

**Flintshire Local Development Plan 2015 – 2030
EXAMINATION IN PUBLIC**

**Consultation
Matters Arising Changes and
Inspectors Matters Arising Changes**

Flintshire County Council



June 2022

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Matters Arising Changes - Consultation

1. Introduction

The Flintshire Local Development Plan 2015-2030 is presently the subject of Examination in Public. The Council has compiled a draft schedule of Matters Arising Changes primarily as a result of Action Points arising from the Examination Hearing Sessions that have already taken place, and which have been agreed with the Inspector at the end of each session. This document should therefore be read in conjunction with the updated Action Points available on the Examination website. The draft Matters Arising Changes were discussed at a hearing session on 23rd November 2021. The MACs have been agreed with the Inspector, or in the case of IMACs proposed by the Inspector, and these changes are required to make the Plan sound.

The Matters Arising Changes also include a number of other changes arising from i) the Council's responses to representations where the Council suggested a revision to the Plan, ii) the agreed Statement of Common Ground with NRW and iii) further revisions referenced in the various Council Hearing Statements. This suite of changes are those which were not specifically discussed at Hearing Sessions but which are considered by the Council to add clarity to the Plan and assist with demonstrating its soundness. The Council sought and secured through the Programme Officer, the agreement of the Inspectors to include these changes within the draft schedule for discussion at the hearing session.

The Matters Arising Changes are presented for consultation and details of the consultation arrangements can be found below.

Types of Matters Arising Changes

The Matters Arising Changes fall into three main categories:

1 – Matters Arising Changes (for consultation)

The Matters Arising Changes (MAC's) are the main changes to the Plan. They comprise changes of varying substance which relate to policy wordings, explanatory text and proposals maps which the Council considers necessary to demonstrate the soundness of the LDP. These changes use the prefix 'MAC' and are individually numbered in Plan order.

2 – Inspectors Matters Arising Changes (for consultation)

These are changes to the Plan proposed by the Inspectors in order to make the plan sound. These need to be shown separately as Inspectors Matters Arising Changes (IMACs). They set out the key changes to the Plan in respect of policy STR3B and the Warren Hall site in terms of i) the Inspectors deletion of the housing element i.e. 300

units and ii) other changes arising from other Action Points relating to Warren Hall (including splitting STR3 into separate policies). These have been presented in one place rather than being split between the IMAC and MAC tables, for ease of reference. These changes use the prefix 'IMAC' and are individually numbered in Plan order.

3 – Minor Editing Changes (for information)

The Minor Editing Changes (mec) are editing changes to the Plan which do not affect the meaning or implementation of a policy. They include editing changes relating to the introduction of PPW11 and the revocation of TAN1. They also include general editing changes to the written statement, particularly the introductory chapters, to explain its redrafting from a Deposit Plan for consultation, to the adopted version of the Plan. The minor editing changes are presented for information only and representations are **not** invited on them.

Presentation

The three types of changes set out above are presented in separate schedules. All the changes are presented in table form with each change having:

- a unique reference number.
- the part of the Deposit Plan to which it relates e.g. policy number / para number / proposals map number.
- the change itself with deleted text presented in ~~strikethrough~~ and new text presented in **bold**.
- the reason for the change.
- the source or origin of the change such as the Action Point reference or an Examination document reference

Supporting Documents

The Matters Arising Changes and IMACs will need to be read in conjunction with a series of supporting documents which are:

- amendments to proposals maps in the form of a plan illustrating each change
- a plan showing the Local Housing Market Areas and a set of more detailed plans showing each sub-market area and the wards within each
- a revised Ch13 Monitoring Table
- two illustrative masterplans for the Northern Gateway site
- a revised illustrative masterplan for the Warren Hall site

An Addendum to the Integrated Impact Assessment (IIA) is also available to accompany the consultation on the Matters Arising Changes.

It may be helpful to read the Matters Arising Changes in the context of the Deposit LDP written statement and proposals maps as well as the Updated Action Points, all of which will be available as part of the consultation documentation.

Phosphates

The issue of phosphates is addressed in MAC101 which presents a revised version of policy EN15 Water Resources. This references work that has been progressing on a joint basis with Wrexham CBC and respective consultants. The revised policy will need to be read alongside the following documents:

- the Dee Catchment Phosphorous Reduction Strategy (DCPRS)
- a Statement of Common Ground with NRW
- Habitats Regulations Assessment (HRA) Addendum

The Council has already outlined its approach to dealing with the matter of phosphates and the need for the Plan to demonstrate no adverse effects in terms of the Habitat Regulations in its letter to the Inspector ([FCC025](#)) and subsequent hearing session statement ([FCC033](#)). The Habitats Regulations Assessment Addendum concludes that there are no adverse effects subject to the Council meeting proportionately the relevant requirements for mitigation set out in the Dee Catchment Phosphorous Reduction Strategy, in as much as it relates to the impact from affected development in the Flintshire LDP. The DCPRS presents a range of mitigation measures both for the Council to consider in relation to its direct responsibilities as a responsible authority, as well as wider measures that are outside of the remit of the Council and lie with other responsible bodies in relation to the wider riverine environment. These are linked to a series of delivery milestones designed to ensure that the implementation of suitable mitigation happens in as manner that facilitates the release of development in the Plan. The HRA has also identified the amendments to policy EN15, required to ensure there is a policy 'backstop' to ensure that development can only take place once appropriate mitigation is in place.

In association with this strategy, the Council will refine the list of specific actions and measures that are relevant to the proportional impact of the Flintshire LDP to the SAC, an impact which is far less significant than that for the Wrexham LDP. This will also include the development of supplementary planning guidance following plan adoption, relating to the ways developers can make contributions towards mitigating the impact of phosphates from specific development. Notwithstanding the above, developers are free to propose their own phosphate mitigation in relation to specific development, for example through the design of suitable SuDs schemes that also incorporate measures for phosphate reduction (such as reed beds for example).

Consultation

The Schedule of MAC's and supporting documents can be viewed online at www.flintshire.gov.uk/ldp and can also be viewed at Connects Offices during normal opening hours as set out in <https://www.flintshire.gov.uk/en/Resident/Contact-Us/Flintshire-Connects.aspx> and libraries during normal opening hours as set out in <https://aura.wales/libraries/find-a-library/> .

The full list of consultation documents available on the website and at offices and libraries is as follows:

- Schedule of MACs / IMACs
- Addendum Integrated Impact Assessment (IIA)
- Addendum Habitats Regulations Assessment (HRA)
- Dee Catchment Phosphorous Reduction Strategy (DCPRS)
- Statement of Common Ground NRW

The supporting or background documents, which should be read alongside the MACs, will also be available on the website and at offices and libraries and includes:

- Updated Hearing Session Action Points
- Deposit LDP written statement
- Deposit LDP book of proposals maps

It should be stressed that representations at this stage of the Plan's examination should relate only to the MAC's and IMAC's and should not seek to add to previous representations nor to submit new objections to the Plan. Each representation must specify the MAC or IMAC or supporting document to which it relates and set out clearly whether the MAC or IMAC is supported or objected to, and be accompanied by appropriate explanation and reasoning, including how the Plan should be changed to make it sound.

