

**David Williams**

*Cae Derw, Wrexham Rd, Pen-y-ffordd, Nr Chester, Flintshire, CH4 OHT.*

**M16.03**

*Independent County Councillor - Pen-y-ffordd, Penymynydd & Dobshell*

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25<sup>th</sup> April 2021

**Flintshire LDP Inquiry 2021 – Weeks 5 and 6 Submission statements.**

**Cllr David Williams and Pen-y-ffordd Community Council.**

Dear Mrs Worden,

Please accept the following information in support of the case we are making about the LDP for the ward of Pen-y-ffordd.

We have serious concerns about sustainability of the proposal for our ward under Implementing Sustainability, matter 10; Affordable housing matter 13; Natural Built Environment, matter 15; and Green Barriers matter 16.

The plans I have submitted below are a more concise version of those previously submitted, and hopefully they will be helpful to your understanding of the concerns we are raising during the hearing sessions.

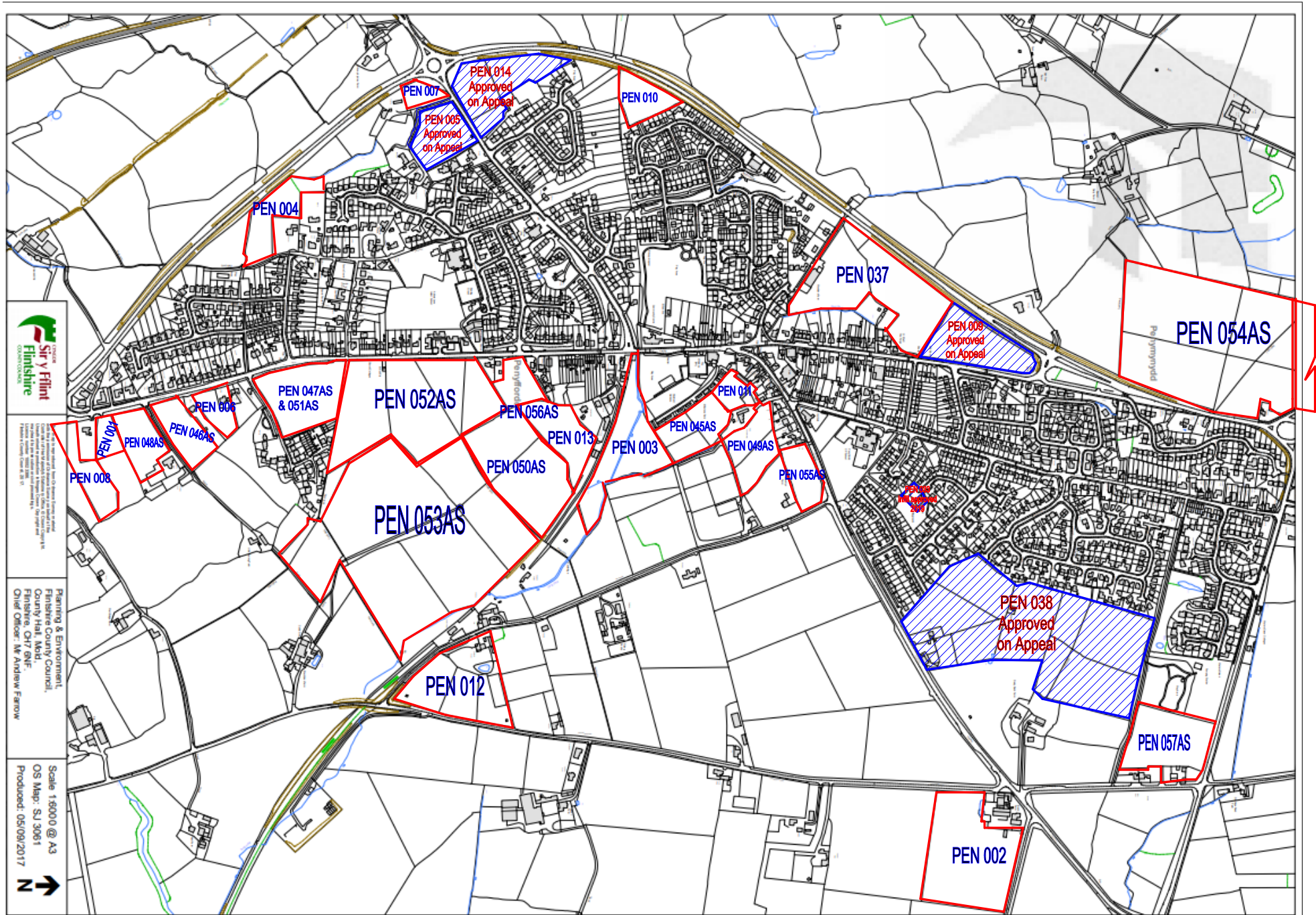
Please forgive me if the way I am doing this is not in line with normal procedure, as this is all completely new to myself and Community Council members. I am hopeful though, that they are acceptable in that as the information has previously been submitted, these plans will be easier to refer to and understand in the confines of a meeting.

