedd penodol yn hytrach nag ardaloedd chwilio
- Cyfrannu at rwydwaith digonol o osodiadau gwaredu a rheoli gwastraff
- Cynllunio datblygiadau tai a datblygiadau eraill i hwyluso ailgylchu
- Sicrhau bod y peryglon sydd ynghlwm wrth safleoedd tirlenwi segur a gweithredol, o gofio'r gwaddol tirlenwi mewn rhannau o'r Sir, yn cael eu lleihau drwy gyfeirio datblygiadau sensitif oddi wrth safleoedd amhriodol
- Adolygu'r safleoedd cyflogaeth presennol i nodi'r rhai sy'n gallu ymdopi â chyfleusterau rheoli gwastraff

C6 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.7 Diogelu a hybu'r Gymraeg

Materion ac ystyriaethau:

- Nodi'r defnydd o'r Gymraeg yn y Sir a nodi tueddiadau lle mae'r iaith yn ffynnu neu'r dirywio
- Asesu effaith dyraniadau tai arfaethedig ar y Gymraeg, lle bo hynny'n angenrheidiol ac yn briodol

C7 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.8 Creu lleoedd sy'n ddiogel, yn hygyrch ac yn hybu iechyd, lles a chydaddoldeb

Materion ac ystyriaethau:

- Rhoi pwyslais ar greu tir cyhoeddus diogel, o safon fel rhan o ddatblygiadau newydd
- Sicrhau bod datblygiadau newydd yn hygyrch i bob defnyddiwr
- Sicrhau bod datblygiadau newydd yn creu amodau sy'n arwain at fywyd iach

C8 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

Sicrhau twf a ffyniant

5.9 Hwyluso twf ac amrywiaeth yn yr economi leol a chreu rhagor o swyddi uchel eu gwerth i weithwyr medrus mewn sectorau allweddol

Materion ac ystyriaethau:

- Cydnabod pwysigrwydd economi Sir y Fflint i Gymru a Gorllewin Swydd Caer / Cilgwri
- Ystyried datblygiadau'r Cynghrair rhwng Glannau Mersi a Glannau Dyfrdwy a Phwerdy Gogledd Lloegr o ran eu goblygiadau i economi Sir y Fflint
- Gorddibyniaeth ar weithgynhyrchu ac eto mae Ardal Fenter Glannau Dyfrdwy yn canolbwyntio ar uwchweithgynhyrchu
- Canolbwyntio ar storio a dosbarthu fel y Porth i'r Gogledd
- Diwydiant twristiaeth nad yw wedi'i ddatblygu/cydgysylltu'n ddigonol – canlyniadau prosiect rheoli cyrchfannau ymwelwyr .
- Y gallu i fanteisio ar gyfleoedd gwaith
- Yr angen i adolygu dyraniadau diwydiannol hŷn – ffyrdd newydd o'u defnyddio?
- Sicrhau bod safleoedd a dyraniadau cyflogaeth presennol yn cael eu diogelu rhag datblygiadau amhriodol
- Diffyg dealltwriaeth o anghenion tebygol y farchnad dros oes y Cynllun o ran lleoliad, maint a natur y safleoedd
- Yr angen i sicrhau bod digon o weithwyr ar gael sydd â'r sgiliau a'r hyfforddiant priodol
- Beth yw targed y Cyngor / Llywodraeth Cymru o ran creu gwaith a sut y mae hyn yn gydnaws â gofynion datblygu?
- Mynd i'r afael ag anghenion a goblygiadau diwydiannau arbennig a pheryglus a sicrhau bod y gymuned yn ddiogel
- Yr angen i sicrhau bod cyflenwad cynaliadwy o fwynau dros oes y Cynllun a bod pwysigrwydd economaidd cloddio am fwynau'n cael ei gydbwysu â'r effaith ar yr amgylchedd

C9 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.10 Hybu datblygiadau sy'n golygu bod Sir y Fflint yn lle cystadleuol yn economaidd, ac yn sbarduno twf economaidd yr is-ranbarth

Materion ac ystyriaethau:

- Yr angen i nodi a sicrhau'r safleoedd strategol priodol – lleoliad, maint, natur i ddiwallu anghenion yn awr ac yn y dyfodol (yn seiliedig ar farn fwy gwybodus na'r dull traddodiadol o or-ddyrannu) naill ai drwy ddyraniadau neu drwy ddilyn polisi hyblyg ond cadarn

- Cydnabod cwmnïau sy'n allweddol i'r economi leol fel Airbus, Tata, Toyota etc
- Ymdrin ag effaith Porth y Gogledd a Pharc Diwydiannol Glannau Dyfrdwy a pharatoi'r llwyfan ar gyfer gweddill oes y Cynllun
- Cydnabod canolfannau twf a'u cysylltiad ag aneddiadau cyfagos at ddibenion adfywio a lledaenu cyfoeth

C10 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.11 Atgyfnerthu a gwella canol trefi a chanolfannau rhanbarthol Sir y Fflint fel cyrchfannau llewyrchus o safbwynt siopa, hamdden, diwylliant, addysg a busnes

Materion ac ystyriaethau:

- Mynd i'r afael ag effeithiau'r cyni economaidd a newidiadau diwylliannol fel siopa ar-lein
- Wrth i'r economi wella, a fydd bwrlwm y gorffennol yn dychwelyd i ganol ein trefi ynteu a yw eu swyddogaeth o safbwynt siopa wedi newid yn sylfaenol
- Angen ymdrin â rôl a swyddogaeth canol ein trefi - a'i siopau'n bennaf ynteu cyfuniad o swyddogaethau?
- Sut i reoli /atal siopau canol y dref rhag cau – adolygu'r polisi ardal siopa craidd ac ystyried dulliau eraill o weithredu
- Pwysigrwydd economi'r nos - yn enwedig gan fod pobl yn byw yng nghanol ein trefi ee uwchben siopau.
- A oes angen rheoli mathau arbennig o ddatblygiadau e.e. siopau bwyd parod oherwydd pryderon ynghylch iechyd?
- Angen ailystyried hierarchaeth siopau - rôl a swyddogaeth pob canol tref/ canolfan ranbarthol / canolfan leol h.y. a oes angen polisiau penodol ar gyfer pob canolfan wahanol ynteu a fyddai un polisi cyffredin yn gwneud y tro?
- Defnyddio'r wybodaeth sydd wedi'i chynnwys ym mhrif gynlluniau canol trefi ac archwiliadau o gyflwr canol trefi
- Penderfynu a oes angen rhagor o leoedd adwerthu ac, os felly, nodi safleoedd ar gyfer datblygiadau adwerthu newydd gan sicrhau bod gwasanaethau a chyfleusterau cefn gwlad, fel siopau a thafarndai, yn cael eu diogelu, a'u darparu pan fo modd.

- Penderfynu a oes gan gynlluniau parcio a theithio ran yn yr ymdrech i hwyluso a hybu canol trefi iach
- Yr angen i ddiogelu cyfleusterau siopa lleol a gwledig

C11 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.12 Sicrhau bod gan Sir y Fflint ddigon o dai, o'r maint a'r math priodol, i hybu datblygu economaidd ac i ddiwallu amrywiaeth o anghenion tai

Materion ac ystyriaethau:

- Darparu digon o dai i ddiwallu anghenion lleol ac i sicrhau bod digon yn symud i fyw i'r ardal i hybu dyheadau'r Cynllun o ran twf economaidd
- Deall ac ymdrin â'r prinder tai yn y CDU
- Cynnal asesiad trylwyr o'r banc tir presennol ar gyfer tai a chaniatáu datblygiadau ar safleoedd bach a hap-safleoedd
- Darparu tai sy'n diwallu anghenion y farchnad gyffredinol yn ogystal â thai fforddiadwy a thai arbenigol fel tai i bobl oedrannus a lle i Sipsiwn a Theithwyr fyw.
- Pennu nifer briodol a chyraeddadwy o dai fforddiadwy ar gyfer ardal y Cynllun ar sail angen lleol a dichonolrwydd
- Sicrhau y gellir cynnal cyflenwad tir am 5 mlynedd yn ystod oes y Cynllun
- Datblygu fframwaith polisi i bennu cyfraniadau datblygwyr, drwy'r Ardoll Seilwaith Cymunedol, neu ar ffurf arall, oherwydd effaith y datblygiad ar y gymuned a'r seilwaith.

C12 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?



5.13 Sicrhau bod datblygiadau tai'n mynd rhagddynt mewn lleoliadau cynaliadwy, ar safleoedd dichonadwy a bod y seilwaith cymdeithasol, amgylchedd a ffisegol angenrheidiol ar gael

Materion ac ystyriaethau:

- Angen mwy o bwyslais ar ddatblygu tai – safleoedd dichonadwy
- Sicrhau bod dyraniadau tai'n arwain at waith cysylltiedig i wella'r seilwaith pan fo angen
- Sicrhau bod dyraniadau tai mewn lleoliadau addas, ac yn seiliedig ar strategaeth aneddiadau a lleoliadau cynaliadwy ac archwiliadau manwl o aneddiadau
- Sicrhau bod seilwaith ffisegol, amgylcheddol a chymdeithasol ar gael, neu'n bosibl, gan gynnwys e.e. rhwydwaith ffyrdd digonol
- Sicrhau bod cysylltiad cryf rhwng dyraniadau tai ac ardaloedd twf economaidd
- Sicrhau bod dyraniadau tai mewn ardaloedd sy'n ddigon hyfyw i fedru codi tai fforddiadwy ynddynt etc
- Sicrhau bod y banc tir tai presennol yn cael ei ddefnyddio'n llawn cyn dewis dyraniadau tai newydd
- Ystyried yr angen i adolygu rhwystrau gwyrdd a ffiniau aneddiadau

C13 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.14 Hyrwyddo a gwella economi wledig amrywiol a chynaliadwy

Materion ac ystyriaethau:

- Angen creu amrywiaeth yn yr economi wledig naill ai wrth i ffermydd arallgyfeirio neu drwy ddatblygu mewn aneddiadau ac ar y cyrion – dyrannu safleoedd neu bolisïau hyblyg?
- Pa mor realistig yw aildefnyddio adeiladau gwledig fel ysguboriau i greu gwaith?
- Defnyddio asedau naturiol fel ynni adnewyddadwy
- Sicrhau bod dulliau sensitif a chynaliadwy'n cael eu defnyddio i ddiwallu anghenion tai mewn ardaloedd gwledig e.e. anghenion lleol ac anheddau mentrau gwledig.

C14 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.15 Hybu datblygiadau twristiaeth cynaliadwy

Materion ac ystyriaethau:

- Diwydiant ymwelwyr nad yw wedi'i ddatblygu/cydgysylltu'n ddigonol – defnyddio canlyniadau prosiect rheoli cyrchfannau ymwelwyr i greu fframwaith strategol i hybu twristiaeth yn y Sir e.e. lleoedd i aros ac atyniadau
- Cydnabod bod twristiaeth yn newid – pobl yn aros am ddwy neu dair noson a lleoedd newydd / arloesol i aros
- Cydnabod bod twristiaeth yn rhywbeth sy'n digwydd fwyfwy drwy gydol y flwyddyn
- Angen polisïau hyblyg i ymdopi â'r newidiadau yn y diwydiant ymwelwyr ac yn yr hyn y mae defnyddwyr yn chwilio amdano
- Diogelu a gwella asedau naturiol h.y. yr arfordir, tirweddau allweddol etc
- Cydnabod pwysigrwydd digwyddiadau sy'n denu ymwelwyr fel Gŵyl Fwyd yr Wyddgrug
- Yn ogystal â gwella atyniadau fel Dyffryn Maes Glas, mae angen ystyried a datblygu cyrchfannau newydd fel Treffynnon a Phenarlâg

C15 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?