The consultation on the MACs is for a 6 week period. The consultation period commences Friday 17th June 2022 and ends at 5.00pm Friday 29th July 2022. Representations may be made by the following methods:

- by downloading the representation form and e-mailing to developmentplans@flintshire.gov.uk or posting to the address below
- by e-mail to developmentplans@flintshire.gov.uk
- by writing to Andrew Farrow, Chief Officer (Planning Environment and Economy), Planning Environment and Economy, Flintshire County Council, County Hall, Mold CH7 6NB

Duly made representations on the MACs will be forwarded to the Inspectors for their consideration. This will inform the Inspector in the completion of her written Report into the Examination of the Deposit LDP.

Representations and representor names will be published but further personal information will be redacted. The LDP Examination Privacy Notice is available at <https://www.flintshire.gov.uk/en/Resident/Planning/LDP-Examination-Sub-Pages/Local-Development-Plan-Examination-in-Public-%E2%80%93-Privacy-Notice.aspx>

If you have any queries regarding this consultation please contact the LDP team on 01352 703213 or developmentplans@flintshire.gov.uk . If you have any queries relating to the Examination of the LDP these should be directed to the Programme Officer on 07582 310364 or kerry.trueman@flintshire.gov.uk .

2. Matters Arising Changes (for consultation)

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
Front Cover				
Header				
Contents				
MAC 001	Contents Section 4	Remove Section 4 and re-number subsequent Section numbers. Amend subsequent paragraph references throughout the Plan accordingly.	Part of relocation of Section 4 of written statement	AP2.10
MAC 002	Appendices	Add a new appendix as section 16 ' Appendix 3 - Housing Tables '.	To reflect the incorporation of housing tables in written statement as per DPM3.	AP1.4
MAC 003	Appendices	Add a new appendix as section 17 ' Appendix 4 – Housing Sub Market Area Maps '.	To reflect the incorporation of Housing Sub Market Area maps in the written statement.	AP13.1
1. Policy Index				
MAC 004	Policy Index	Amend EN11 Green Barriers to ' EN11 Green Wedges '	Conformity with PPW11	AP16.1
MAC 005	Policy Index	Amend 'STR3 Strategic Sites' into two separate policies as follows: <ul style="list-style-type: none"> • STR3A Strategic Site: Northern Gateway • STR3B Strategic Site: Warren Hall 	To have a distinct policy for each site	AP3.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
2. Foreword				
3. Introduction				
How to view and Comment on the Deposit LDP				
How Have We Arrived at the Deposit Plan?				
How to Use / Navigate and Interpret the Deposit Plan				
MAC 006	3.21	Amend 7 th bullet point from 'Green Barriers' to 'Green Wedges '	Conformity with PPW11	AP16.1
Strategic Context				
MAC 007	3.25 c. Local Context	Following para 3.25, at the end of the 3 rd bullet point under c) 'Local Context' which relates to ' <i>The Deeside Plan (2017)</i> ' add the following text ' The Deeside Plan outlines our vision for how we can build upon economic success in Deeside and ensure that the importance of Deeside within the regional economy increases. Deeside has the raw ingredients for strong, sustainable growth – we need to ensure that the full benefits of these are harnessed. '	To provide further detail on the Deeside Plan.	AP2.1
County Profile / Overview				
Key Issues and Drivers for Change				
MAC 008	3.30 Table	In 11 th point replace 'green barriers' with 'green wedges '	Conformity with PPW11	AP16.1
MAC 009	3.35	In the table following para 3.35 replace 'In Flintshire, we need to plan for' with ' Planning Challenges '.	To add clarity to the purpose of the table	AP2.2
Forming the Plan's Strategy from This Context				
MAC 010	3.38	Amend the LDP Vision in para 3.38 by replacing 'balance which provides for' with ' balance between '. Include 'and natural environment' after 'heritage'. The vision reads as follows: "The LDP is about people and places. It seeks to achieve a sustainable and lasting balance which provides for balance between the economic,	To improve the clarity of the Plan Vision.	AP2.3

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		social, and environmental needs of Flintshire and its residents, through realising its unique position as a regional gateway and area for economic investment, whilst protecting its strong historic and cultural heritage and natural environment ".		
MAC 011	3.41	In Objective 10 following para 3.41 replace 'Redefine' with ' Repurpose '. The revised Objective reads ' Redefine Repurpose the role and function of Flintshire's town centres as vibrant destinations for shopping, leisure, culture, learning, business and transport.'	To reflect the wording used in the Welsh Government publication 'Building Better Places'.	AP2.4
MAC 012	3.41	In Objective 11 following para 3.41 add ' full ' before 'range of housing needs'. The revised Objective reads 'Ensuring that Flintshire has the right amount, size, and type of new housing to support economic development and to meet a full range of housing needs'	To ensure that the Plan has the objective of meeting a full range of housing needs.	AP2.5
MAC 013	3.41	In Objective 13 following para 3.41 delete the words 'and enhance'. The revised Objective reads 'Promote and enhance a diverse and sustainable rural economy'	To add clarity to the wording and scope of the Objective.	AP2.6
The Growth Strategy of the Plan				
The Preferred Strategy				
MAC 014	3.64	Amend the section heading prior to para 3.64 by deleting 'Preferred' and in the opening wording of para 3.64 delete 'Preferred'. The revised title is 'The Preferred Strategy' The revised opening wording of 3.64 is 'The Plan's Preferred Strategy...'	To more clearly explain that this section of the Plan relates to the actual Plan Strategy.	AP2.7
MAC 015	3.65	Add the title ' Key elements of LDP Strategy ' after paragraph 3.65, before the table.	In order to provide a	AP2.8

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
			heading for the table.	
MAC 016	3.65 Table	<p>Update the Housing Growth section as follows:</p> <ul style="list-style-type: none"> Ensuring a housing land supply to provide for 7,950 7870 dwellings to meet an LDP housing requirement of 6,950 dwellings This equates to an average build rate of 463 dwellings per annum over the Plan period. In comparison, the average annual build rate over the last 10 years has been 420 427, and 573 over the last 5 years. Completions in the first three five years of the Plan period have averaged 563 521 (1,694 2609 in total), showing that the Plan is on track in terms of enabling delivery. There is capacity for a further 1774 1221 dwellings on sites with planning permission (commitments) which are either under construction or expected to be delivered within 5 years the Plan period.. Whilst the residual requirement for new sites is 879 855 the Plan has allocated 1874 1775 dwellings on sustainable new sites, providing as a consequence for an overall flexibility of 14.4% 13.2%. This is a generous over-provision and will help ensure the overall deliverability of the Plan's housing requirement 	To reflect updates to Housing Balance Sheet and other Housing Tables.	AP7.7
MAC 017	3.65 Table	In the 2 nd bullet point of the spatial strategy section, amend the last sentence as follows: 'The Plan's aim of a 15% 13% flexibility allowance will also help balance this strategic commitment.'	To reflect the updated Housing Balance Sheet.	AP7.7
MAC 018	3.65 Table	In the 'Managing Growth' section replace 'Green barriers (wedges) with 'Green Wedges' .	Conformity with PPW11	AP16.1
MAC 019	3.72	Add the following new paragraphs after paragraph 3.72 and re-number subsequent paragraph: 'PPW11 highlights that 'the built and natural environment is a key determinant of health and well-being' (para 3.19). The LDP is important to the health and well-being of Flintshire's residents as it directly shapes the natural and built environment which subsequently influences the social, economic, environmental and	To explain how the LDP is important to health and well-being.	AP2.12