Thank you for your time and assistance.

Yours sincerely,

Cllr David Williams

# Pen-y-ffordd Village – Candidate sites and alternative sites for housing.



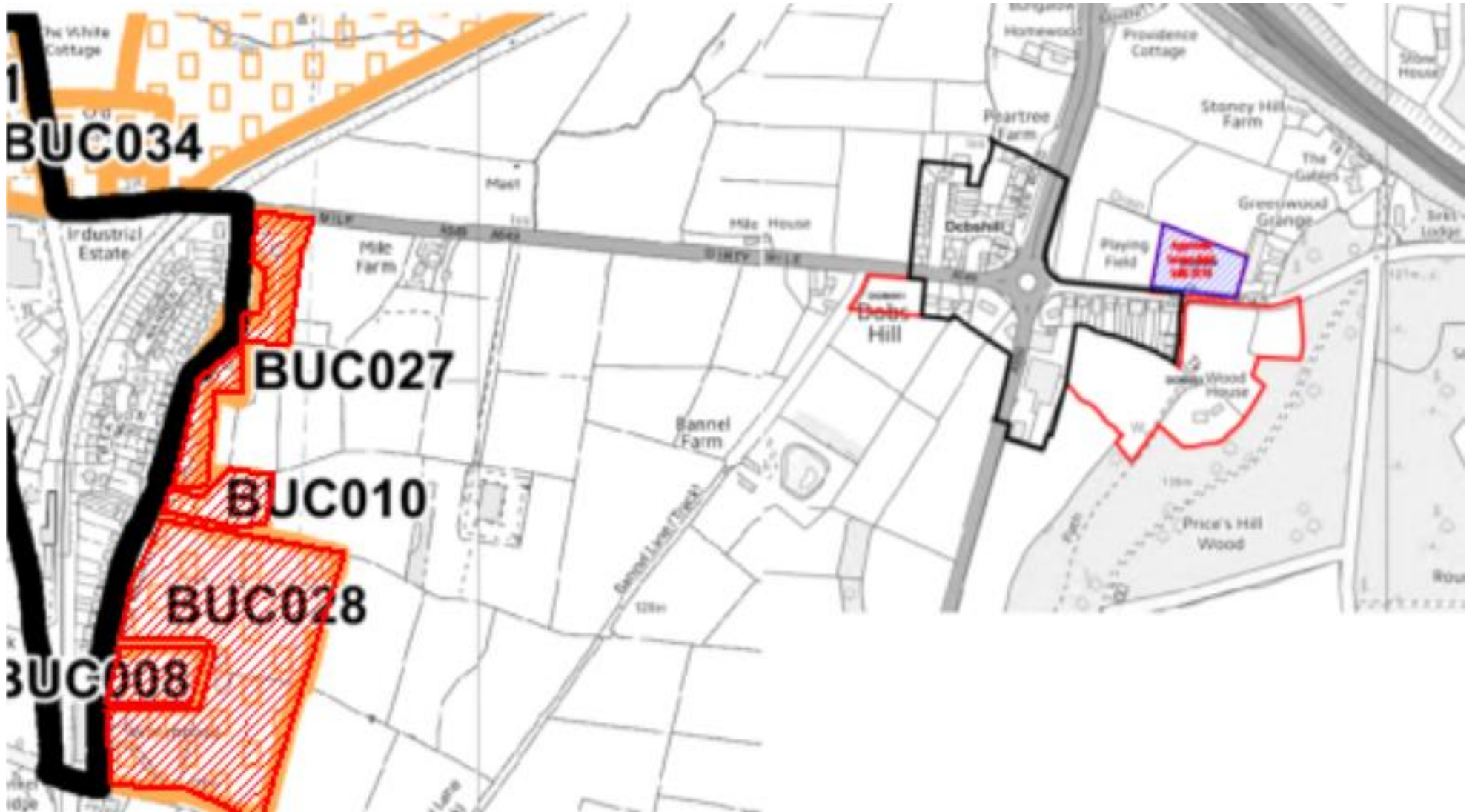
Planning & Environmental  
Pen-y-ffordd Village  
Candidate Sites for Housing  
Map