Diogelu'r Amgylchedd

5.16 Lleihau'r ffactorau sy'n achosi ac yn effeithio ar y newid yn yr hinsawdd a llygredd

Materion ac ystyriaethau:

- Cydnabod bod llifogydd yn debygol rhannau o'r Sir (arfordirol ac afonol) e.e. ar hyd Aber Afon Dyfrdwy ond cydnabod hefyd bod llifogydd yn debygol mewn lleoliadau penodol e.e. oherwydd dŵr wyneb
- Deall natur y perygl yn y Sir o ran llifogydd arfordirol, afonol, dŵr wyneb
- Cydnabod bod tywydd eithafol yn fwy tebygol
- Ystyried lleoliad / cynllun datblygiadau gan fabwysiadu dulliau rhagofalus, hirdymor wrth ddod i ddeall effeithiau'r newid yn yr hinsawdd
- Sicrhau bod datblygiadau newydd yn gallu gwrthsefyll y newid yn yr hinsawdd e.e.drwy fesurau dylunio fel SDCau
- Ymdrin â llygredd golau, sŵn etc yn y Sir wrth ddewis safleoedd datblygu
- Nodi cyfyngiadau ffisegol ar ddatblygiadau o ran tir halogedig ac ansefydlog (gan ystyried trefn chwilio safleoedd Polisi Cynllunio Cymru a'r flaenoriaeth a roddir i safleoedd tir llwyd

C16 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.17 Diogelu a gwella asedau amgylcheddol gorau Sir y Fflint gan gynnwys ei thirwedd, ei threftadaeth ddiwylliannol a'r amgylcheddau naturiol ac adeiledig

Materion ac ystyriaethau:

- Sicrhau bod statws Ardaloedd o Harddwch Naturiol Eithriadol (AHNE) Bryniau Clwyd a Glyn Dyfrdwy yn cael ei gydnabod. Mae ansicrwydd o hyd ynghylch a roddir yr un pwysigrwydd cenedlaethol i'r statws hwn ag a roddir i'r Parciau Cenedlaethol.
- Presenoldeb nifer o ddynodiadau Ewropeaidd a chynefinoedd gwarchoddedig eraill drwy'r Sir a'r goblygiadau o ran y strategaeth ofodol.
- Presenoldeb madfallod cribog mewn nifer o aneddiadau, yn enwedig Bwcle
- Mae rhai'n ystyried bod gan yr ardal gysylltiadau diwylliannol cryfach â Gogledd-orllewin Lloegr na gweddill Cymru
- Defnyddio'r wybodaeth yn y system Landmap i sicrhau bod nodweddion y dirwedd yn cael eu cydnabod a'u hystyried yn rhan o'r cynigion datblygu
- Cynnwys y dirwedd a'r nodweddion bioamrywiol presennol yn y cynigion datblygu a gwella gwerth ecolegol safleoedd
- Asesu a ddylai'r Cynllun nodi tirweddau arbennig neu dirweddau lleol sy'n gyrchfannau poblogaidd
- Nodi ardal arfordirol ac adolygu'r polisi presennol
- Diogelu amgylchedd adeiledig ac amgylchedd hanesyddol cyfoethog ac amrywiol y Sir gan gynnwys adeiladau rhestredig, ardaloedd cadwraeth, henebion a thirweddau hanesyddol, parciau a gerddi gan ganiatáu newidiadau a gaiff eu rheoli'n ofalus.

C17 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.18 Cynnal a gwella rhwydweithiau seilwaith gwyrdd

Materion ac ystyriaethau:

- Nodi'r rhwydweithiau a'r bylchau presennol y mae angen eu llenwi i wella cysylltiadau

- Cydnabod bod Aber Afon Dyfrdwy yn fan agored llinol a bod cyfle i'w gwneud yn haws i bob lleol ei fwynhau
- Defnyddio rhwydweithiau i greu cysylltiadau â thir agored yng nghefn gwlad a chysylltiadau â chyfleusterau, gwasanaethau, trafnidiaeth gyhoeddus hy fel rhan o fywyd bob dydd
- Cydnabod swyddogaethau gwahanol rwydweithiau seilwaith - tirwedd, bywyd gwyllt, symudiadau, hamdden, amwynder etc
- Sicrhau bod datblygiadau newydd yn cyfrannu, pan fo angen, at y gwaith o gynnal / gwella'r rhwydweithiau presennol neu o greu cysylltiadau coll
- Diogelu treftadaeth adeiledig sydd dan fygythiad a rheoli newidiadau yn yr amgylchedd hanesyddol mewn ffordd sensitif

C18 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

5.19 Hyrwyddo cynllunio da sy'n benodol i'r ardal leol, yn arloesol ac yn gydnaws â'r lleoliad

Materion ac ystyriaethau:

- Nodi a gwerthfawrogi cymeriad ein haneddiadau - cynllun, ffurf , defnyddiau etc
- Sicrhau bod cymeriad brodorol neu nodweddion lleol unigryw yn cael eu cynnwys mewn datblygiadau newydd
- Defnyddio egwyddorion a pholisïau cynllunio i gydnabod nodweddion lleol unigryw heb gyfyngu ar waith dylunio arloesol

C19 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?



5.20 Hybu'r gwaith o ddiogelu adnoddau naturiol, fel dŵr, a'u defnyddio'n gynaliadwy a hyrwyddo datblygiadau ar dir llwyd.

Materion ac ystyriaethau:

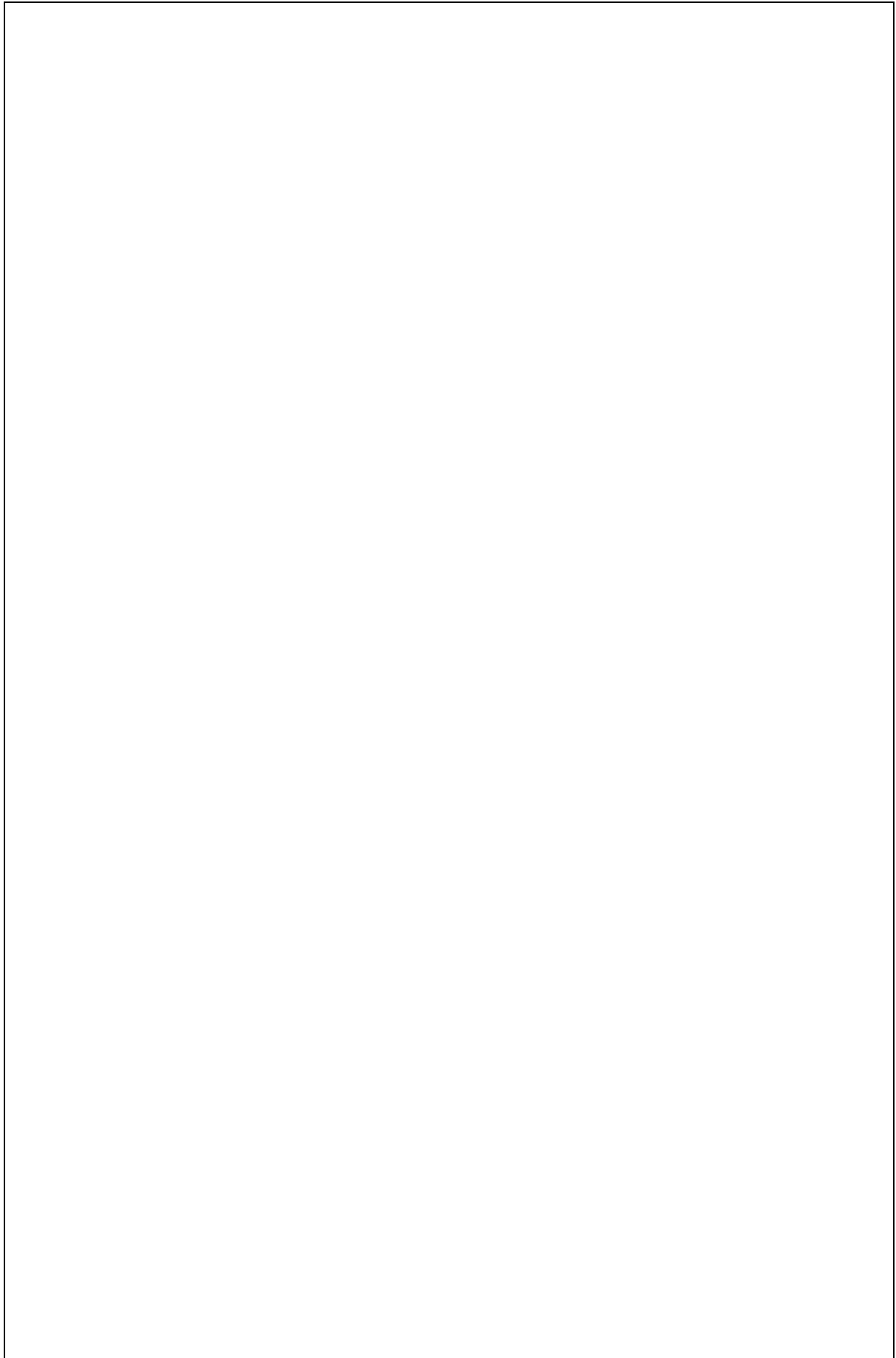
- Cefnogaeth gyffredinol i ynni adnewyddadwy i geisio mynd i'r afael â'r newid yn yr hinsawdd
- Nodi'r posibilïadau ar gyfer cynhyrchu ynni adnewyddadwy yn y Sir – gwynt, solar
- A yw'r Cynllun yn gosod targedau ar gyfer ynni adnewyddadwy ac a ddylai wneud hynny
- Diogelu mwynau sydd â phwysigrwydd economaidd ac ystyried a ddylid mireinio ymhellach y dynodiad diogelu mwynau yn y CDU
- Adolygu a yw clustogfeydd mwynau'r CDU yn dal yn addas i'r diben
- Sicrhau bod cyflenwad cynaliadwy o fwynau dros oes y Cynllun ac asesu a oes digon o fwynau wrth gefn neu a fydd angen creu safleoedd newydd neu ymestyn safleoedd presennol i sicrhau bod digon o agregau a chreigiau caled ar gael.
- Diogelu tir amaethyddol
- Diogelu ansawdd dŵr a chyflenwadau dŵr

C20 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?

6 Amcanion y Cynllun

6.1 Datblygwyd cyfres o amcanion strategol ar sail gweledigaeth y Cynllun a'r materion y mae angen i'r Cynllun mdrin â nhw. Nod yr amcanion hyn yw dwyn yr amrywiaeth eang o faterion ac ystyriaethau ynghyd a nodi'r hyn y mae'r Cynllun yn ceisio'i gyflawni. Gall yr amcanion hyn hefyd fod yn sail i'r gwaith o fonitro a gwerthuso'r Cynllun. Wrth ddatblygu'r amcanion, fe'u trefnwyd eto'n ôl y tair thema'n gysylltiedig â datblygu cynaliadwy. Dyma'r amcanion:

Cyfoethogi bywyd cymunedol	
1.	Sicrhau bod gwasanaethau a chyfleusterau'n gallu manteisio ar amrywiaeth o wasanaethau a chyfleusterau, fel addysg ac iechyd, i ganiatáu i fywyd cymunedol ffynnu, ac i ddiwallu anghenion grwpiau penodol, fel yr henoed.
2.	Hybu cynlluniau i ddatblygu canol trefi a chanolfannau rhanbarthol fel rhan gabnolog o raglenni adfywio
3.	Hybu system drafnidiaeth gynaliadwy a diogel sy'n golygu nad yw pobl yn dibynnu cymaint ar y car
4.	Hwyluso'r system drafnidiaeth angenrheidiol, y seilwaith cyfleustodau a'r seilwaith cymdeithasol/ cymunedol
5.	Hwyluso cynlluniau i reoli gwastraff yn gynaliadwy
6.	Diogelu a hybu'r Gymraeg
7.	Creu lleoedd sy'n ddiogel, yn hygyrch ac sy'n hybu iechyd, lles a chydaddoldeb
Sicrhau twf a ffyniant	
8.	Hwyluso twf ac amrywiaeth yn yr economi leol a chreu rhagor o swyddi gwerth uchel i weithwyr medrus yn y sectorau allweddol
9.	Hybu datblygiadau sy'n golygu bod Sir y Fflint yn lle cystadleuol yn economaidd, ac yn sbarduno twf economaidd yr isranbarth
10.	Ailddiffinio rôl a swyddogaeth canol trefi Sir y Fflint fel cyrchfannau llewyrchus o safbwynt siopa, hamdden, diwylliant, addysg, busnes a thrafnidiaeth
11.	Sicrhau bod gan Sir y Fflint ddigon o dai, o'r maint a'r math priodol, i hybu datblygu economaidd ac i ddiwallu amrywiaeth o anghenion tai
12.	Sicrhau bod datblygiadau tai'n mynd rhagddynt mewn lleoliadau cynaliadwy, ar safleoedd dichonadwy a bod y seilwaith cymdeithasol, amgylchedd a ffisegol angenrheidiol ar gael i'w cynnal
13.	Hyrwyddo a gwella economi wledig amrywiol a chynaliadwy
14.	Hybu datblygiadau twristiaeth gynaliadwy
Diogelu'r amgylchedd	
15.	Lleihau'r ffactorau sy'n achosi ac yn effeithio ar y newid yn yr hinsawdd a llygredd
16.	Diogelu a gwella asedau amgylcheddol gorau Sir y Fflint gan gynnwys ei thirwedd, ei threftadaeth ddiwylliannol a'r amgylcheddau naturiol ac adeiledig
17.	Cynnal a gwella rhwydweithiau seilwaith gwyrdd
18.	Hyrwyddo cynllunio da sy'n benodol i'r ardal leol, yn arloesol ac yn gydnaws â'r lleoliad
19.	Hybu'r gwaith o ddiogelu adnoddau naturiol, fel dŵr, a'u defnyddio'n gynaliadwy a hyrwyddo datblygiadau ar dir llwyd
C21 A ydych yn cytuno â'r amcanion uchod? Os nad ydych yn cytuno, sut a pham y dylid eu newid?	





7 Symud ymlaen

7.1 Mae angen ystyried gweledigaeth y Cynllun, y materion a'r amcanion ochr yn ochr â'r sail dystiolaeth sy'n datblygu a hynny er mwyn dechrau'r broses o ddatblygu Strategaeth y Cynllun a fydd yn nodi maint y twf, dosbarthiad gofodol y twf hwnnw, y polisiau strategol a'r cynigion. Ar y cyd â hyn, mae angen adolygu'r gwersi a ddysgwyd o'r CDU.