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>cultural factors which impact on health and well-being. The LDP seeks to promote sustainable development which enhances the health and well-being of Flintshire's residents through the creation of new employment opportunities, affordable housing options and the provision of high quality open spaces and green infrastructure. All of these elements combined can positively influence the health and well-being of communities. The LDP will achieve this by ensuring that the right type of developments take place in the most sustainable locations with the necessary infrastructure in place to support the new and existing community. In addition to this, the LDP can protect communities from inappropriate developments that would have a detrimental impact upon the health and well-being of residents.</p> <p>As part of the process of preparing the LDP a Health Impact Assessment (HIA) has been carried out in partnership with Betsi Cadwaladr Public Health Team. A HIA is not a statutory part of plan preparation but can have a positive effect in shaping the strategy and policies within an LDP which reduce health inequalities. The purpose of the HIA is to consult with health and planning professionals on the potential wider impact of the LDP on the health and well-being of Flintshire's population. The HIA process highlighted the importance of the LDP in protecting and promoting the health and well-being of Flintshire's residents and identified areas where the plan can ensure that this is maximized. Overall the HIA highlighted that the promotion of active travel and the accessibility of new development have a significant impact upon health and well-being, in addition the integration of existing communities and the provision of key infrastructure such as education and health centres should also be given very careful consideration. The requirements of Gypsies and Travellers was also</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		identified as a key area for attention that could impact upon health and well-being’.		
MAC 020	3.73	In para 3.73 delete ‘Preferred’. The revised wording is ‘The Key Diagram below helps to demonstrate the Council’s Preferred Strategy’.	To more clearly explain that this section of the Plan relates to the actual Plan Strategy.	AP2.7
MAC 021	3.73/	Add the title ‘ The Plan Strategy ’ to the diagram following para 3.73 on page 36.	To provide a heading for the diagram.	AP2.9
4. Strategic Policies				
MAC 022	Para 4.1 / 4.2	Move paras 4.1 and 4.2 to the beginning of section 5 with a heading ‘Introduction – Strategic Policies’ to provide a general introduction before each of the 4 groups of strategic policies.	Part of relocation of Section 4 of written statement	AP2.10
MAC 023	Para 4.3 to 4.7	Move paras 4.3 to 4.7 to the end of section 3 with a new heading ‘Well-being and Ways of Working’	Part of relocation of Section 4 of written statement	AP2.10
MAC 024	Para 4.4	Include the following new paragraph after para 4.4: ‘In preparing the Plan the Council has had regard to the Ways of Working and each is considered in turn: <ul style="list-style-type: none"> • Collaboration – throughout the Plan’s preparation the Council has collaborated with a wide variety of stakeholders particularly through the Key Stakeholder Forum who have a shared responsibility and intention to help meet well-being objectives. The Council has worked in a collaborative manner in terms of 	To explain how the Council had regard to the 5 Ways of Working as part of the preparation of the Plan.	AP1.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>establishing joint evidence bases (Employment Land Review and Local Housing Market Assessment) and more recently establishing a common approach to viability assessment. Flintshire also provides a Minerals and Waste planning service to North Wales authorities.</p> <ul style="list-style-type: none"> • Prevention – The Plan has had regard to existing problems and sought to prevent new problems from occurring whether in respect of the economy, the environment, infrastructure and people’s health and well-being. The Plans framework of policies and proposals provide the basis with which to achieve the Well-being goals. • Involvement – In addition to the Key Stakeholder Forum, the Council have also sought to involve a large number of local and specific interest groups, as identified in the appendices to the Delivery Agreement. As the Plan has progressed the emphasis changed from engagement to participation, as explained in detail in the Consultation Report. The additional engagement exercise which comprised the Key Messages document was intended to ensure a firm basis with which to shape the plan’s vision, issues and objectives which acted as a platform for formation of strategic options. The Council has also worked with groups such as Flintshire 50+ Action Group, Flintshire Youth Forum, Public Health Wales and the Gypsy and Traveller Community, amongst others. Town and Community Councils have been closely involved throughout all stages of Plan preparing. This ongoing process of engagement has helped inform and refine the Plan as it has progressed, as explained in the Consultation Report. • Long term – Although the Plan is directly concerned with planning for the present Plan period, its preparation has regard to the long term in ensuring that patterns of development are both sustainable and resilient in the long term. 		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<ul style="list-style-type: none"> • Integration – The preparation of the Plan has sought to draw upon a large number and variety of guidance, plans and strategies at the international, national and local levels, including the Council’s Well-being Plan. The Plan’s strategy, policy and proposals are considered to sit comfortably within this wider context. For instance, each of the strategic policies is referenced to the well-being goals. The preparation of the Plan has been the subject of a continuous process of independent assessment through the Integrated Impact Assessment which itself was re-scoped in order to ensure it incorporated and worked towards achieving the Well-being goals and Ways of Working’. 		
5. Strategic Policies – Creating Sustainable Places and Communities				
MAC 025	5.1	Amend the ‘Introduction’ heading prior to para 5.1 to ‘Introduction – Creating Sustainable Places and Communities’	Part of relocation of Section 4 of written statement	AP2.10
MAC 026	STR1	In criteria ii amend 139.67 hectares to 124.97 hectares	To reflect deletions of employment allocations and reduced amount at Warren Hall	AP18.1 Council Response FCC019 to Inspector Letter INP010
MAC 027	STR1	In criteria iii amend ‘7,950’ to 7870	To update the Plans total provision of housing to reflect changes to the Housing Balance Sheet (01/04/20)	AP7.7 INSP014

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
			base date and deletion of housing at Warren Hall.	
MAC 028	STR1	In criteria iii add at end of present wording ' of which 2265 will be affordable '.	To include the Plan's affordable housing target, having regard to deletion of housing at Warren Hall..	AP13.7 INSP014
MAC 029	STR2	<p>In policy STR2 make the following changes:</p> <ul style="list-style-type: none"> • In criteria a) regarding Tier 1 settlements add a new criteria 'iv. Exceptions Schemes for affordable housing adjoining settlement boundaries' • In criteria b iv, c iv and d ii delete the word 'small scale' <p>The revised policy wording is as follows:</p> <p>STR2: The Location of Development New development will be directed to the following locations:</p> <ul style="list-style-type: none"> i. Allocated Sites; ii. Principal Employment Areas as detailed in policy PE2; iii. Sustainable settlements based on the first three tiers of the settlement hierarchy, as detailed in the attached table: 	To enable exceptions housing schemes on the edge of Tier 1 settlements and to ensure consistency with policy HN4-D.	AP13.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>a. Tier 1 - Main Service Centres will be the main locations for new housing development which reinforces and contributes to sustainable settlements. Provision will include:</p> <ul style="list-style-type: none"> i. Allocations ii. Windfall market housing iii. Affordable housing on sites above an area / units threshold iv. Exception schemes for affordable housing adjoining settlement boundaries <p>b. Tier 2 - Local Service Centres will be the locations for more modest levels of new housing development. Provision will include:</p> <ul style="list-style-type: none"> i. Allocations ii. Windfall market housing iii. Affordable housing on sites above an area / units threshold iv. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries <p>c. Tier 3 - Sustainable Settlements will be the locations for housing development related to the scale, character and role of the settlement. Provision will include:</p> <ul style="list-style-type: none"> i. Allocations ii. Windfall market housing iii. Affordable housing on sites above an area / units threshold iv. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries <p>d. In Tier 4 Defined Villages housing development will only be permitted within settlement boundaries related to the scale, character</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>and role of the settlement and which delivers local needs affordable housing. Provision will include:</p> <ul style="list-style-type: none"> i. Windfall market housing (only permitted when essential to delivering affordable housing) ii. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries <p>e. In Tier 5 Undefined villages housing development will be limited to sensitive small scale housing development in the form of infill or rounding off where local needs affordable housing only is provided.</p>		
MAC 030	STR2 5.13	<p>Insert DPM Table 16 (Background Paper 10A – Table 4A) as part of explanation to policy STR2.</p> <ul style="list-style-type: none"> • Reword the last two sentences of para 5.13 as follows: ‘The Preferred Strategy detailed a broad brush distribution of housing, based on the settlement and spatial strategy, and is set out below. This compares well with the actual apportionment of growth in the Deposit Plan and in the adopted Plan as set out in the first table below, taking into account completions during the first three years of the LDP period, commitments as at April 2018, the housing allocations and anticipated windfalls. A more detailed breakdown is set out in the Housing Land Supply Background Paper. The second table below, in line with the Development Plans Manual 3, shows a more detailed spatial breakdown of supply.’ • Amend the table by adding a third column ‘Adopted Plan’ with figures of Tier 1 – 47%, Tier 2 35%, Tier 3 – 15%, Tier 4 – 2%, Tier 5 – 1%’ • Add a further table below the above table to give a detailed breakdown: 	To accord with DPM3 and to update the explanatory text and to take account of the deletion of housing at Warren Hall.	AP1.4 INSP014