Pen-y-ffordd Village  
Candidate Sites for Housing  
Map

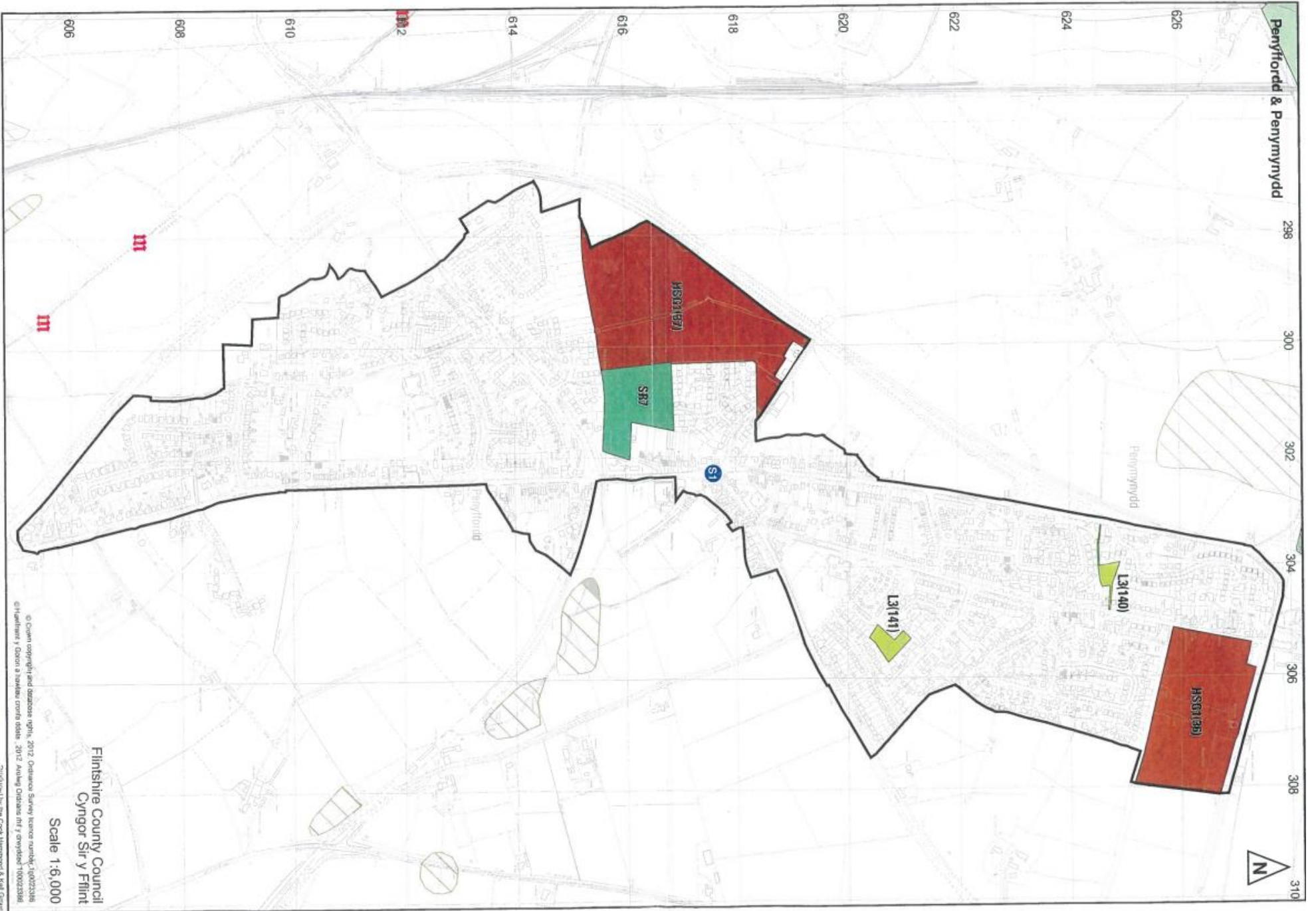
Scale 1:5000 @ A3  
OS Map: SJ 3061  
Produced: 05/09/2017