7.2 Dyma grynodedb o'r negeseuon allweddol sy'n dod i'r amlwg ar hyd o bryd:

- *Ystyrir bod y Sir yn sbarduno twf economaidd yn is-ranbarth Gogledd-ddwyrain Cymru - ochr yn ochr ag is-economi Gorllewin Swydd Caer a Chaer, fel y gwelwyd pan ddynodwyd rhan o'r Sir yn Ardal Fenter*
- *Dylid defnyddio'r amcanion cyflogaeth a datblygu economaidd ar gyfer y Sir i ddynodi datblygiadau tai ategol a'u rhoi ar waith*
- *Mae amcanestyniadau Llywodraeth Cymru (2011) yng nghyswllt gofynion tai yn rhy isel gan eu bod wedi'u seilio at gyfnod o gynt economaidd a dylid eu defnyddio fel man cychwyn yn unig, ynghyd â nifer o ystyriaethau eraill*
- *A ddylai, ac i ba raddau y dylai, nifer y tai na lwyddwyd i'w codi yn ystod oes y CDU gyfrannu at y ffigur gofynion tai newydd*
- *Mae'r Sir, ar y cyd â Wrecsam, yn ffurfio ardal marchnad dai leol hunangynhwysol. Er bod symudiadau allweddol rhwng gogledd-ddwyrain y Sir a Chaer (a gaiff hefyd ei chydabod yn ardal marchnad dai leol hunangynhwysol sy'n gallu diwallu ei anghenion tai ei hun yn ôl Adroddiad yr Arolygwr ar y Cynllun Lleol – Rhan Un) mae angen i'r Cynllun fedru darparu ar gyfer ei anghenion tai ei hun i raddau helaeth*
- *Mae Cynllun Gofodol Cymru yn nodi triongl o dwf sy'n cynnwys Wrecsam, Glannau Dyfrdwy a Chaer*
- *Mae gan y Sir nifer o drefi marchnad ac ardal drefol fwy sy'n cynnwys aneddiadau Glannau Dyfrdwy a chefnwlad ehangach*
- *Mae gan y Sir ardaloedd helaeth o dir llwyd ond mae'r rhan fwyaf o'r safleoedd hyn ger Afon Dyfrdwy ac Aber Afon Dyfrdwy, mewn ardaloedd lle mae llifogydd yn debygol a / neu ardaloedd pwysig o safbwynt gwarchod natur*
- *Mae gan y Sir amrywiaeth o gyfyngiadau ffisegol ac amgylcheddol ar ffurf AHNE, Aber Afon Dyfrdwy ac ardaloedd lle mae llifogydd yn debygol*
- *Mae gan y Sir boblogaeth sy'n heneiddio ac sydd ag anghenion tai penodol ac angen parhaus i ddarparu tai fforddiadwy, a goblygiadau y duedd hon yn y tymor hir o ran medru sicrhau bod gweithlu medrus ar gael i ddiwallu anghenion cyflogwyr modern*
- *Yr angen i asesu sylwadau Arolygwr y CDU a oedd o'r farn nad oedd diffinio ffiniau aneddiadau ar sail aneddiadau unigol yn hytrach na nodi ardaloedd trefol yn flaengar iawn ac roedd hefyd o'r farn mai buan iawn y bydd angen cynnal adolygiad sylfaenol o gefn gwlad agored a rhwystrau glas mewn rhannau o'r Sir.*
- *Yr angen i ddatblygiadau newydd fod mewn lleoliadau cynaliadwy a'u bod yn arwain at gynlluhniau hanfodol i wella'r seilwaith*
- *Yr angen i safleoedd tai fod yn ddichonadwy o ran eu gallu i gyfrannu at y cyflenwad tir ar gyfer tai ac amcanion eraill y Cynllun.*

- ***Yr angen i ddatblygu rhywfaint mewn cymunedau gwledig i helpu i gynnal gwasanaethau***

C22 A ydych yn cytuno y dylid ystyried y crynodeb uchod o'r negeseuon allweddol wrth baratoi Strategaeth y CDLI? Os nad ydych yn cytuno, sut a pham y dylid eu newid?



8 Categoriadau aneddiadau

8.1 Mae'r Cyngor wrthi ar hyn o bryd yn gweithio ar nifer o bosibiliadau o ran twf a datblygiad gofodol a bydd y gwaith hwn, yn ei dro, yn sail i'r Strategaeth a Ffeirir ar gyfer y CDLI. Cyn cyrraedd y cam hwn, mae angen ystyried sut y caiff y CDLI ei ddatblygu o ran diffinio categorïau'r aneddiadau neu eu grwpio neu eu gosod mewn trefn yn ôl cymeriad, maint, rôl, swyddogaeth a chynaliadwyedd.

Arolygu aneddiadau

8.2 Mae pob un o'r aneddiadau a nodwyd yn y CDU, yn ogystal ag aneddiadau posibl eraill, wedi'u hasesu o ran eu gwasanaethau a'u cyfleusterau ynghyd ag o ran eu maint, poblogaeth a chymeriad ac o ran a ydynt yn aneddiadau y gellir eu diffinio'n glir. Diben yr astudiaeth hon yw cynnal asesiad cadarn o gynaliadwyedd aneddiadau a chreu sail dystiolaeth i'w defnyddio i benderfynu a yw hierarchaeth aneddiadau'r CDU yn dal yn addas i'r diben, ac i ddatblygu ac asesu dulliau eraill o'u categorïddio. Yn Atodiad 1, mae papur trafod sy'n esbonio'r broses o asesu gwasanaethau a chyfleusterau mewn aneddiadau. Defnyddiwyd y canlyniadau i greu set sylfaenol o fandiau. Gellir gweld Adroddiad Arolygu

gyfer pob un o'r aneddiadau a aseswyd ar wefan y Cyngor. Mae'r rhain yn rhoi asesiad a sylwebaeth gryno ar bob anheddiad.

8.3 Yn y CDU, rhannwyd aneddiadau i greu hierarchaeth tair haen, sef categori A (trefol), categori B (lled drefol - prif bentrefi) a chategori C (pentrefi bach). Mae'r Astudiaeth yn nodi bod yr aneddiadau categori B ac C yn amrywio'n arw o ran maint, rôl a chymeriad. Mae amrywiaeth hefyd yn aneddiadau categori A sy'n cynnwys yr Wyddgrug, y Fflint, Bwcle a Threffynnon, sy'n amlwg yn drefi, a Chei Connah, Queensferry a Shotton / Aston sydd i'w gweld yn ffurfio rhan o ardal drefol ehangach, yn hytrach na'u bod yn drefi penodol. Mae'r Astudiaeth hefyd yn nodi bod nifer o aneddiadau'n rhannu cyfleusterau a gwasanaethau yn ogystal ag aneddiadau llai sy'n gallu defnyddio cyfleusterau a gwasanaethau'r trefi mwy. Wrth edrych ar ffiniau'r aneddiadau yn y CDU, mae cryn ddryswch ynghylch lle mae un anheddiad yn dechrau a'r llall yn gorffen.

C23 A oes gennych unrhyw sylwadau ynghylch y gwaith o arolygu'r aneddiadau yn yr Adroddiadau Archwilio?



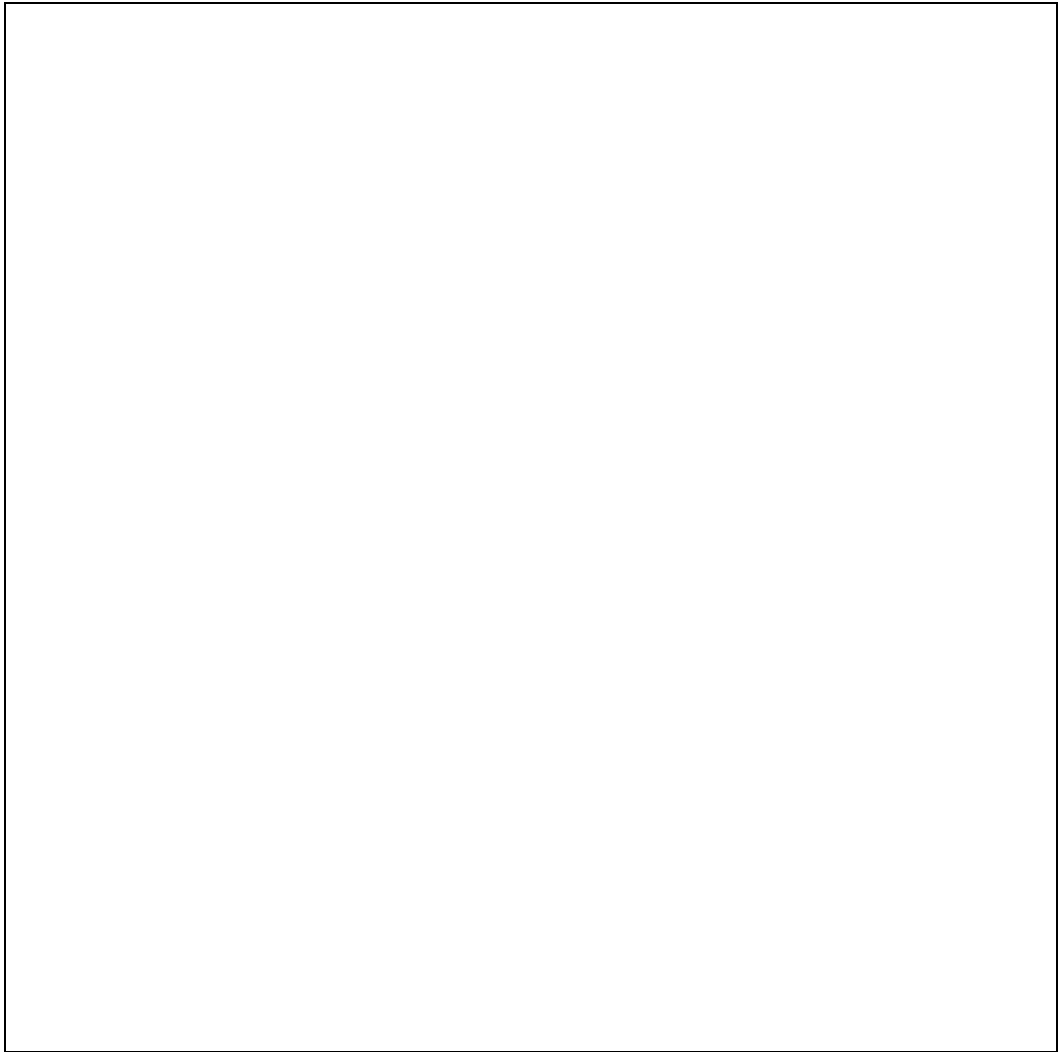
Catgoreiddio'r aneddiadau – y dewisiadau

8.4 Mae asesiadau'r arolwg wedi creu sail dystiolaeth dda ar gyfer pob un o'r aneddiadau ac wedi creu fframwaith i'w ddefnyddio i ystyried sut y gellid catgoreiddio aneddiadau yn y CDLI. Cynhaliwyd astudiaeth wahanol felly i ystyried y dulliau a ddefnyddiwyd yn y CDU ac mae'n nodi nifer o ddulliau gwahanol y gellid eu defnyddio, fel y gwelir yn Atodiad 2, a manteision ac anfanteision bob un. Nid yw'r Astudiaeth yn argymhell unrhyw ddull penodol, ond mae'n gofyn am sylwadau er mwyn i'r Cyngor fedru dewis y dull gorau o gategoreiddio aneddiadau a datblygu dewisiadau gofodol h.y. sut y gellir rhannu'r twf arfaethedig rhwng yr aneddiadau. Dyma'r dulliau gwahanol a nodir yn yr Astudiaeth:

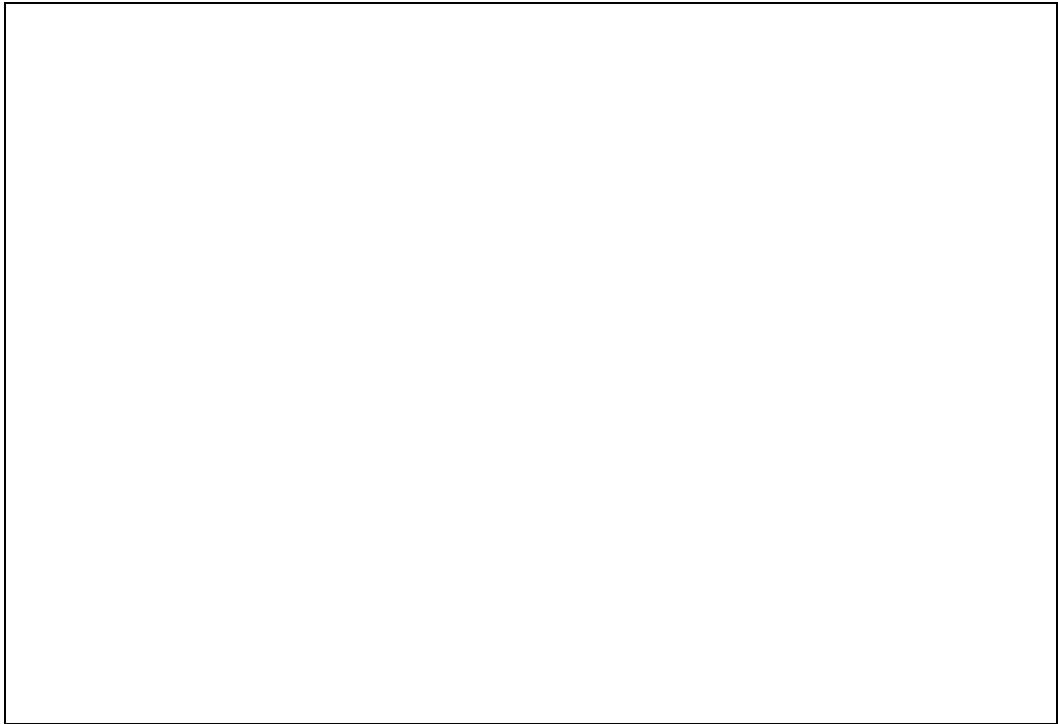
- Dewis 1. Dim newid - parhau â hierarchaeth y CDU fel y mae
- Dewis 1a. Yr un dull â dewis 1 ond newid yr hierarchaeth yn ôl cynaliadwyedd
- Dewis 2. Ehangu'r tri chategori yn y CDU i greu 5 haen, a chategoreiddio aneddiadau yn ôl cynaliadwyedd
- Dewis 2a. Yr un dull â dewis 2 uchod ond symud rhai aneddiadau i gategori arall os ydynt yn agos at aneddiadau ar lefel uwch ac os oes cysylltiad swyddogaethol rhyngddynt
- Dewis 3. Dull newydd o gategoreiddio aneddiadau yn y CDLI drwy eu rhannu'n aneddiadau mewn ardal drefol neu wledig
- Dewis 4. Dull cymysg sy'n cyfuno'r 'ardaloedd trefol' a ddiffinnir yn Dewis 2 â'r tri band isaf yn Dewis 2a

C24 A oes gennych unrhyw sylwadau ar yr Astudiaeth Categoriadau Aneiddiadau yn Atodiad 2?