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source																																																																
		Summary of Spatial Distribution of Housing as at 1.4.20																																																																		
		<table border="1"> <thead> <tr> <th></th> <th></th> <th colspan="6">Settlement Hierarchy</th> </tr> <tr> <th></th> <th>Components of Housing Supply</th> <th>Tier 1</th> <th>Tier 2</th> <th>Tier 3</th> <th>Tier 4</th> <th>Tier 5</th> <th>Totals</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>Total completions (small & large)</td> <td>1489</td> <td>579</td> <td>433</td> <td>67</td> <td>41</td> <td>2609</td> </tr> <tr> <td>B</td> <td>*Units under construction</td> <td>162</td> <td>71</td> <td>19</td> <td>2</td> <td>0</td> <td>**254</td> </tr> <tr> <td>C</td> <td>*Units with Planning permission</td> <td>535</td> <td>108</td> <td>255</td> <td>43</td> <td>26</td> <td>967</td> </tr> <tr> <td>D</td> <td>New Housing Allocations</td> <td>863</td> <td>1851</td> <td>246</td> <td>0</td> <td>0</td> <td>2960</td> </tr> <tr> <td>E</td> <td>Windfall sites (large & small)</td> <td>702</td> <td>173</td> <td>173</td> <td>21</td> <td>11</td> <td>1080</td> </tr> <tr> <td>F</td> <td>Total Housing Provision</td> <td>3751</td> <td>2782</td> <td>1126</td> <td>133</td> <td>78</td> <td>7870</td> </tr> </tbody> </table> <p>* Relates to large sites of 10 or more units only **Excludes units under construction on Allocated sites (which are included in the row D figures)</p>			Settlement Hierarchy							Components of Housing Supply	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Totals	A	Total completions (small & large)	1489	579	433	67	41	2609	B	*Units under construction	162	71	19	2	0	**254	C	*Units with Planning permission	535	108	255	43	26	967	D	New Housing Allocations	863	1851	246	0	0	2960	E	Windfall sites (large & small)	702	173	173	21	11	1080	F	Total Housing Provision	3751	2782	1126	133	78	7870		
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B	*Units under construction	162	71	19	2	0	**254																																																													
C	*Units with Planning permission	535	108	255	43	26	967																																																													
D	New Housing Allocations	863	1851	246	0	0	2960																																																													
E	Windfall sites (large & small)	702	173	173	21	11	1080																																																													
F	Total Housing Provision	3751	2782	1126	133	78	7870																																																													
MAC 031	STR3	<p>Split policy STR3 into two separate policies and amend Policy Index:</p> <p>For STR3A Northern Gateway:</p> <ul style="list-style-type: none"> In second sentence of opening part of policy wording replace 'Two' with 'The following' and replace 'sites' with 'site'. Delete the policy wording relating to STR3B Warren Hall Amend para 5.19 as follows: <ul style="list-style-type: none"> Replace 'The two strategic allocations are both sites' with 'This strategic allocation is a site' 	To add clarity by having a dedicated policy and explanation for each site.	AP3.2 AP3b.1 AP3b.3 Council response FCC019 to INSP010																																																																