# Dobshill & Little Mountain East – Pen-y-ffordd Ward



# Village boundary to 2015 under the UDP



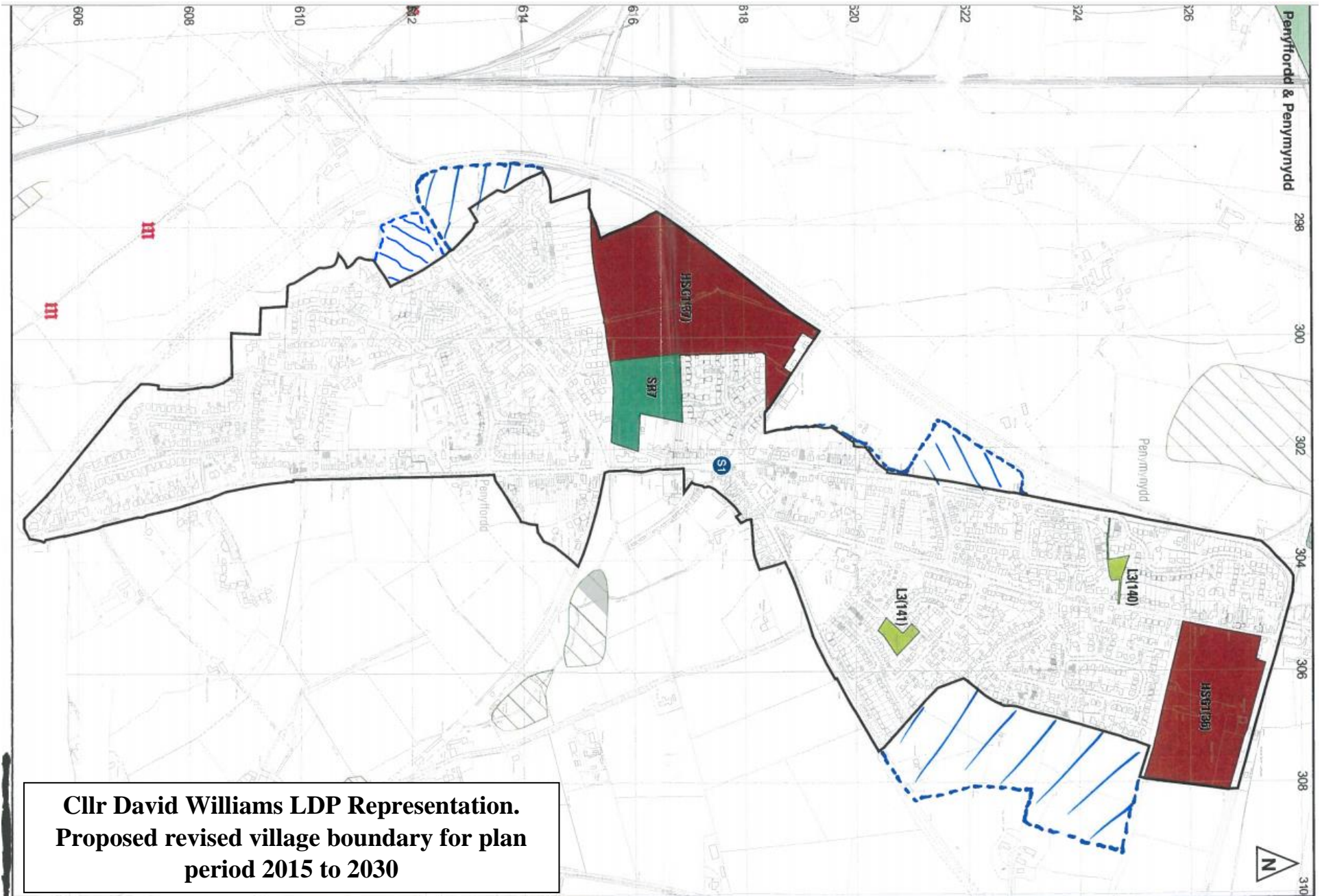
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Flintshire County Council  
Cyngor Sir y Fflint