C25 Yn eich barn chi, a yw'r modd yr ymdrinnir â'r hierarchaeth aneiddiadau ar gyfer y CDU yn dal yn addas i'r diben? Esboniwch

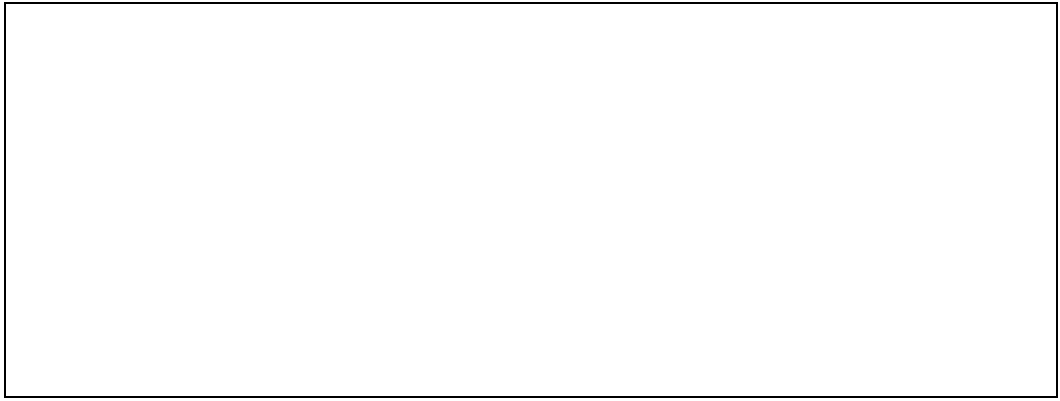


C26 A fyddai'n well gennych pe bai un o'r dulliau eraill yn cael ei ddefnyddio. Os felly, pa ddull yw hwnnw a pham?



C27 Yn eich barn chi, a oes dulliau mwy cynaliadwy o gategoreiddio aneddiadau na'r rhai a amlinellir yn Atodiad 2. Os felly, esboniwch

A large, empty rectangular box with a thin black border, occupying the lower half of the page. It is intended for a response to the question above.



9 Y camau nesaf

9.1 Mae'n bwysig i'r Cyngor bod y Cynllun yn datblygu gam wrth gam gan roi cyfle i'r rhai sydd â diddordeb ynddo gynnig sylwadau a chyfrannu, a hynny drwy gyfrwng proses ymgysylltu ac ymgynghori. Drwy hyn, dylai bod modd sicrhau consensws wrth i'r Cynllun ddatblygu. Cyn i'r Cyngor ddechrau ymgysylltu'n ffurfiol ynghylch yr opsiynau twf a'r opsiynau gofodol, ystyri'r ei bod yn bwysig bod y rhai sydd â diddordeb yn ymwybodol o'r weledigaeth, y materion a'r amcanion drafft gan mai'r rhain fydd yn sail i'r hyn y bydd y Cynllun yn ceisio'i gyflawni, a dylid rhoi cyfle iddynt roi sylwadau ar y rhain. Mae'n bwysig hefyd ystyried rhai o'r negeseuon allweddol sy'n codi o'r gwaith a wnaed hyn yma ac i gael sylwadau arnynt. Dylai hyn roi arweiniad clir i'r Cyngor wrth iddo'i fwrw ymlaen â'r camau nesaf yn broses, gan osgoi'r angen iddo edrych yn ôl at y camau blaenorol a rhag iddo gyflwyno 'darn o waith gorffenedig' gerbron pobl.

9.2 Byddai'r Cyngor, felly, yn croesawu'ch cyfraniad a'ch sylwadau ar gynnwys y ddogfen hon. Mae angen i'r Cyngor fod yn hyderus y gall fwrw ymlaen â Strategaeth a Ffebrir. Yn hon, nodir maint a dosbarthiad y twf a ragwelir y bydd hyn yn sail i'r penderfyniad ynghylch pa Safleoedd Posibl sy'n cyd-fynd orau â'r Strategaeth. Mae'n ddealladwy mai dim ond pan fyddant am wrthwynebu dyraniadau y bydd llawer yn awyddus i gyfrannu at y cynllun datblygu. Wrth ddatblygu'r CDLI, mae'r Cyngor yn ceisio dilyn proses sy'n rhoi rhagor o gyfleoedd i ymgysylltu ag ymgynghori a rhoi cyfle i bobl ddylanwadu ar y modd y caiff y Cynllun ei baratoi.

10 Sut i gyflwyno sylwadau

10.1 Dyma gyfle i'r Cyngor glywed eich barn am gyfeiriad y Cynllun yn y dyfodol. Mae croeso i chi gyflwyno unrhyw sylwadau am y ddogfen hon naill ai'n ysgrifenedig neu drwy'r e-bost. Mae'r ddogfen ar gael ar wefan y Cyngor ar fformat Word. Neu, gallwch ofyn i'r tîm CDLI anfon copi caled atoch. Mae copïau o'r ddogfen hon ar gael i'w gweld yn ystod oriau agor arferol yn Swyddfeydd y Cyngor ac yn y Llyfrgelloedd.

Yr ymgynghoriad ar y Negeseuon Allweddol yn dechrau ar 18/03/16 a'r dyddiad cau ar gyfer cyflwyno sylwadau yw 5pm ar 29/04/16. Anfonwch eich sylwadau at:-

Andrew Farrow

Prif Swyddog (Cynllunio a'r Amgylchedd)

Cyngor Sir y Fflint

Neuadd y Sir,

Yr Wyddgrug, Sir y Fflint

CH7 6NF

Cewch ragor o wybodaeth a chyngor gan y tîm polisi drwy anfon e-bost at developmentplans@flintshire.gov.uk neu drwy ffonio llinell gymorth y CDLI ar 01352 703213.

Bydd yr ymatebion i'r ymgynghoriad hwn yn cael eu cyhoeddi mewn adroddiad. Os nad ydych yn dymuno i'ch manylion gael eu rhyddhau, gan eich enwi fel awdur eich ymateb, ticiwch yma ___.

Appendix 1 Flintshire Settlement Surveys - An Explanatory Context

1.0 Introduction

1.1 This discussion paper presents the key findings of a sustainability survey of settlements across the County of Flintshire. The document is intended to:

- i. Present a summary of the key services available (at the time of the survey) in towns and villages in Flintshire;
- ii. Present the methodologies employed in undertaking the survey and analysis;
- iii. Present settlements in a form of ranking which reflects their relative sustainability;
- iv. Provide the evidence base with which the settlement categorisation options in Appendix 2 have been devised;

2. Introduction

2.1 The preparation of LDP's requires considerable evidence gathering which is used to inform and justify the formulation of development plan policy. This process is known commonly as frontloading the plan and is important in explaining how and why development plan policies have been drafted and in providing an early opportunity to enter into positive public engagement.

2.2 Within the LDP there will be a need to justify the preferred strategy which includes the distribution of development across the County and between individual settlements and. To this end the Council has undertaken a review of settlement services and facilities within, and in close proximity to towns, villages and a number of hamlets across the County.

2.3 This paper presents an overview of the methodology used in undertaking the Settlement Service Survey (2015) and a summary of its findings. The value of this exercise is to provide a holistic view of service and facility provision within the County and a measure of the relative sustainability of settlements. This will be used to devise a number of settlement categorisation options in Appendix 2 of the Key Messages Document. The results of the engagement process will inform the identification of the most appropriate settlement hierarchy for the County which will form the basis for developing a number of options as to how growth will be distributed across the County.

Explanatory Box 1: *In using the terms "Services" and "Facilities" this report is referring to public and private businesses and institutions that deliver services relating to education, healthcare, finance, recreation, transport and daily convenience shopping.*

2.4 For clarity Explanatory Box 1 below defines the term “services and facilities”. Traditionally the visible provision and physical existence of services and facilities has been seen as a key indicator of health and vitality of a sustainable community. Conversely where services and facilities are not present it can be indicative of a decline in the offer of the settlement and capacity of the settlement however it can also be indicative of how modern services are delivered. The Internet is transforming how service providers engage with communities, and in the process, is providing even the smallest rural communities with more power than ever before to access services such as banking, post office services and even online food shopping delivered to customers homes.

2.5 Whilst recognising the important role of the Internet there remain many services and facilities that cannot be adequately provided through technology and need to be physically present to meet local communities basic daily needs. These basic daily needs are defined in the Explanatory Box 2 below and the services and facilities quoted are considered to be critical to ensuring that the community is sufficiently supported to cater for residents basic needs.

Explanatory Box 2 - The Basic Facility Benchmark – A sustainable settlement is considered to be a large identifiable grouping of dwellings which is sufficiently well serviced to ensure that its residents basic daily needs can be met within the locality these could include a local convenience shop, a primary school, a social meeting place, an outdoor play / recreation facility and a frequent local transportation service (bus/rail) which affords opportunity to access a fuller and wider selection of services, facilities and employment opportunities in/or adjoining nearby higher order settlements

2.6 Flintshire is a semi-rural County with a small number of urban settlements and a much larger number of rural settlements. As part of the survey some 81 individual settlements were assessed. The County does have several large towns wherein there are significant opportunities to access services, facilities and employment but there is no single large settlement as is the case in Wrexham or Chester. As a result the relative benchmark for service provision in Flintshire may be less than what would be expected in an urban area given the predominance of smaller rural towns and villages.

2.7 The ‘basic facility’ benchmark presented in Explanatory Box 2 is the benchmark used within the study in assessing the sustainability of a settlement. The approach looks at each settlement individually and focuses on the settlement boundary (as defined in the UDP) for that settlement and therefore does not identify the spatial pattern and massing of a settlement and its relationship with other

settlements eg whether the settlement is physically adjoining another settlement where the necessary services and facilities are available. Clearly the use of the definition above is therefore not a hard and fast rule in examples such as Leeswood, Pontybodkin and Coed Talon where the settlements are closely related and benefit from being within reasonable close proximity to provide residents with access services and facilities in all three conjoined villages.

3. The Scope and Methodology of the Settlement Surveys

3.1 The availability of services and facilities is a key factor in assessing whether a settlement is relatively well provisioned in local services and whether it is a sustainable location to support new development. In assessing provision a wide net has been cast across the County to identify many settlements and hamlets including some which were not included within the Unitary Development Plan. The Study has not sought to assess every single possible hamlet but has sought to look at reasonably identifiable hamlets and particularly those where Candidate Site submissions have been made. The inclusion of unclassified hamlets / settlements is important at this early stage since it ensures that the Council is considering all reasonable options at the outset and it provides the opportunity to critically assess the UDP defined settlements and their UDP classifications (Category A,B&C) in the context of a new LDP benchmark of settlement sustainability.

3.2 The survey of services and facilities was undertaken utilising the three part methodology outlined below:

- a. Identification of services and facilities from previous FCC surveys
 - i. 1997 Local Centre Survey
 - ii. 2005 Town Centre Surveys (surveys 1986 – 2003)
 - iii. 2006 Rural Services Survey
 - iv. 2010 Local Centre Survey
 - v. 2010 Pub is the Hub Survey

b. Desk based research of services and facilities from a wide variety of sources, including:

- i. Current Betsi Cadwaladr List of Medical Facilities
- ii. Current Betsi Cadwaladr List of Dental Facilities
- iii. OFCOM 2013 Broadband speeds by (six digit) Postcodes
- iv. 2014 & 2015 Public Transport Timetables
- v. Other internet based sources of information

c. Site visits were carried out to confirm presence or not of services and facilities identified and to identify any omissions in records.

3.3 The availability of previous studies wherein services and facilities are identified affords the opportunity to present historic data (where available) in association with the 2015 findings. This approach is important in illustrating how services and facilities have changed and in demonstrating how even recognised

settlements within the Unitary Development Plan have changed and become potentially more or less sustainable.