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<ul style="list-style-type: none"> • Replace ‘but where it is vital to revisit both sites in different ways’ with ‘but where it is vital to revisit the site’ • Replace ‘ensure that they come forward’ with ‘ensure that it comes forward’ • Delete para 5.20 • Delete para 5.23 • Delete para 5.24 • Delete ‘Warren Hall Masterplan and Delivery Statement’ in the Policy Context Table • Re-number paragraphs • Include an Indicative Masterplan as part of the explanation for the site (illustrative masterplan diagrams in LDP-EBD-STR3A.1 and LDP-EBD-STR3A.2). • Add a reference at the end of para 5.19 ‘The Council produced early planning guidance in respect of the Northern Gateway site and this assisted in working proactively with the two developers in bringing forward subsequent development proposals. The comprehensive framework of planning outline permissions supported by applications for discharges of conditions and reserved matters provides the basis for guiding and determining subsequent planning applications on remaining phases of the strategic site. <p>For STR3B Warren Hall the changes are set out in IMAC01.</p>		
		<p>The complete revised policy wording and explanatory text STR3A is as follows:</p> <p>STR3A Strategic Site: Northern Gateway Mixed Use Development Site: Employment, housing, commercial, community facilities:</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>The majority of new development in Flintshire during the Plan period will be provided by a combination of commitments and new sites located in accordance with the sustainable settlement hierarchy. The following key strategic site will make an important contribution to the overall provision for growth in Flintshire over the Plan period:</p> <ul style="list-style-type: none"> i. 1,325 new homes, including affordable ii. 72.4 hectares of B2/B8 employment land iii Commercial development hub adjacent to A550 iv. District Centre(s) to serve local convenience needs v. Strengthened and raised River Dee flood defences vi. Provision of internal road infrastructure vii Provision of land and a contribution to extending Sealand CP School viii Sustainable drainage/flood management solution ix Provision of green infrastructure network x. Sensitive re-use of John Summers Listed buildings and grounds <p>The settlement audit work which underpins the settlement hierarchy reflects the geographic diversity of the County, ranging from larger towns to small rural hamlets. The County is unlike many others in Wales as there is no single settlement which is dominant in terms of size and function. Instead there are several main towns and the urban area of Deeside where a number of settlements are in close proximity to one another. Given the polycentric settlement and development pattern, and as a general rule the lack of suitable new strategic sites, the Council's focus in the Plan is on ensuring that the existing strategic site commitments are fully enabled to deliver development, before considering further strategic scale allocations.</p> <p>The relative lack of strategic sites, compared to other LDP's in Wales, should not necessarily be seen as a weakness. The experience of other large sites in Wales suggests they can be difficult to get off the ground and are not delivering development as anticipated. This can have a negative effect on securing and maintaining a 5 year housing land supply from adoption onwards despite the purpose and intention of such sites being soundly based. The adjoining LPA's of Wrexham and Cheshire West and Chester (CWAC) both have planned strategic urban extensions delivering the bulk of new housing in Wrexham and as part of the green belt release on the south western edge of Chester. Further afield, Denbighshire also has a large urban extension at Bodelwyddan. The bulk of the 'new allocations' or residual requirement element of</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>the Plan's overall housing provision will therefore be delivered by a range of deliverable housing allocations that are below the scale of strategic sites. This should enable sites to be delivered and ensure a 5 year housing land supply at adoption and through the Plan period.</p> <p>The strategic allocation is a site where the principle of development has been secured through outline planning consents but where it is vital to revisit the site to ensure that it comes forward and contributes to the economic growth of the County and also contribute to meeting its housing needs. The Northern Gateway site is a mixed use strategic site at the heart of the Enterprise Zone. The mix and quantum of development has changed since the allocation in the UDP because the two halves of the site are in separate ownership and are being promoted separately and market demand has changed since the site was first allocated. It is considered that a renewed allocation as part of the LDP is required to re-promote the sites which will result in increased market confidence in the scheme, on the back of considerable public sector infrastructure investment. As part of the framework of planning permissions relating to the site, an approved Masterplan Framework Document, prepared in 2012 sets out agreed parameters and principles for the development of the site.</p> <p>The Northern Gateway site represents a large area of brownfield and under-utilised land adjacent to Deeside Industrial Park and Garden City. The site is located adjacent to the A494 Trunk Road and in close proximity to the Wrexham Bidston and North Wales Coast railways lines. It therefore sits at the heart of a sub-regional economic hub and at the Gateway to Flintshire and Wales. The site forms a key part of the Deeside area, being designated as an Enterprise Zone. The promotion of the site as a mixed use development enhances the sustainability credentials arising from its location.</p> <p>The mixed use site provides for 1,325 new homes and will include affordable housing. The site benefits from two outline permissions and is a 'commitment' but the 1,325 dwellings will be included as a strategic allocation within the housing balance sheet, rather than as a commitment, in order to avoid double counting. In terms of employment land the site will deliver some 72.4ha of B2 and B8 employment land, which reflects the general nature of employment development in the locality and the fact that B1 high quality employment land is available elsewhere in the County. In order to support the employment and housing development the scheme will provide a commercial hub and district centre adjacent to the A550. Land will also be provided along with a financial contribution to enable the provision of an extension to the existing primary school. Infrastructure investment has taken place by strengthening and raising the River</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source										
		<p>Dee flood defences and internal access roads are also being delivered by Welsh Government. A sustainable drainage and flood management scheme will also be secured as part of the detailed design of the scheme.</p> <p>Policy Context</p> <table border="1" data-bbox="514 495 1753 1409"> <tr> <td data-bbox="514 495 814 764">LDP Objectives</td> <td data-bbox="814 495 1753 764"> 8. Facilitate growth and diversification of the local economy and an increase in skilled high value employment in key sectors. 9. Support development that positions Flintshire as an economically competitive place and an economic driver for the sub-region. 10. Ensure that housing development takes place in sustainable locations where sites are viable and deliverable and are supported by the necessary social, environmental and physical infrastructure. </td> </tr> <tr> <td data-bbox="514 764 814 901">PPW11</td> <td data-bbox="814 764 1753 901"> Para 4.1.37 Para 4.8.4 Paras 5.4.14 – 5.4.15 </td> </tr> <tr> <td data-bbox="514 901 814 1003">Well Being Goals</td> <td data-bbox="814 901 1753 1003"> A prosperous Wales A resilient Wales </td> </tr> <tr> <td data-bbox="514 1003 814 1339">Key Evidence</td> <td data-bbox="814 1003 1753 1339"> Flintshire and Wrexham Employment Land Review Study Flintshire Further Employment Growth Scenario Assessment PPW11 TAN23 Deeside Plan Topic Paper 7 – Spatial Strategy Topic Paper 8 – Economy and Employment Topic Paper 10 – Population, Household Growth and Housing Northern Gateway Masterplan and Development Statement </td> </tr> <tr> <td data-bbox="514 1339 814 1409">Monitoring</td> <td data-bbox="814 1339 1753 1409"> The monitoring framework is set out in Chapter 21 Monitoring. </td> </tr> </table>	LDP Objectives	8. Facilitate growth and diversification of the local economy and an increase in skilled high value employment in key sectors. 9. Support development that positions Flintshire as an economically competitive place and an economic driver for the sub-region. 10. Ensure that housing development takes place in sustainable locations where sites are viable and deliverable and are supported by the necessary social, environmental and physical infrastructure.	PPW11	Para 4.1.37 Para 4.8.4 Paras 5.4.14 – 5.4.15	Well Being Goals	A prosperous Wales A resilient Wales	Key Evidence	Flintshire and Wrexham Employment Land Review Study Flintshire Further Employment Growth Scenario Assessment PPW11 TAN23 Deeside Plan Topic Paper 7 – Spatial Strategy Topic Paper 8 – Economy and Employment Topic Paper 10 – Population, Household Growth and Housing Northern Gateway Masterplan and Development Statement	Monitoring	The monitoring framework is set out in Chapter 21 Monitoring.		
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Monitoring	The monitoring framework is set out in Chapter 21 Monitoring.													

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		Detailed Policies	This strategic policy will need to be read alongside a broad range of detailed policies on relevant and specific issues.	
MAC 032	STR5	<p>Add the following wording at the end of para 5.36 'Future Wales The National Plan 2040 sets out in Policy 23 – 'North Wales Metro: The Welsh Government supports the development of the North Wales Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities.'" This will involve:-</p> <ul style="list-style-type: none"> • Enhanced and integrated rail and bus services across North Wales/Cheshire • Enhanced Borderlands line with direct and faster services between Wrexham and Liverpool and integration with Merseyrail services • Additional stations and potential extensions • Upgrades of Wrexham General and Shotton stations • Further rail extension and/or re-openings to be considered (Source: A Railway for Wales – Meeting the Needs of Future Generations, 2019)' 	To ensure that the Plan references the North Wales Metro.	AP5.2
6. Strategic Policies – Supporting a Prosperous Economy				
MAC 033	6.1	Amend the 'Introduction' heading prior to para 6.1 to 'Introduction – Supporting a Prosperous Economy'.	Part of relocation of Section 4 of written statement	AP2.10
MAC 034	STR9 6.24	Amend para 6.24 accompanying policy STR9 to read as follows:	To provide an updated	AP6.4

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>‘Core Retail Areas (CRA) have previously been used in the UDP to delineate the primary shopping areas where retail development is encouraged and non- A1 development is controlled to ensure the availability of premises for retailing. In recognising the dynamic changing trends in retailing such as increases in home delivery services and internet retailing can impact upon the role of town and other centres, the CRA policy and their associated boundaries have been reviewed to assess whether it is still an effective means of ensuring that a focus of retail uses is retained in key parts of Flintshire’s town centres. In order to ensure greater consistency with PPW10 it is proposed that the policy tool be retitled ‘Primary Shopping Areas’. The Retail Study identifies that there is only a small need for further comparison retail floorspace (508 sq m net) over the Plan period and a negative need for convenience retail floorspace. Following the expiry of one of the retail commitments in the Retail Study at Saltney retail park, the comparison need has increased to 4028 sq m net. However changes to the retail industry in recent years have made it difficult to predict the most appropriate areas to allocate for retail uses, particularly given the large number of centres within the County. Since there are options for comparison retail sites within the plan area, the council is also working to encouraging appropriate retail uses and the plan has a flexible approach to retail windfall sites it is considered that no retail allocation is needed necessary or appropriate. The implementation of the Plan’s retail policies will be informed by its evidence base for example health checks, and existing town centre masterplans and the up to date Retail Study’.</p>	<p>commentary on the need for retail floorspace and the Plan’s approach regarding of not allocating sites.</p>	
<p>MAC 035</p>	<p>STR10</p>	<p>Amend criteria i by adding after ‘tourism’ the words ‘, cultural and leisure’.</p> <p>The revised wording of criteria a is ‘Supporting new and extended tourism, cultural and leisure development which is appropriate to its location and enhances the existing offer within Flintshire;’</p>	<p>To ensure that the policy wording reflects the policy title.</p>	<p>Council Hearing Statement M6.01 para e.3</p>
<p>7. Strategic Policies – Meeting Housing Needs</p>				