Scale 1:6,000

Produced by the Civic Information & Map Group

**LDP 2015 to 2030**  
**Proposed revised settlement boundary for Pen-y-ffordd and Penmynydd.**

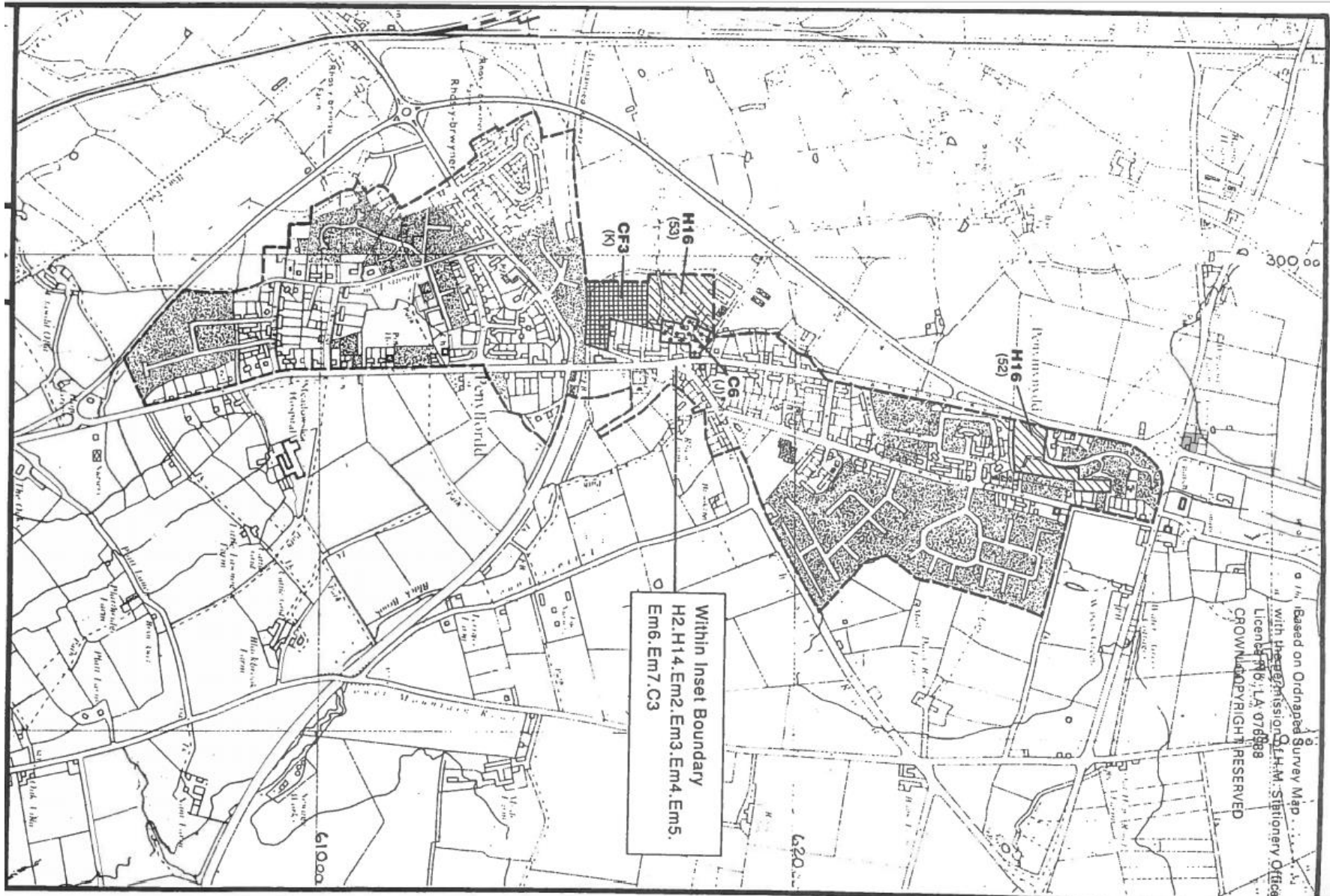


# Alyn & Deeside Development Plan to 2000

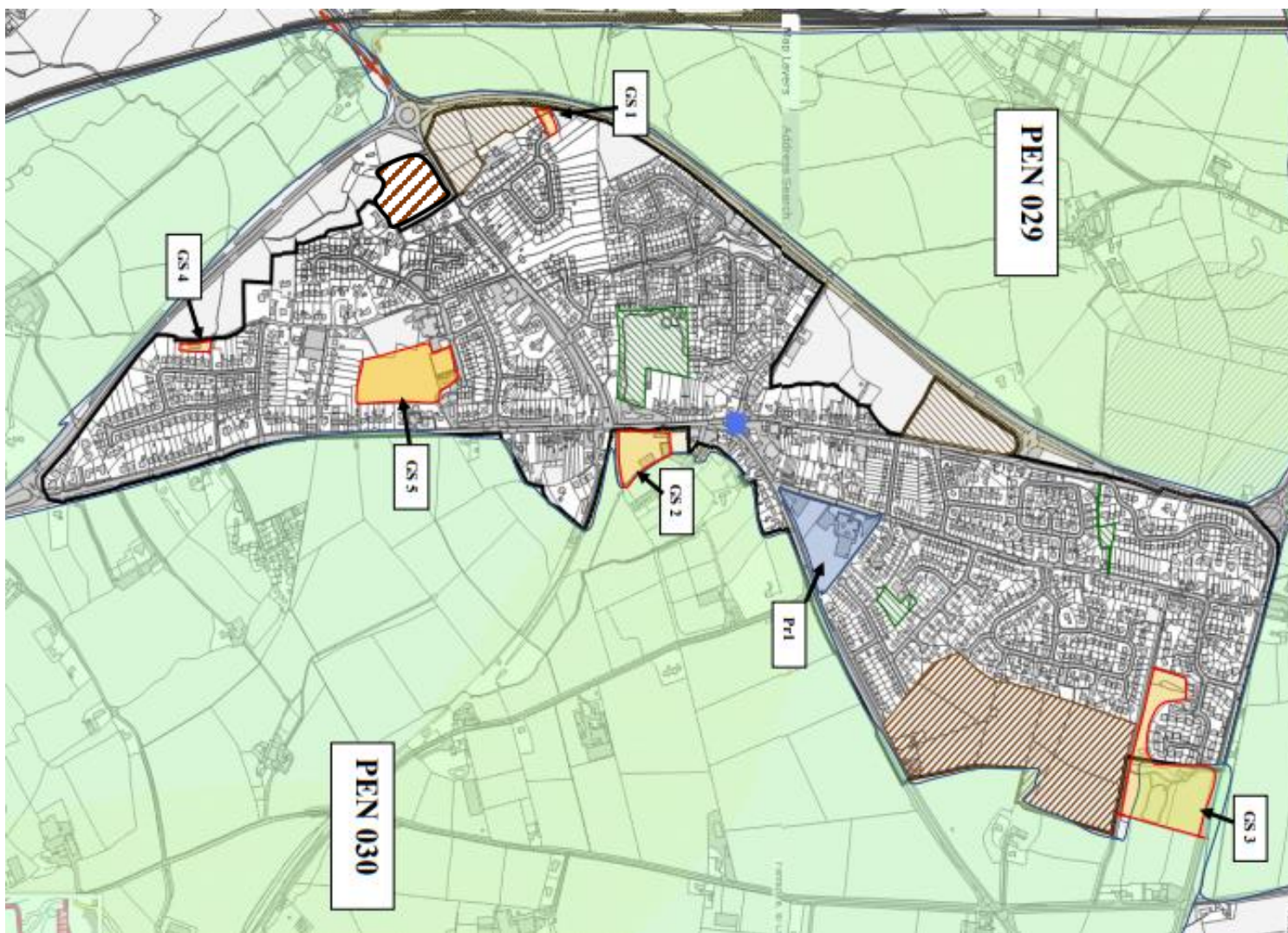
\*Note

**C6 Business was not provided!**

**CP3 POS was the same as provided in UDP with insignificant increase despite 224 new homes!**



## LDP - Proposed Changes to County Plan – Green Barrier Pen-y-ffordd & Penymynydd



### Attached map – key and Justification for representation.

**PEN 029 & PEN 030.** These proposals have not been designated as Green Barrier in the proposed plan. In order to protect this semi-rural settlement, it is believed that these proposals should be added to the final plan.

**GS 1, 2, 3 and 4.** These locations noted on the map are village play spaces and need to be added to the plan. Particular attention needs to be paid to GS1 that is a current play space that is being extended as part of the Rhos road development!

**GS 5** This is the shared community play space that needs to be added to the plan for protection.

**PR 1** This is the old school site as referred at iii in the representation and needs to be protected from development.