3.4 The Settlement Surveys have considered the following broad factors:

1. Settlement Size (population and number of dwellings);
2. Character and Built Form;
3. Role and Function;
4. Services and Facilities;
5. Accessibility;
6. Employment;
7. Broadband Provision;
8. Changes to Service Provision Since 2000.

3.5 The full list of the services and facilities surveyed in each settlement is set out below:

- Day Nurseries, Primary Schools and Secondary Schools
- Doctors Practice
- Dentist Practice
- Pharmacy
- Post office
- Community building
- General Store / Newsagents
- Supermarket – ie larger than a spar (500m²>)
- Other Shops & Businesses – general notation of other shops or centres
- Financial Services – banks, building societies and stand alone cashpoints
- Place of worship
- Leisure centre
- Public house
- Library – physical library building and notation of mobile library visits
- Outdoor Recreation and Play Facilities
- Public Transport – stops, stations and services
- Proximity to Employment Centres – Town Centres & Business

/ Industrial Parks

3.6 The geographical scope of the study has been informed by the identified settlements within the Unitary Development Plan and historic development plans. This approach means that not only are the classified UDP settlements assessed but also unclassified settlements, which are generally referred to as large hamlets and hamlets. The locations surveyed are presented in Figure 1:

Figure 1: Defined and Undefined Settlements Assessed

Afonwen	Gronant	Pantasaph
Alltami	Gwaenysgor	Pantymwyn
Aston & Shotton	Gwernaffield	Pentre
Babell	Gwernymynydd	Pentre Halkyn
Bagillt	Gwespyr	Pen-y-Ffordd
Bretton	Halkyn	Penyffordd / Penymynydd
Broughton	Hawarden	Pontblyddyn
Brynford inc Calcoed & Dolphin	Hendre	Queensferry
Buckley	Higher Kinnerton	RAF Sealand
Cadole	Holywell	Rhes-y-Cae
Caerwys	Hope, Caergwrle, Abermorddu & Cefn y Bedd	Rhewl Mostyn
Carmel	Leeswood	Rhosesmor
Cilcain	Little Mountain	Rhydymwyn
Coed Talon / Pontybodkin	Lixwm	Saltney
Connah's Quay	Llanasa	Sandycroft
Cymau	Llanfynydd	Sealand & Caxios
Dobshell	Mancot	Sealand Road & Sealand Manor
Drury & Burntwood	Manor Lane Armed Forced Quarters (near Hawarden)	Sychdyn
Ewloe	Mold	Talacre
Ffrith	Mostyn (Maes Pennant)	The Warren
Ffynnongroyw	Mynydd Isa	Tre Mostyn
Flint	Nannerch	Trelawnyd
Flint Mountain	Nercwys	Treuddyn
Garden City	New Brighton	Trelogan & Berthengam
Glan y Don (Mostyn)	Northop	Warren Hall Court
Gorsedd & Lloc	Northop Hall	Whitford
Greenfield	Padeswood	Ysceifiog

4. Analysing the Sustainability of Settlements

4.1 A key aspect of the Plan will be its spatial strategy and how development is spatially focused or distributed within the County. Future housing growth will need to be located in sustainable locations which are well served by services and facilities. As such the assessment and identification of sustainable settlements is a key consideration in defining the settlement hierarchy of the County and in justifying the distribution of new housing development.

4.2 The Settlement Survey provides the opportunity to analyse the survey findings to assess how sustainable settlements are. In short a sustainable settlement is considered to be a large identifiable grouping of dwellings which is sufficiently well serviced to ensure that the basic daily needs of its residents can be met within the locality. At this stage in the process, this assessment of sustainability is regardless of a settlements UDP categorisation as a Category A, B or C settlement. Each settlement is being looked at afresh.

4.3 The quantitative findings of the settlement survey were tabulated to allow direct contrast and comparison of settlements against one another. This approach then suggested a need to add a weighting to some specific types of service provision, however such a mechanical exercise would have ignored the need to account for a settlements role, function and character, which requires a more qualitative assessment. A qualitative approach was therefore adopted on top of and in addition to the basic survey findings, in order to apply a more appropriate and sensitive approach to each settlement. This combines the knowledge gained finally from the quantitative survey with an informed assessment of the degree to which a settlement is considered sustainable in meeting day to day inhabitants needs.

4.4 The survey results are presented in a selected summary of core services and facilities within Figure 3. Following the application of a simple ranking system the survey was further assessed qualitatively. The initial use of a quantitative ranking system here was not to give an ultimate measure of the sustainability of each settlement but to enable the settlements to be organised into broad groupings of settlements of roughly similar size, level of facilities and services etc. The settlements and the initial bandings were then assessed using qualitative considerations to:

- qualitatively correct statistical anomalies, for example Talacre scored disproportionately well within the survey given the extent of tourism related facilities however many of these facilities are not available to permanent residents outside of the tourist season;
- reflect the role, function and character of a settlement which could not be statistically quantified;
- group settlements sensitively and logically. This approach was considered infinitely preferable to listing settlements in order of scoring and sustainability which would prove contentious given that there is no single settlement that can be identified as the single most sustainable settlement in all of the County. And also given the need to recognise that each settlement has its own individual strengths and weaknesses.

Using this approach settlements fell into 10 logical groupings as showing in Figure 2.

4.5 The identification of key services, facilities and accessibility is the starting point in assessing the sustainability of a settlement. As such the settlement survey provides the basic evidence base in the form of an initial set of settlement bandings which can be used to develop options for the LDP settlement hierarchy as set out in Appendix 2 of the Key Messages Document. Figure 2 therefore sets out the basic settlement bandings and this is supported by the evidence contained in the Settlement Audit Report for each settlement included in the Study. The evidence base comprising the settlement survey work will be kept under review and revised if necessary as new evidence emerges, possibly as a result of undertaking more detailed settlement profiling work for key settlements.

Figure 2: Tabulated Bandings of Settlement - Where Band 1 is the most Sustainable and Band 10 is the least Sustainable

1 st Grouping – This group are the best provisioned settlements in the County			
Aston & Shotton	Buckley	Connahs Quay	Flint
Holywell	Mold	Queensferry	Saltney
2 nd Grouping –			
Broughton	Hope, Caergwrie, Abermorddu & Cefn y Bedd		
3 rd Grouping			
Ewloe	Garden City	Greenfield	Hawarden
Mynydd Isa			
4 th Grouping			
Carmel	Drury	Gronant	Mancot
Pentre	Penyffordd / Penymynydd	Sandycroft	
5 th Grouping			
Caerwys	Ffynnongroyw	Higher Kinnerton	Leeswood
Mostyn Maes Pennant	Northop	Northop Hall	Sychdyn
6 th Grouping			
Bagillt	Brynford	Coed Talon / Pontybodkin	Pen-y-Ffordd (nr Holywell)
Talacre	Trelawnyd	Treuddyn	
7 th Grouping			
Cymau	Cilcain	Flint Mountain	Gwaenysgor
Gwernaffield	Gwernymynydd	Nannerch	Nercwys
Trelogan & Berthengam	Whitford	New Brighton	
8 th Grouping			
Ffrith	Halkyn	Lixwm	Little Mountain
Pantymwyn	Pentre Halkyn	Pontblyddyn	Rhes y Cae
Rhosesmor	Rhydymwyn	Ysceifiog	
9 th Grouping			
Afonwen	Alltami	Bretton	Cadole
Dobshell	Gorsedd	Gwespyr	Llanasa
Llanfynydd	Rhewl Mostyn		
10 th Grouping – This group are the least provisioned in the County			
Babell	Glan y Don Mostyn	Hendre	Padeswood
Pantasaph	Sealand	Sealand Road & Sealand Manor	The Warren
Tre Mostyn	Warren Hall Court	Manor Lane Armed Forces Quarters	RAF Sealand

5. Consultation and Engagement Undertaken

5.1 Following consideration by the Council's Planning Strategy Group the individual Settlement Audit Reports were the subject of a consultation exercise with all Members and also Town & Community Councils. The objective of this consultation was to ensure that the recording of services and facilities for each settlement was accurate and representative of what is on the ground. It made good use of the detailed local knowledge of Members and the Members of Town and Community Councils. The feedback was extremely useful in picking up services and facilities which had not been identified and also picked up changes in provision since the survey work was originally undertaken. Each Settlement Audit Report was updated where appropriate and necessary and the individual settlement reports can be viewed on the Council's website.

6. Next Steps & Future Refinement of the Settlement Ranking

6.1 The methodology used in assessing settlements as set out in this paper, and the individual Settlement Audit Reports are now available for comment alongside the resultant options for developing a settlement hierarchy (Appendix 2). The comments received will be reported back to Planning Strategy Group to determine whether any changes are required to the methodology adopted or the individual settlement reports. Any necessary revisions to the documents will be actioned and revised documentation made available on the Council's website as part of the Plan's evidence base.

6.2 This is not to say that no further work will be undertaken in respect of this aspect of the LDP's preparation. The settlements which are identified in the Plan as defined settlements (within the preferred settlement hierarchy) will be the subject of further assessment and refinement arising from examining a range of factors such as:

1. Settlement Role and Character
2. Monitoring of settlement services and facilities (inc public transport)
eg shops, education, public houses, accessibility
3. Monitoring previous / forecast levels of Settlement Growth – ie dwellings and population
4. analysis and review of the UDP development context ie UDP policy implementation and the UDP Inspectors Report
5. monitoring of development ie allocations and applications, and affordable housing
6. emerging regeneration needs and strategies e.g. community deprivation and town centres
7. emerging information relating to settlement constraints and infrastructure
8. emerging information relating to viability of development & the ability to fund and deliver key infrastructure

6.3 The matters above may lead to a further refinement of the evidence base relating to settlement surveys and the settlement hierarchy. However, the analysis done to date is considered to represent a sound and robust evidence base with which to formulate the Plan's settlement hierarchy.

**Figure 3
Presenting the Key
Settlement Survey Service Data**

Figure 3: Extract of Settlement Services Survey Showing Key Services, Ranked Alphabetically and in Order of UDP Classification

UDP Cat.	Town / Village / Large Hamlet	Primary school	Secondary school	Doctors surgery	Dentist surgery	Pharmacy	Supermarket	Convenience shop	Bank/Building Society	Public house / club / restaurant	Post office
A	Aston & Shotton	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
A	Buckley	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A	Connah's Quay	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
A	Flint	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A	Holywell	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A	Mold	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
A	Queensferry	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
B	Bagillt	Yes	No	Yes	No	Yes	No	Yes	No	Yes	Yes
B	Broughton	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	Yes
B	Caerwys	Yes	No	Yes	No	Yes	No	Yes	No	Yes	Yes
B	Carmel	Yes	No	No	No	No	No	No	No	Yes	No
B	Drury & Burntwood	Yes	No	No	No	No	No	Yes	No	Yes	Yes
B	Ewloe	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes
B	Ffynnongroyw	No	No	Yes	No	No	No	Yes	No	Yes	Yes
B	Garden City	Yes	No	No	No	Yes	No	Yes	No	Yes	Yes
B	Greenfield	Yes	No	No	No	Yes	No	Yes	No	Yes	Yes
B	Gronant	Yes	No	No	No	No	No	Yes	No	Yes	No
B	Gwernymynydd	Yes	No	No	No	No	No	No	No	Yes	No
B	Hawarden	Yes	No	Yes	Yes	Yes	No	No	Yes	Yes	Yes
B	Hope, Caergwle, Abermorddu & Cefn y Bedd	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes
B	Leeswood	Yes	No	No	No	No	No	Yes	No	Yes	No
B	Mancot	Yes	No	Yes	No	No	No	Yes	No	Yes	Yes
B	Mostyn (Maes Pennant)	Yes	No	Yes	No	No	No	Yes	No	No	Yes

UDP Cat.	Town / Village / Large Hamlet	Primary school	Secondary school	Doctors surgery	Dentist surgery	Pharmacy	Supermarket	Convenience shop	Bank/Building Society	Public house / club / restaurant	Post office
B	Mynydd Isa	Yes	Yes	No	No	Yes	No	Yes	No	Yes	Yes
B	New Brighton	No	No	No	No	No	No	Yes	No	Yes	No
B	Northop	Yes	No	No	No	No	No	Yes	No	Yes	Yes
B	Northop Hall	Yes	No	No	No	No	No	Yes	No	Yes	No
B	Pentre	No	No	No	No	No	No	Yes	No	Yes	No
B	Penyffordd / Penymynydd	Yes	No	No	Yes	Yes	No	Yes	No	Yes	Yes
B	Saltney	Yes	Yes	Yes	No	Yes	Yes	Yes	No	Yes	Yes
B	Sandycroft	Yes	No	No	No	No	No	Yes	No	Yes	Yes
B	Sychdyn	Yes	No	No	No	No	No	Yes	No	Yes	Yes
B	Treuddyn	Yes	No	Yes	No	No	No	Yes	No	No	Yes
C	Afonwen	No	No	No	No	No	No	No	No	Yes	No
C	Alltami	No	No	No	No	No	No	No	No	Yes	No
C	Bretton	No	No	No	No	No	No	No	No	No	No
C	Brynford (inc Calcoed & Dolphin)	Yes	No	No	No	No	No	Yes	No	Yes	No
C	Cadole	No	No	No	No	No	No	No	No	Yes	No
C	Cilcain	Yes	No	No	No	No	No	Yes	No	Yes	No
C	Coed Talon / Pontybodkin	No	No	No	No	No	No	No	No	Yes	No
C	Cymau	No	No	No	No	No	No	No	No	Yes	No
C	Dobshell	No	No	No	No	No	No	Yes	No	No	No
C	Ffrith	No	No	No	No	No	No	No	No	No	No
C	Flint Mountain	Yes	No	No	No	No	No	No	No	Yes	No
C	Gorsedd	No	No	No	No	No	No	No	No	Yes	No
C	Gwaenysgor	No	No	No	No	No	No	No	No	Yes	No
C	Gwernaffield	Yes	No	No	No	No	No	No	No	Yes	No
C	Gwespyr	No	No	No	No	No	No	No	No	Yes	No
C	Halkyn	No	No	No	No	No	No	No	No	Yes	Yes