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
MAC 036	7.1	Amend the 'Introduction' heading prior to para 7.1 with 'Introduction – Meeting Housing Needs'.	Part of relocation of Section 4 of written statement	AP2.10
MAC 037	STR11 and 7.8	<p>Amend policy STR11 as follows:</p> <ul style="list-style-type: none"> • In introductory policy wording beginning 'The delivery of....' replace 'will be expected to' with 'should'. • In criteria ii) replace 'Making' with 'Make' • Delete the final paragraph of the policy wording and relocate to the end of para 7.8. <p>The revised policy wording is:</p> <p>As part of implementing the Sustainable Settlement Hierarchy, and to ensure that communities have access to sufficient, good quality, affordable housing to meet a range of needs and support economic growth, new housing will be directed to sustainably located, economically viable and deliverable housing sites.</p> <p>The delivery of new housing on these sites will be expected to should:</p> <ul style="list-style-type: none"> i. Facilitate the provision of affordable housing relative to local needs and viability; ii. Make Makeing the most efficient use of land through appropriate density of development; iii. Provide balanced developments through a mix of housing units; iv. Make provision for specific housing needs, where appropriate, including for example small family and elderly housing, extra care and supported accommodation, live-work units; 	To improve the clarity of the policy wording and reasoned justification and to update following revocation of TAN1.	AP7.6

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>v. Provide or contribute to physical, environmental and social infrastructure necessary to integrate new development into communities;</p> <p>vi. Ensure in rural areas, that genuine and proportionate needs for housing are met in a sustainable manner.</p> <p>The availability of housing land will be monitored and maintained over the plan period as part of the Annual Monitoring Report (AMR) process, to ensure a continuous and adequate supply to enable the delivery of the overall housing requirement. This will involve maximizing the delivery of sustainable and viable commitments already within the landbank, balanced against the allocation of sustainable, viable and deliverable new sites.</p> <p>The revised wording of para 7.8 is as follows: 7.8 A home is a vital part of people’s lives as it affects their health and well-being, quality of life and the opportunities open to them. The Welsh Government’s approach, set out in the National Housing Strategy is to: provide more housing of the right type and offer more choice; improve homes and communities, including the energy efficiency of new and existing homes; and improve housing-related services and support, particularly for vulnerable people and people from minority groups. The availability of housing land will be monitored and maintained over the plan period as part of the Annual Monitoring Report (AMR) process, to ensure a continuous and adequate supply to enable the delivery of the overall housing requirement. This will involve maximizing the delivery of sustainable and viable commitments already within the landbank, balanced against the allocation of sustainable, viable and deliverable new sites.</p>		
MAC 038	STR11	Update Housing Balance Sheet as below:	To reflect Action Points arising from	AP7.7 INSP014

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
	Housing Balance Sheet		Sessions and site updates including the deletion of housing at Warren Hall.	
		Appendix 2 – Updated Housing Balance Sheet as at 1/4/20		
	Element	Amount	Notes	
	REQUIREMENT	6,950		
	Less completions 15-16	662	Includes large and small site completions.	
	Less completions 16-17	421	Includes large and small site completions.	
	Less completions 17-18	608	Includes large and small site completions.	
	Less completions 18-19	454	Includes large and small site completions.	
	Less completions 19-20	464	Includes large and small site completions.	
	Revised Requirement:	5,259		
		4,341		
	Less commitments	1774 1221	This reflects a review of large sites whereby only sites with planning permission as at 01/04/20 which are considered to be realistically capable of development, are included. The figures do not include the 1,325 consented units at Northern Gateway, nor the consented units on the allocated sites at Broad Oak Holding, Connah’s Quay, Chester Road Penymynydd as these are included in the strategic sites and allocations figures. Housing commitments are detailed in Appendix 1 and shown on the proposals map.	
	Revised Requirement	—3,488		

MAC Ref	Policy / Para	Matters Arising Change		Reason	Action Point or Other Source
			3,120		
		Less future Small sites allowance 600 (<10 units) 60 pa	720 600	Small sites allowance represents a conservative but realistic allowance of 60 units per annum (as per UDP) over the remaining Plan period.	
		Less future Windfall allowance (>10 units)	600 480*	Windfalls allowance (large sites) represents a conservative but realistic allowance of 50 units per annum (as per UDP) over the remaining Plan period. Windfalls allowance (large sites) represents a conservative but realistic allowance. The Housing balance sheet at Deposit included an allowance of 600 units over the remaining 12 yr Plan period, equating to an average of 50 pa or 60 per annum assuming no completions in the first year & reduced completions in the second & third years. The figure of 480 is based on this same figure of 60 per annum over the remaining 8 years (assuming no completions in the first two years as now advised in Ed. 3 of the Manual).	
		Residual Requirement	-2,168 2,040		
		Less LDP Strategic Allocations	1294 1185	Includes Northern Gateway 1,325 units and Warren Hall 300. However Northern Gateway discounted by 331 units which may be delivered beyond the Plan end date -131 units on Praxis and 200 units on Pochin	

MAC Ref	Policy / Para	Matters Arising Change		Reason	Action Point or Other Source
				Comprises Northern Gateway Strategic site of 1325 units, discounted by 140 units which may be delivered beyond the Plan end date.	
		New allocations Requirement	874 855		
		LDP Allocations	4874 1775	See Policy HN4 (3014 less 54 completions, less 1185 on Strategic allocation) See Site Allocations Policy Table	
		Overallocation / flexibility	4000 920	This equates to a flexibility allowance of 13.2% based on the overall housing requirement of 6,950	
8. Strategic Policies – Valuing the Environment					
MAC 039	8.1	Amend the 'Introduction' heading prior to para 8.1 with 'Introduction – Valuing the Environment'.		Part of relocation of Section 4 of written statement	AP2.10
MAC 040	8.7	Replace 'EN11 Green Barriers' with 'EN11 Green Wedges '		Conformity with PPW11	AP16.1
MAC 041	STR13	<p>In the second paragraph of the introductory STR13 policy wording replace 'will' with 'should'.</p> <p>In the third paragraph of the introductory wording replace 'To achieve this all development will' with 'Development should'.</p> <p>The revised introductory policy wording is:</p>		To add clarity to the policy wording.	AP15.1

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>‘... Development willshould identify, respect, protect, enhance and connect Flintshire’s environmental assets, to create a multifunctional network of natural and historic resources.</p> <p>‘To achieve this all dDevelopment willshould:’</p>		
MAC 042	STR13	In criteria ii. replace ‘green barriers’ with ‘green wedges’	Conformity with PPW11	AP16.1
MAC 043	STR13 Policy context table	In the ‘detailed policies’ section replace ‘green barriers’ with ‘green wedges’ .	Conformity with PPW11	AP16.1
MAC 044	STR14	<p>Change criteria ii in policy STR14 by replacing ‘Supporting’ with ‘Encouraging’.</p> <p>The criteria will read “Supporting Encouraging the use and development of appropriate or suitable brownfield land;”</p>	To improve the clarity of the Plan.	AP5.1
MAC 045	STR16	<p>Amend Policy STR16 as follows:</p> <ul style="list-style-type: none"> • Add the wording ‘in accordance with the criteria set out in Policy EN23’ at the end of criteria i. • Add the wording ‘as identified on the constraints map and applied through Policy EN24’ at the end of criteria ii. • Replace wording in criteria iii with ‘Contributing towards the regional supply of mineral through the allocation of at least 3.543 million tonnes of sand & gravel, and at least 35.928 million tonnes of crushed rock through the extensions to existing quarries as set out in Policy EN25, new sites and in collaboration with Denbighshire County Council and Wrexham County Borough Council’. 	To add greater clarity to the policy wording and to improve signposting to other detailed policies	AP19.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<ul style="list-style-type: none"> • In criteria iv. Insert ‘to’ between ‘as’ and ‘minimise’. • Add at the end of criteria vi. ‘in accordance with the criteria set out in Policy EN27’. <p>The revised policy is as follows:</p> <p>Flintshire’s important mineral resources will be sustainably managed by:</p> <ul style="list-style-type: none"> i. Protecting minerals from unnecessary sterilization by directing new development away from areas underlain by mineral of economic importance or where this is not possible through the requirement for prior extraction in accordance with the criteria set out in Policy EN23; ii. Reducing the conflict between mineral development and sensitive development through the use of buffer zones as identified on the constraints map and applied through Policy EN24 ; iii. Contributing towards the regional supply of mineral through the allocation of at least 4.4 3.543 million tonnes of sand and gravel and at least 3.84 35.928 million tonnes of crushed rock through the extension to existing quarries as set out in policy EN25, and in collaboration with Denbighshire County Council and Wrexham County Borough Council; iv. Ensuring new mineral extraction is located so as to minimise impacts on communities and the environment; v. Securing appropriate restoration which can deliver specific environmental and community benefits; vi. Maximising the use of secondary and recycled aggregate in accordance with the criteria set out in Policy EN27’ 		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
MAC 046	STR16 Policy context table	Add the following documents to the Key Evidence section: <ul style="list-style-type: none"> • North Wales Regional Aggregates Working Party Report • Regional Technical Statement second review and accompanying appendix for North Wales • Minerals Technical Advice Note 1 (MTAN1) 	To update the policy context for policy STR16	19.6
MAC 047	STR16 Para 8.27	Amend para 8.27 as follows: The North Wales Regional Technical Statement and accompanying appendix for North Wales identifies the level of need for mineral at the regional level and then apportions this to individual local authorities. A need for additional sand and gravel as well as crushed rock has been identified in Flintshire as well as a need for crushed rock shared between Flintshire and Wrexham (see Statement of Common Ground – Crushed Rock) within the Regional Technical Statement Second Review . It is proposed to meet the shared need for crushed rock within Flintshire through the extension of existing quarries. rather than through the allocation of a new site, since the tonnage required would not support the creation of a new quarry site and this has been formally agreed with Wrexham, forming part of their LDP Strategy. Detailed allocations are identified within the Plan in policy EN25 and shown on the proposals map. In addition to this, new site development will also be required to meet future demand in addition to the extensions proposed as allocations. Further allocations may be proposed on subsequent reviews of the LDP to meet the identified need of the RTS, and to work in collaboration with neighbouring authorities Denbighshire County Council and Wrexham County Borough Council within the sub-region.	To update the Plan in respect of the requirement for minerals and approach taken in meeting this need.	19.3
9. Development Management Policies – Creating Sustainable Places and Communities				
MAC 048	PC1	In opening part of the policy wording of PC1 delete 'generally'.	To improve the clarity of the policy wording	AP10.1

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		The amended introductory policy wording is 'New development will be generally permitted within settlement boundaries as defined on the Proposals Maps, on allocations and within Principal Employment Areas subject to complying within other Plan policies'.	which already references the need to comply with other Plan policies.	
MAC 049	PC1	In criteria a. of PC1 replace 'policy HN4-A/B/C/D' with ' policies HN4 / HN4A / HN4B / HN4C / HN4D '. The amended wording of criteria a. is 'the specific forms of housing development as set out in policy policies HN4 / HN4-A / HN4-B / HN4-C / HN4-D '	To improve the cross references to the housing policies	AP10.2
MAC 050	PC2	In opening wording of Policy PC2 delete ', where appropriate'. The revised introductory policy wording is 'All development should, where appropriate: '	The policy criteria are applicable to all new development.	AP10.3
MAC 051	PC3	In opening wording of policy PC3 delete ", where appropriate'. The revised introductory policy wording is 'All new development should, where appropriate '.	The policy criteria are applicable to all new development.	AP10.4
MAC 052	PC3	In PC3 include a new criteria ' h. protect the living conditions of nearby occupiers from any harmful effects of new development including overlooking, harm to outlook, increased activity/disturbance/noise '.	To provide additional policy wording in respect of maintaining living standards	AP10.4
MAC 053	PC4	In introductory wording of PC4 delete 'ensure that'. Amend each criteria as follows:	To improve the clarity of the	AP10.5

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<ul style="list-style-type: none"> a. Replace 'it is' with 'be' b. Replace 'it is' with 'be' c. Replace 'it incorporates' with 'incorporate' d. Replace 'it makes' with 'make' e. Replace 'it incorporates' with 'incorporate' <p>The revised policy wording is</p> <p>'Development should ensure that;</p> <ul style="list-style-type: none"> a. it is be sustainably located and accessible to non – private car means of travel, so as to reduce carbon emissions; b. it is be designed so as to be resilient and adaptable to the effects of climate change; c. it incorporates incorporates planting, landscaping and design features which mitigate the effects of climate change such as increased rainfall events and high temperatures; d. it makes makes efficient use of resources through sustainable construction techniques and materials, including layout, siting and orientation to maximise solar gain, water conservation and waste reduction; and e. it incorporates incorporates renewable energy technologies and carbon sinks where appropriate. 	policy wording and avoid repetition.	
MAC 054	PC4 9.11 9.13	<p>Amend criteria c by adding reference to a Sustainable Management of Natural Resources (SMNR) approach.</p> <p>The revised wording of criteria c is as follows: 'it incorporates planting, landscaping and design features within a Sustainable Management of Natural Resources (SMNR) approach which mitigate the effects of climate change such as increased rainfall events and high temperatures;'</p>	To ensure that the Plan references SMNR in line with PPW11	To reflect the revised wording in section of 2.11 of NRW SOCG006

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>Amend the 4th sentence of paragraph 9.11 to read "It would be expected that developments use the Design and Access Statements (DAS) and within those a Sustainable Management of Natural Resources (SMNR) approach, accompanying relevant applications to demonstrate how proposals deliver the intentions of this policy by explaining how the design of the proposal responds to environmental sustainability. "</p> <p>Add to the end of paragraph 9.13 'A Sustainable Management of Natural Resources (SMNR) approach should also include setting out a comprehensive integrated landscape scheme for the development'.</p>		
MAC 055	PC5	<p>In policy PC5 amend the following criteria:</p> <p>In criterion a) delete 'reduce reliance on the car by incorporating...' and replace with 'incorporate good access to the more sustainable modes of travel, firstly by walking and cycling, secondly by public transport, then by low emission private vehicle and finally by other private motor vehicle;'</p> <p>In criterion b) replace the existing policy wording with 'not compromise the safe, effective and efficient use of the highway network and not have an adverse impact on highway safety or create unacceptable levels of traffic generation;'</p> <p>In criterion c) replace existing wording with 'where significant adverse effects upon the transport network arising from the proposed development are unavoidable, they must be mitigated by, for example, improvements to transport infrastructure and traffic management'.</p> <p>The revised policy to read as follows:</p>	To improve the clarity of the policy wording and avoid repetition.	AP10.6