UDP Cat.	Town / Village / Large Hamlet	Primary school	Secondary school	Doctors surgery	Dentist surgery	Pharmacy	Supermarket	Convenience shop	Bank/Building Society	Public house / club / restaurant	Post office
C	Higher Kinnerton	Yes	No	No	No	No	No	Yes	No	Yes	Yes
C*	Little Mountain	No	No	No	No	No	No	No	No	No	No
C	Lixwm	Yes	No	No	No	No	No	No	No	Yes	No
C	Llanasa	No	No	No	No	No	No	No	No	Yes	No
C	Llanfynydd	Yes	No	No	No	No	No	Yes	No	Yes	Yes
C	Nannerch	Yes	No	Yes	No	No	No	No	No	Yes	Yes
C	Nercwys	Yes	No	No	No	No	No	No	No	Yes	No
C	Pantymwyn	No	No	No	No	No	No	Yes	No	Yes	Yes
C	Pentre Halkyn	No	No	No	No	No	No	Yes	No	Yes	Yes
C	Pen-y-Ffordd	Yes	No	Yes	No	No	No	Yes	No	No	Yes
C	Pontblyddyn	No	No	No	No	No	No	Yes	No	Yes	No
C	Rhes-y-Cae	No	No	No	No	No	No	No	No	No	No
C	Rhewl Mostyn	No	No	No	No	No	No	No	No	No	No
C	Rhosesmor	Yes	No	No	No	No	No	No	No	Yes	No
C	Rhydymwyn	No	No	No	No	No	No	Yes	No	No	No
C	Talacre	No	No	No	No	No	No	Yes	No	Yes	Yes
C	Trelawnyd	Yes	No	No	No	No	No	Yes	No	Yes	No
C	Trelogan & Berthengam	Yes	No	No	No	No	No	No	No	Yes	No
C	Whitford	Yes	No	No	No	No	No	No	No	No	No
C	Ysceifiog	No	No	No	No	No	No	No	No	Yes	No
U	Babell	No	No	No	No	No	No	No	No	Yes	No
U	Glan y Don (Mostyn)	No	No	No	No	No	No	Yes	No	Yes	Yes
U	Hendre	No	No	No	No	No	No	No	No	Yes	No
U	Padeswood	No	No	No	No	No	No	No	No	No	No
U	Pantasaph	No	No	No	No	No	No	No	No	No	No

UDP Cat.	Town / Village / Large Hamlet	Primary school	Secondary school	Doctors surgery	Dentist surgery	Pharmacy	Supermarket	Convenience shop	Bank/Building Society	Public house / club / restaurant	Post office
U	Sealand (& Caxios)	No	No	No	No	No	No	No	No	No	No
U	Sealand Road & Sealand Manor	No	No	No	No	No	No	No	No	No	No
U	The Warren	No	No	No	No	No	No	No	No	Yes	No
U	Tre Mostyn	No	No	No	No	No	No	No	No	No	No
U	Warren Hall Court	No	No	No	No	No	No	No	No	No	No

Note: U. denotes that the settlement / dwelling cluster was unclassified within the Unitary Development Plan

Flintshire Local Development Plan
Draft Settlement Categorisation Options

1.0 Introduction

- 1.1 Flintshire County Council is preparing its Local Development Plan (LDP). When adopted the LDP will set the local planning context and the statutory basis for the determination of planning applications. At the present time the Council is at an early stage of developing its LDP and must provide an evidenced approach for the development of policies and proposals within the plan.
- 1.2 The development of a settlement hierarchy and a logical approach to settlement banding is an important aspect of the LDP which will inform how the spatial strategy is developed i.e. how development is distributed across Flintshire's towns and villages. This report follows on from the settlement survey work recently undertaken, whereby an assessment of each of Flintshire's settlements has been undertaken in terms of their sustainability, referenced in terms of settlement size, location, accessibility, services and facilities, role and character. The process set out in this report is referred to as 'Settlement Categorisation' but this embraces other terminology defined in the boxes below:

Settlement Hierarchy – This refers to the assessment of settlements by strategic importance from the largest most important settlements such as Buckley and Holywell to the smallest and arguably the least strategically important grouping including settlements such as Afonwen and Cymau.

Settlement Bandings – This refers to the grouping of settlements within common categories. For example the UDP uses the following terminology: Category A (Main Towns), B (Large Villages) & C (Small Villages) to group settlements.

- 1.3 This discussion paper will present the methodology used in categorising settlements and a series of options or alternative approaches to this. The UDP sought to attach growth rates in the form of bands to the different settlement categories. Growth rates are only one of a number of methods by which growth and development can be distribute spatially. This is a matter to be addressed at a later stage in the plan process as part of developing strategic options. The purpose of this paper is to provide an evidence based settlement categorisation which can form a sound basis with which to develop spatial strategy options.

2.0 The Policy Context

Sustainable Development

2.1 Planning Policy Wales clearly promotes the Planning System as being central to achieving sustainable development in Wales. In this context sustainable development means, "enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own generations in ways which: promote social justice and equality of opportunity; and enhance the natural and cultural environment and respect its limits – using only our fair share of the earth's resources and sustaining our cultural legacy." (PPW Para 4.1.4).

2.2 Local Development Plans are highlighted as key components in delivering sustainable development in Wales. To meet their required function, development plans must set out an Authority's objectives for the development and use of land in its administrative area and general policies to implement them. Planning Policy Wales is the national statement of planning policy and identifies a number of priorities for Local Planning Authorities when allocating land. It also provides specific guidance both on the scale and location of housing growth.

2.3 Planning Policy Wales states that Development Plans "should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health." (PPW Para 4.7.2). Overall the key messages from PPW regarding a sustainable settlement pattern are:

- **Well connected** – locating development to reduce the need to travel by maximising accessibility to employment opportunities, services and facilities by walking, cycling and public transport. Improving linkages between urban areas and their rural surroundings
- **Concentration** – development should be directed to existing urban areas which are well served by public transport, and benefit from concentrations of jobs, facilities and services. In rural areas development should be focussed on settlements that act as local service centres for surrounding areas or clusters of settlements where a sustainable functional linkage can be demonstrated
- **Quality services** – meeting the needs of present and future communities by focussing development in areas where services are viable and can be realistically maintained or enhanced.
- **Robust and vibrant communities** – where people are satisfied and value where they live and are able to participate in a range of community activities.
- **Self-containment** – settlements should be more self-contained, providing the opportunity to both live and work in the same area, with access to facilities and services to meet the needs of the communities. (Summary of PPW Para 4.7.2)

2.4 PPW also states that "In producing their development plans, local planning authorities should devise a settlement strategy which establishes housing policies in line with their local housing strategy and a spatial pattern of housing development balancing social, economic and environmental needs." (PPW Para 9.2.5)

Priorities for Urban and Rural Areas

2.5 PPW sets out the Welsh Government's priorities for urban and rural areas respectively as follows:

- to secure environmentally-sound and socially inclusive regeneration in those urban areas which require it, so that they become more desirable places in which to live and work; and foster sustainable change, in particular making it possible to live with less noise, congestion and traffic pollution, and improving the quality of life. (PPW Para 4.6.1)
- to secure sustainable rural communities with access to affordable housing and high quality public services; a thriving and diverse local economy where agriculture-related activities are complemented by sustainable tourism and other forms of employment in a working countryside; and an attractive, ecologically rich and accessible countryside in which the environment and biodiversity are conserved and enhanced." (PPW Para 4.6.3)

Wales Spatial Plan

2.6 Whilst the new Planning Act introduces the concept of Strategic Development Plans, more work is required to understand what the content and geography for these will be. In the mean-time the Wales Spatial Plan remains a useful and relevant reference for planning in the wider sub region. The document contains an overall vision for the whole of Wales along with individual visions for the 8 spatial plan area strategies. Flintshire County Council is located within the North East Wales – Border and Coast (NEWBC) spatial plan area, Wrexham Town is the closest and highest ranking settlement to Flintshire but otherwise Flintshire's main settlements (Mold, Flint, Connahs Quay, Deeside, Buckley etc.) are identified as a Key Settlements (2nd tier settlements in the National Hierarchy).

2.7 The WSP provides an input into the settlement categorisation work and will also set a strategic context for the development of spatial options. However, the development of spatial options will be dealt with in a separate paper.

Settlement Function and Location of Development

2.8 National Policy outlines where development should be directed in order to achieve a sustainable development pattern, and it is possible to extrapolate from this the role and functions key settlements should perform:

- well connected to transport infrastructure including sustainable travel options;
- provides a range of retail and community services;
- have a range of employment opportunities;
- well serviced by existing infrastructure; and
- co-location of housing and employment.

2.9 In the case of Flintshire, development should be directed to those settlements which best perform the functions set out above.

2.10 Whilst it is the larger settlements in a more urban setting that are more likely to perform the key functions outlined above, it is important to recognise the rural areas which make up a significant part of Flintshire particularly in the North West, West and South West of the County. National Policy highlights the interconnection between urban areas and rural hinterlands. Subject to effective transport links, larger settlements can provide a range of services and employment opportunities for those living in rural areas. However, in more remote locations or where transport links are poor, this may not be the case. In such instances consideration regarding the location of development may need a different approach. National Policy advises that development of housing or employment opportunities in rural areas should be directed towards local service centres, or clusters of smaller settlements where sustainable functional linkages can be demonstrated.

3.0 The Unitary Development Plan

3.1 The UDP defines a settlement hierarchy as illustrated in Table 1. The hierarchy uses three settlement bandings referred to as Category A,B&C. The use of settlement bandings was intended to allow settlements of similar characteristics to be grouped within same banding.

3.2 The UDP is therefore the logical starting point for considering which settlements will be identified, and how they will be categorised within the LDP. The settlement options that are presented in this paper have therefore used the UDP approach as presented in Table 1 as a starting point for the consideration of choices or alternative options.

Table 1: The UDP Settlement Hierarchy

Category A – Urban (10-20% growth)		
Buckley	Holywell	Shotton / Aston
Connahs Quay	Mold	
Flint	Queensferry	
Category B – Semi Urban / Main Villages (8-15% growth)		
Bagillt	Gronant	Northop
Broughton	Gwernymynydd	Northop hall
Caerwys	Hope/Caergwrle/Abermorddu/ CefnyBedd	Pentre
Carmel	Hawarden	Penyffordd / Penymynydd
Drury & Burntwood	Leeswood	Saltney
Ewloe	Mancot	Sandycroft
Ffynnongroyw	Mostyn (Maes Pennant)	Sychdyn
Garden city	Mynydd isa	Treuddyn
Greenfield	New Brighton	
Category C – Small Villages (0-10% growth)		
Afonwen	Gwaenysgor	Pen y ffordd
Alltami	Gwernaffield	Pontblyddyn
Bretton	Halkyn	Rhes y cae
Brynford	Gwespyr	Rhewl mostyn
Cadole	Higher kinnerton	Rhosesmor
Cilcain	Lixwm	Rhydymwyn
Coed talon / pontybodkin	Llanasa	Talacre
Cymau	Llanfynydd	Trelawnyd
Dobshell	Nannerch	Trelogan
Ffrith	Nercwys	Whitford
Flint mountain	Pantymwyn	Ysceifiog
Gorsedd	Pentre halkyn	

3.3 In defining the settlement hierarchy the UDP used a quantitative and qualitative assessment to review settlements. This assessment focused on the following eight indicators:

1. Number of Dwellings
2. Range, Quality and Number of Community Facilities

3. Local Sense of Place and Village Character
4. Name Sign at the Village
5. Highways Directional Signs to the Village
6. Highway Paraphenalia eg crossings, speed limits, bus stops
7. Development Capacity Scoring – capacity to support more dwellings
8. Settlement History and Function

3.4 As point 7 above indicates, the UDP scored and ranked the settlement hierarchy (amongst other things) on the basis of additional development potential. This resulted in some settlements with greater development potential appearing higher within the hierarchy than would otherwise have been if the assessment had focused purely on the sustainability of a settlement to meet existing and future community needs. The broad range between settlements classified within the same band has also been highlighted in using the adopted plan, leading to the need to review the settlement bandings to more clearly recognize and distinguish the character, role and function that settlements play within Flintshire's settlement hierarchy. A closer examination of the settlement banding is required to see how settlements differ.

3.5 The UDP settlement hierarchy is banded into three Categories which was a simple but appropriate approach at the time. The use of three categories makes sense in relation to Category A settlements where it is justifiable and clear that towns like Buckley, Flint, Holywell, and Mold should sit within the same banding. However when considering Aston\Shotton, Connaught Quay, and Queensferry which are also category A settlements in the UDP, it can be argued that these are urban areas which have historically merged and operate as a wider "Deeside" urban area rather than as individual towns. This is clearly a matter for debate as it is also the case that all of these settlements have identified town centres and all perform a wider role as strategic service centres for the rural and urban communities around them. The settlements within Category A are also identified by the Wales Spatial Plan which defines them collectively as North East Wales' Key Settlements. In relation to Category A settlements the UDP sets a strong context for the LDP and any review of this category probably only involves an element of fine tuning and/or addition.

3.6 In contrast UDP Category B Settlements require much more of a radical review as the significant number of settlements within this band range from large settlements with good service provision or in close proximity to other settlements with services, such as Mancot, Ewloe and Hawarden, to small settlements with modest to poor service provision such as Gwernymnydd, Mostyn (Maes Pennant) and Treuddyn, yet all have the same growth "potential".

3.7 Similarly, UDP Category C Settlements range from settlements with reasonable service provision such as Higher Kinnerton, Pen-y-Ffordd and Talacre (albeit seasonal) to settlements with few if any services and facilities such as Afonwen, Rhewl Mostyn and Rhos y Cae.

3.8 The recent Settlement Surveys work, In Appendix 1, is providing the evidence base to highlight the fact that there are significant differences in the character and function of Flintshire's settlements which in the UDP have been banded into the same 'growth' category or band, in particular UDP category B and C settlements.

The main conclusion from this work is that there is a need to refine the settlement hierarchy by considering a greater number of settlement bands that properly and logically distinguish settlements by their essential character, role and function.

3.9 The UDP approach of ranking settlements in terms of growth potential (see paragraphs 3.3-3.4) and also the associated growth bands with individual settlement banding (e.g. Category A's 10-20%), creates the potential for conflict between the actual sustainability of a settlement and the expectation of growth that its categorisation places on it. This "growth orientated ranking and banding" approach is clearly in need of review and the evidence gained from the Settlement Survey work suggests that settlements should be ranked or categorised in sustainability order, by role and function; that more than three settlement bandings should be used; and that levels of growth and its distribution should be considered as a secondary stage when spatial options are being considered, thereby ensuring that growth takes place in the most appropriate and sustainable locations.

4.0 An Updated Settlement Context for the LDP

4.1 The preceding sections have set out the context in terms of national guidance and strategy and provided a commentary on the approach to settlement classification taken within the UDP. The next section explains the way in which options for a potential LDP settlement structure have been developed, using the UDP hierarchy as a starting point. The evidence from the settlement survey work has been fed into the process of developing draft options as an important consideration, given that these surveys have considered a number of different issues as listed below, in exploring how sustainable a settlement is:

- a. Settlement Size (population and number of dwellings);
- b. Character and Built Form;
- c. Role and Function;
- d. Services and Facilities;
- e. Accessibility;
- f. Employment Opportunities;
- g. Broadband Provision;
- h. Changes to Service Provision Since 2000.

4.2 The Settlement Surveys are a qualitative assessment which seek to record settlement service provision for future comparison, and which seeks to measure the relative sustainability of individual settlements through a process of comparison and ranking. A key output from the surveys is to provide the evidence for the categorisation of Flintshire's settlements. However the Settlement Survey alone will not provide the evidence for the final framework by which settlements are categorised in the LDP, as this is where additional qualitative considerations and evidence are required. Whilst the UDP settlement classification was fit for purpose at the time the plan was drawn up, there is scope to consider a review or refinement of the classification for the purposes of the LDP.

4.3 The Planning Inspector at the UDP Public Inquiry also expressed her concern about the UDP approach to categorising settlements and offered the following opinion:

"I note that in Topic Paper 2 (4.4) the Council says that '....settlement boundaries are pure land use planning proposals and no correlation with other ways of defining or considering what constitutes a town, village or settlement is implied'. In principle there is nothing wrong with a settlement policy which is based on the historic settlement pattern. However, that settlement pattern was developed when there was less personal mobility and significantly different social/economic conditions. These factors meant people tended to work, rest and play close to home and communities were relatively independent. The ever decreasing facilities and services within the rural settlements is evidence that things have changed significantly. Turning to boundary definition. In some instances settlements which were once separate entities now form part of a continuous built up area and share facilities. However, they are allocated in the plan as different settlements and can be within different categories such as Mynydd Isa and Buckley. This is illogical and backward rather than forward looking. A settlement boundary on a plan does not define the identity or cohesion of a community, that will remain, despite the boundaries drawn. In principle

with such circumstances I consider it would be better if the spatial strategy had regard to built up areas as well as historic settlements. This would get rid of apparent inconsistencies where what appears to be accessible land in close proximity to facilities and services is excluded from settlements and protected by countryside/green barriers/open space policies.”

4.4 The Planning Inspector was clearly struggling with the difficulty of defining settlements in urbanised areas of the County where the urban character and fabric of a locality undermined the Council’s approach within the UDP Proposals Map to identifying boundaries around and between individual settlements. Clearly this is one view but nevertheless an important one which has to be taken into account in determining how Settlement Categorisation Options have been derived.

4.5 Since the adoption of the UDP and with the benefit of hindsight, it has become increasingly apparent that the growth oriented approach to categorising settlements has been problematic to implement and interpret correctly and in a sustainable manner, particularly for settlements that have reached or indeed exceed their indicative growth bands, and conversely for those that appear to have grossly ‘underperformed’ against their growth banding. Indeed the growth bands have been interpreted by some as absolute growth targets which can undermine the ability of some settlements, particularly smaller villages, to accommodate the scale of growth proposed. It has therefore become apparent that given the approach within the UDP, the rationale of the Plan is fundamentally focused on the delivery of numbers of dwellings, rather than the sustainability of a settlement (i.e. its role and function) and whether the infrastructure exists within the settlement to support development. Perhaps a case in point is the experience of implementing Policy HSG3 (Housing on Unallocated Sites within Settlement Boundaries) which bears no relation to the sustainability of individual settlements, because applicants and developers in interpreting the policy, have sought to deliver housing to the upper end of the growth bands for settlements. This was never the intended purpose of the UDP growth bands.

Key Considerations for Settlement Categorisation

4.6 Following the review of the UDP settlement categorisation above, and taking account of the guidance in PPW in relation to developing a sustainable settlement pattern, the list of key considerations set out below, have featured in the development of draft Settlement Categorisation Options for the LDP, which are presented in the next section of this document.

a. Banding Settlements by their Sustainability (i.e. role and function) – Settlements could be banded by their relative sustainability as opposed to the potential for future development;

b. Banding settlements based on logical groupings and similarities – The UDP used 3 settlement categories (A-C) but the LDP should utilise more than 3 bands using the evidence from the Settlement Surveys, to avoid banding too greater range of settlements within the same band (as is the case with UDP category B settlements);

c. The Planning definition of a Settlement – Individual settlements could be taken forward as individual named settlements with a settlement boundary, or as wider urban areas e.g. Deeside East and Deeside West;

d. Urban & Rural Banding – The LDP could take a simplified approach to settlement hierarchy and banding by banding settlements on the basis of whether their character and function is either predominantly urban or rural.

4.7 Using the above as guiding principles, and starting with the UDP settlement hierarchy, several draft working options for the categorisation of settlements have been developed for consideration. Whilst each option is presented and explained in detail in the next section of this discussion document, in summary the options comprise:

Option 1 – Continue with the UDP settlement hierarchy unchanged;

Option 1a – Continue with the UDP approach but amend the settlement hierarchy to move/reclassify selected settlements based on their sustainability;

Option 2 – The three category approach in the UDP is expanded to a 5 category approach, with settlements being categorised on the basis of their sustainability;

Option 2a – The same approach as in Option 2 above but with adjustments to the categorization of certain settlements based on their close proximity and functional relationship to higher level sustainable settlements;

Option 3 – A fresh approach for the LDP defining settlements and categories based primarily upon whether settlements are urban or rural areas;

Option 4 – A hybrid approach combining the urban areas defined in option 3 with the lower three bands from option 2a.

5.0 The Draft Settlement Options

5.1 The six options identified in this paper are presented as draft proposals for discussion and will be the subject of further development following Member feedback, testing the options against the LDP development plan vision and plan objectives. As such the options presented at this stage are not set in stone and are subject to further amendment.

5.2 The options are presented in more detail in the following section along with a discussion of the relevant pros and cons for each approach.

Option 1 – Continue with the UDP Approach

By attaching growth levels to settlement categories, the UDP took a '*growth orientated approach*' to the settlement hierarchy and the banding of settlements, as follows:

- a. Category A – 10-20% growth
- b. Category B – 8-15% growth
- c. Category C – 0-10% growth

(See Table 1 for UDP settlement hierarchy)

Commentary

5.3 The UDP Settlement Hierarchy as shown in Table 1 sought to distribute development across all defined settlements based on three settlement bandings. Although the growth bands were intended to be indicative only, and were accompanied by an explanation in the plan that not all settlements were suitable for growth, the UDP has been interpreted by some that all settlements (A-C) should accommodate growth. In this manner the UDP comes across as a 'planning by numbers' approach rather than a qualitative approach that has regard to local circumstance and particularly to the availability or otherwise of services and infrastructure.

5.4 A key issue in the implementation of the UDP has been the monitoring of housing growth within settlements to ascertain at what point a settlement may have reached its growth limit/threshold, beyond which local housing need came into play. The UDP settlement hierarchy and settlement banding are premised on the basis of settlement growth banding which has resulted in growth bands being interpreted by the development industry and by Planning Inspectors as settlement growth targets.

5.5 The lesson from the use of growth bands is that where settlements of different character, function and scale are grouped so that they result in housing targets being assumed for all settlements within the same category, this can be harmful and unsustainable. For example the Category B banding (8-15% growth) includes Broughton, Gwernymynydd and Ffynnongroyw which are very different from one another. Specifically Broughton and related industries therein (ie British Aerospace) is a nationally recognised driver of the Welsh economy representing a significant investment in advanced manufacturing in North Wales with cross border benefits for North West England. Neither Gwernymynydd nor Ffynnongroyw benefit from the same strategic context or importance, yet are categorised in the same band.

5.6 In conclusion the UDP approach is not refined enough in its approach to be able to successfully guide growth of the right type (ie market / local needs) to the right location. Subsequent changes in Planning Policy and to the Wales Spatial Plan mean that Flintshire will need to take a far more considered and logical approach to the categorisation of settlements in the LDP and are unlikely to be able to justify the continuation of the UDP approach when it is challenged at Examination.

Option 1a – Continue with the UDP Approach but with minor change

The recent Settlement Surveys provide the evidence to suggest that the existing UDP categorisation of settlements should be reviewed to avoid the existing wide variation in the size and type of settlements within each band, particularly category B.

This option proposes that only some settlements should be moved or reclassified depending upon how sustainable or otherwise they are. The list below indicates examples of those settlements that could be moved/reclassified:

A) Settlements that move up a category (Category B to Category A)

Saltney?
Broughton?

Settlements that move down a category (Category B to Category C)

Ffynnongroyw
Gronant
Gwernymynydd
Mostyn Maes Pennant
Treuddyn

Declassified Settlements (formerly Category C)

Afonwen
Cadole
Llanfynydd
Llanasa
Rhewl Mostyn

Commentary

5.7 This approach essentially retains the UDP approach and its associated drawbacks, and whilst it attempts to build in the results from the Settlement Surveys it is only a very light touch review of the existing UDP strategy, and as such will not overcome the problem of categorising settlements together in a broad and simplistic manner, with no consideration for local services and facilities nor future infrastructure needs. This approach also downplays the importance of settlements such as Ewloe, Hawarden, Hope and Mancot which whilst not being Category A settlements are certainly of a higher ranking than settlements such as Bagillt, Leeswood and New Brighton, but within this option remain grouped together with the same associated growth level.

5.8 The lessons from reviewing the UDP settlement hierarchy is that the approach was too simplistic and has the potential to permit levels of growth in all settlements

across the County with insufficient consideration of how sustainable each settlement was. This option, whilst slightly amended, is still based upon an artificial three tier approach, which combined with growth rates, paid insufficient consideration to the sustainability of settlements.

Option 2 – A Refined UDP Approach to Settlement Categorisation

The findings of the Settlement Survey demonstrates that there are a greater number of potential logical groups of settlements based around their degree of sustainability (see summary of Settlement Survey rankings in appendix 1). This provides the basis to refine the UDP 3 level settlement classification and include two additional settlement categories. The inclusion of additional settlement categories overcomes the difficulties of banding together large urban settlements such as Ewloe and Hawarden with smaller rural settlements such as Caerwys and Northop, within the same UDP banding, when the role and function of such settlements is different.

The inclusion of the additional categories allows for a more refined approach to identifying and classifying settlements like Bagillt which are not quite a Category C settlement but that do not benefit from the services and infrastructure present in other settlements like Mynydd Isa.

This approach has the advantage of being more focused and more sensitive to different functions, roles and sizes of settlements. The settlements in the resultant 5 band categorisation are far more closely related in terms of the key factors identified in paragraph 4.1, and the wide variation experienced by the UDP approach is now overcome. This approach would also allow the smaller of the Category C settlements to be reclassified to a new tier of settlement category rather than being declassified and losing their status as a defined settlement. It is proposed that the five categories are defined as follows:

- 1. Main Service Centre** Settlements with a strategic role in delivery of services and facilities.
- 2. Local Service Centre** Settlements with a local role in the delivery of services and facilities.
- 3. Sustainable Village** Settlements which benefit from some services and facilities and are sustainably located.
- 4. Defined Village** Settlements which have limited services and facilities with which to sustain local needs.
- 5. Undefined Village** Settlements which have few or no services and facilities and which are not of a size or character to warrant a settlement boundary.

Commentary

5.9 Based on the evidence from the Settlement Surveys and its summary ranking of settlements, Table 2 presents a refined UDP settlement hierarchy based on the five bands highlighted above, assigning settlements to bands based solely on their role and function i.e. their degree of sustainability, rather than taking a growth oriented approach as with the UDP.

Table 2 – Five Tiered Settlement Categorisation Approach

1. Main Service Centres			
Aston & Shotton	Connah's Quay	Holywell	Queensferry
Buckley	Flint	Mold	Saltney
2. Local Service Centres			
Broughton	Garden City	Hawarden	Mynydd Isa
Ewloe	Greenfield	Hope, Caergwre, Abermorddu & Cefn y Bedd	
3. Sustainable Village			
Bagillt	Ffynnongroyw	Mostyn (Maes Pennant)	Sandycroft
Brynford (inc Calcoed & Dolphin)	Gronant	Northop	Sychdyn
Caerwys	Higher Kinnerton	Northop Hall	Talacre
Carmel	Leeswood	Pentre	
Drury & Burntwood	Mancot	Penyffordd / Penymynydd	Treuddyn
4. Defined Village			
Cilcain	Gwernaffield	New Brighton	Trelawnyd
Coed Talon / Pontybodkin	Gwernymynydd	Pantymwyn	Trelogan & Berthengam
Cymau	Lixwm	Pentre Halkyn	Whitford
Flint Mountain	Nannerch	Pen-y-Ffordd	Ysceifiog
Gwaenysgor	Nercwys	Rhydymwyn	
5. Undefined Village			
Afonwen	Dobshell	Halkyn	Rhes-y-Cae
Alltami	Ffrith	Llanasa	Rhewl Mostyn
Bretton	Gorsedd	Llanfynydd	
Cadole	Gwespyr	Pontblyddyn	

5.10 The classification above, through the use of a greater number of categories, better reflects the role and function of settlements; better reflects available services and facilities within each settlement; and removes the issue of having too broad a range of settlements with differing levels of sustainability, together within the same category e.g. UDP category B.

5.11 However the identification for example of Bretton and Alltami within the 'Undefined Village' category is problematic as both of these settlements are in close proximity to large service centres (Broughton and Buckley respectively) and as such benefit from the service provision available in these neighbouring settlements. There are other instances of this - the settlement of Bretton is directly adjacent to Broughton Retail Park, and the settlement of Alltami is within reasonable walking

distance of some of the facilities of Buckley such as the Elfed High School, Belmont Medical Centre and related Pharmacy.

5.12 Despite some minor limitations raised by this approach, it is a much more sympathetic and logical approach to settlement categorisation which would be a significant enhancement of the UDP approach. This option would also allow a more justifiable and accurate basis for the development and implementation of the LDP spatial strategy, basing decision around the location of development on the role, function and overall sustainability of settlements.

Option 2a – A Refined UDP Approach to Settlement Categorisation & Defining Settlement Relationships

Option 2a represents a further refinement of the UDP approach. It is very similar to Option 2 in proposing the use of five settlement categories, however to better reflect the sustainability and relationship of some settlements, Option 2a proposes an approach where the close proximity of settlements is also taken into account. This means adapting the settlement hierarchy developed in option 2 by taking a common sense approach to re-categorising some settlements based on their relationship and proximity to other sustainable settlements, or conversely if they appear higher in Table 2 than they realistically should be. For example from Option 2, Buckley is classified as a Main Service Centre and as such is considered to be a sustainable location to live, relative to other locations within the County. There are a number of settlements that are in close proximity to Buckley and that are reliant on its status as a Main Service Centre for the facilities and services it provides. These settlements are Mynydd Isa, Drury, and Alltami. Whilst table 2 correctly reflects the relationship of both Mynydd Isa (Local Service Centre) and Drury (Sustainable Village) to Buckley, Alltami from the results of the Settlement Survey work, is categorised as an Undefined Settlement. This is an anomalous position particularly as some of Buckley's main facilities such as the Elfed High School and new Health Centre are within walking distance of Alltami. In this respect Alltami is considered to be a more sustainable location than the categorisation in Option 2 suggests.

In this context Option 2a therefore proposes that some settlements in the Option 2 categorisation which are well related to higher level sustainable settlements are re-categorised to reflect the nature of this relationship. The results of this slightly revised five tiered categorisation is illustrated in Table 3.

Commentary

5.13 This refined approach to that shown in Option 2 is the result of a process of re-categorising settlements depending upon their relationship and proximity to a nearby larger sustainable settlement which has additional services and facilities. As an additional example to that of Alltami above, because of Coed Talon's relationship with Leeswood and the associated services and facilities therein Coed Talon is considered to be a more sustainable location than is shown in Table 2 from Option 2. In Option 2 Coed Talon is ranked as a Defined Village but because of its relationship with Leeswood it is considered that it should be categorized in Option 2a as being a Sustainable Village (see Table 3). This approach is forward looking and reflective of how settlements and the communities therein operate on a day to day basis and as a result is pragmatic and realistic in its scope.

5.14 This approach does not propose wholesale changes to the settlement categorisation proposed by Option 2 in Table 2, but it does identify a small number of settlements that should be reclassified. To identify which settlements are considered to meet the need to be reclassified, Table 3 replicates table 2 but shows some

settlements twice in terms of their proposed re-categorisation – where settlements have moved from they will be crossed out; where they have moved to they will be shown in bold type.

5.15 Option 2a is considered to be a further positive step in refining the UDP approach for the LDP in that it represents a more developed and insightful approach to identifying how settlements function and relate to each other.

Table 3: Option 2a Five Tiered Categorisation Considerate of Settlement Relationships

1. Main Service Centres			
Aston & Shotton	Connah's Quay	Holywell	Queensferry
Buckley	Flint	Mold	Saltney
2. Local Service Centres			
Broughton	Garden City	Hawarden	Mynydd Isa
Ewloe	Greenfield	Hope, Caergwrle, Abermorddu & Cefn y Bedd	
3. Sustainable Village			
Alltami	Drury & Burntwood	New Brighton	Talacre
Bagillt	Ffynnongroyw	Northop	Treuddyn
Bretton	Gronant	Northop Hall	
Brynford (inc Calcoed & Dolphin)	Higher Kinnerton	Pentre	
Caerwys	Leeswood	Penyffordd / Penymynydd	
Carmel Carmel	Mancot	Sandycroft	
Coed Talon / Pontybodkin	Mostyn (Maes Pennant)	Sychdyn	
4. Defined Village			
	Pen-y-Ffordd	Nercwys	Trelawnyd
New Brighton	Cilcain	Gwernymynydd	Pantymwyn
Coed Talon / Pontybodkin	Flint Mountain	Cymau	Trelogan & Berthengam
Nannerch	Gwernaffield	Gwaenysgor	Talacre
Pentre Halkyn	Rhydymwyn	Lixwm	
Rhosesmor	Whitford	Ysceifiog	
5. Undefined Village			
Bretton	Llanfynydd	Afonwen	Llanasa
Alltami	Cadole	Dobs Hill	Rhewl Mostyn
Ffrith	Halkyn	Gorsedd	Cymau
Rhes-y-Cae	Pontblyddyn	Gwespyr	Gwaenysgor

Option 3 – A Fresh Approach to the LDP

All options so far identified within this paper have referenced the approach taken within the adopted UDP and with the exception of Option 1 (UDP as is) presented options for categorising settlements with differing degrees of refinement from the UDP.

The UDP is the current adopted development plan and is itself a refinement of previous development plan approaches. For example in moving from the Alyn and Deeside Local Plan and the Delyn Local Plan to the UDP a total of 8 settlements were declassified, many settlement boundaries were drastically reduced eg Glan y Don Mostyn was excluded from Mostyn, and the settlement hierarchy was significantly amended.

Whilst development plans should evolve and take their lead from previous plans, it is necessary to explore what other options may exist. The purpose of Option 3 is in part to demonstrate that there are options for settlement categorisation that do not involve using the UDP as the starting point. Option 3 is therefore the “blank sheet” option of how settlements may be categorised, were the Council to consider starting from scratch without the UDP as context.

Option 3 proposes a fresh approach to LDP settlements and categories based primarily upon:

- defining urban and rural areas;
- recognising physical relationships; &
- seeking to consolidate links between sustainable areas.

From these principles, Option 3 proposes that urban areas are defined on the basis of the following settlement areas:

- **Broughton** – incorporating Broughton Retail Park and Bretton
- **Buckley** – incorporating Alltami, Burntwood, Drury, Little Mountain & Mynydd Isa
- **Deeside West** – incorporating Aston, Connahs Quay, Garden City, Queensferry, and Shotton
- **Deeside East** – incorporating Ewloe, Hawarden, Mancot, Pentre and Sandycroft
- **Flint**
- **Holywell** – incorporating Bagillt, Carmel and Greenfield
- **Hope** – incorporating Abermorddu, Caergrwle & Cefn y Bedd
- **Mold** – incorporating Sychdyn and New Brighton
- **Penyffordd & Penymynydd**
- **Saltney** – incorporating Saltney Ferry

Commentary

5.16 Option 3 proposes that outside of the identified areas listed above that all other settlements be listed as rural settlements. This approach is perhaps too simplistic and/or radical in terms of the difference between it and a multi-layered settlement structure (whether 3 or 5 categories) and as such could be further amended should the view of Members, Stakeholders and/or the future assessment of the Options in relation to the LDP Objectives and the Sustainability Appraisal, recommend the need to do so. This could for example involve the development of a further hybrid option where elements of say Option 3 are combined with 2a for example.

5.17 This approach is therefore only partially developed at this time and would represent a significant departure from the direction of travel of previous development plans. Option 3 is not ideal and does have shortcomings not least is the very rigid approach of categorizing settlements as either urban or rural with no middle ground for semi-urban / semi-rural areas. However the approach is very much in line with the UDP Public Inquiry Inspectors comments that Flintshire settlements particularly within the Deeside area are difficult to define with individual settlement boundaries given the degree of coalescence that has already taken place. The approach also recognises the relationships and linkages that exist between individual settlements and provides a framework where these settlements can be viewed collectively. This approach also allows for a future spatial strategy that could locate growth in areas that are sustainable rather than spreading growth out to all settlements regardless of whether those settlements have the infrastructure to support that growth.

Option 4 – Combining Urban Areas from Option 3 with the 3 Lower Settlement Categories in Option 2a

Following on from the commentary regarding Option 3 and the fact that as an option it fails to adequately recognize or distinguish between the rural areas of Flintshire, this option attempts to build on the idea of established Urban areas within Flintshire by retaining those defined in option 3, and by adding the lower settlement categories from Option 2a to recognize the distinction between semi-rural and rural settlements within the County.

Commentary

5.18 This Hybrid approach attempts to take the elements of Option 2a in terms of the definition of semi-rural and rural settlements that it has via the three lower settlement categories, and marry that with the concept of defining urban areas as groupings of associated or dependent settlements outlined in Option 3. The resultant settlement structure is as shown in Table 4 below.

Table 4 Hybrid Settlement Categorisation Option

Urban Areas			
Broughton (inc Broughton Retail Park and Bretton)			
Buckley (inc Alltami, Drury and Burntwood, Mynydd Isa)			
Deeside West (inc Aston, Shotton, Connah's Quay, Garden City, Queensferry)			
Deeside East (inc Ewloe, Hawarden, Mancot, Pentre, Sandycroft)			
Flint			
Holywell (inc Bagillt, Carmel and Greenfield)			
Hope (Caergwrle, Abermorddu, Cefn y Bedd)			
Mold			
Penyffordd and Penymynydd			
Saltney (inc Saltney Ferry)			
Sustainable Village			
Bagillt	Treuddyn	Leeswood	Talacre
Caerwys	Higher Kinnerton	Mostyn (Maes Pennant)	Northop Hall
Coed Talon / Pontybodkin	Northop	New Brighton	Brynford
	Sychdyn		Ffynnongroyw
	Gronant		
	Flint Mountain		
	Gwernymynydd		
Defined Village			
Nannerch	Pen-y-ffordd	Nercwys	Trelawnyd
Pentre Halkyn	Cilcain	Cymau	Pantymwyn
Rhosesmor	Gwenaffield	Gwaenysgor	Trelogan and Berthengham
	Rhydymwyn	Lixwm	
	Whitford	Ysceifiog	
Undefined Village			
Ffrith	Llanfynydd	Afonwen	Llanasa
Rhes y Cae	Cadole	Dobshell	Rhewl Mostyn
	Halkyn	Gorsedd	

	Pontblyddyn	Gwespyr	