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>PC5: Transport and Accessibility New development proposals must be supported by appropriate transport infrastructure, and depending on the nature, scale, location and siting of the proposal, will be required to:</p> <p>a. Reduce reliance on the car by incorporating Incorporate good access to the more sustainable modes of travel, firstly by walking and cycling, secondly by public transport, then by low emission private vehicle and finally by other private motor vehicle.</p> <p>b. mitigate any significant adverse effects upon the transport network that arise from the proposed development including improvements to transport infrastructure and traffic management where required; not compromise the safe, effective and efficient use of the highway network and not have an adverse impact on highway safety or create unacceptable levels of traffic generation;</p> <p>c. do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation; where significant adverse effects upon the transport network arising from the proposed development are unavoidable, they much be mitigated by, for example, improvements to transport infrastructure and traffic management;</p> <p>d. provide appropriate levels of parking, servicing and manoeuvring space and in non-residential development, a minimum of 10% of parking spaces to have electric vehicle charging points;</p> <p>e. create well designed people orientated streets and make provision for people with restricted mobility including those with characteristics as defined by the Equality Act 2010;</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		f. safeguard, enhance and expand the active travel network, particularly by means of improving connectivity to and from the proposed development.		
MAC 056	PC6	<p>In opening part of policy wording of PC6 delete 'proposals'.</p> <p>At end of introductory wording add '.' after 'facilities' and then replace 'as a result of' with 'Proposals should wherever possible:'.</p> <p>Amend each criteria as follows:</p> <ul style="list-style-type: none"> a. replace 'the provision of' with 'provide' b. replace 'the provision of' with 'provide' c. replace 'the provision of' with 'provide' d. replace 'the incorporation of' with 'incorporate'. e. replace 'the development and enhancement of' with 'develop and enhance' f. replace 'the incorporation of' with 'incorporate'. <p>The revised policy wording is as follows:</p> <ul style="list-style-type: none"> a. the provision of provide appropriate walking and cycling routes being an integral part of the scheme and connecting the development with key destinations; b. the provision of provide infrastructure and facilities that promote walking and cycling such as signing, lighting, secure and convenient cycle storage and parking and where appropriate, shower and changing facilities; c. the provision of provide appropriate travel choice information relating to cycling and walking for all or part of journeys as part of Travel Plans; d. the incorporation of incorporate measures to reduce the dominance and speed of vehicles affording increased priority to pedestrians and cyclists; 	To improve the clarity of the policy wording and avoid repetition.	AP10.7

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>e. the development and enhancement of the Active Travel routes identified on the Integrated Network Map connecting communities to essential services including public transport, employment and education opportunities;</p> <p>f. the incorporation of incorporate existing public rights of way as an integral part of the design and layout of the development.</p>		
MAC 057	PC8 para 9.24	<p>In para 9.24 remove capital letters from 'police', 'air ambulance', 'military', 'military training jets', 'private business jets' or 'aircraft'.</p> <p>Further revise the explanation to policy PC8 to read:</p> <p>9.24 Airbus currently owns the airport and is the main user. However, other uses include police, air ambulance and military helicopters, military training jets and private business jets, as well as flight training. Alongside Airbus other companies based at Hawarden include Aerocare, Raytheon UK and NWMAS all of whom provide aircraft maintenance facilities on site. Aviation Park Group offer a range of services including Aircraft handling, overnight parking, hangerage and passenger services. There is a need to control the location and scale of development in the vicinity of the flightpaths of aircraft in order to prevent physical obstacles or distraction. A Safeguarding Zone has been identified for Hawarden Airport within which development proposals will be closely scrutinised to ensure that they would not affect the safe and efficient operation of the airport and airfield. Consultation will be carried out with the Civil Aviation Authority.</p> <p>9.25 The safeguarding zone for Hawarden Airport is defined on a safeguarding map issued by the Civil Aviation Authority. This defines certain types of development that, by reason of their</p>	<p>To improve the reading of the explanatory text.</p> <p>To reflect the agreed wording in Appendix 6 of the Council Response (FCC019) to the Inspector's Post Inquiry Hearings letter (INSP010)</p>	<p>AP10.8</p> <p>AP3b.7</p>

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p><i>height, attraction to birds or inclusion of or effect upon aviation activity, require prior consultation with the Airport owner or operator. Government advice in OPDM Circular 1/2003 'Advice to Local Planning Authorities on Safeguarding Aerodromes and Military Explosives Storage Areas' sets out the detailed guidance on how safe and efficient operations can be secured.</i></p> <p><i>9.26 In accordance with this Circular, the owner or operator of Hawarden Airport is a statutory consultee for certain planning applications for developments that require safeguarding to protect the safety of the airport's operation.</i></p> <p><i>9.27 The owner or operator of Hawarden Airport will assess planning applications and consider their potential impact on whether the development causes: an obstacle; an attraction to birds; any light or reflection that might be confused with or interfere with aerodrome lighting or present a visual hazard; interference with communication systems including radar systems and ground to air communication and whether its construction will present any hazard to flight safety.</i></p>		
10. Development Management Policies – Supporting a Prosperous Economy				
MAC 058	PE1	<p>Add at the end of the introductory wording of PE1 'with the exception of the Northern Gateway site which is allocated for B2 and B8 uses and the Warren Hall site which is suitable for B1 and B2 uses'.</p> <p>The revised wording is 'The following sites, as defined on the proposals map, are allocated for B1, B2 and B8 employment uses, with the exception of the Northern Gateway site which is allocated for B2 and</p>	To clarify that the Northern Gateway site is not suitable for B1 uses and that Warren Hall site is not	AP6.1

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source						
		B8 uses and the Warren Hall site which is suitable for B1 and B2 uses.”	suitable for B8 uses.							
MAC 059	PE1	<p>In the table accompanying policy PE1 delete the following sites:</p> <ul style="list-style-type: none"> • PE1.4 Greenfield Business Park Phase II • PE1.5 Greenfield Business Park Phase III • PE1.6 Broncoed Industrial Estate • PE1.8 Adjacent Mostyn Docks • PE1.10 Antelope Industrial Estate • PE1.12 Rowley’s Drive <p>As a result of the deletion of these six employment allocations update the table under PE1 and re-number the remaining allocations:</p> <ul style="list-style-type: none"> • STR3A Northern Gateway Mixed Use Development Site 72.40ha • STR3B Warren Hall 19.1ha • 1 Broughton Aerospace Park 5.72ha • 2 Broughton Manor Lane / Hawarden Park Extension 18.20 • 3 Buckley Drury New Road 1.40ha • 4 6 Mold Mold Business Park 3.90ha • 5 9 Queensferry Chester Road East 3.15 • 6 44 Saltney River Lane 1.10ha <p>The table of allocations will be revised as follows:</p>	To reflect the lack of sufficient evidence to demonstrate that the effects of flooding can be acceptably managed on these allocations as explained in section 1.5 of the NRW SoCG and to reflect the reduced employment area at Warren Hall.	AP18.1 Council Response FCC019 to Inspector Letter INP010						
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Ref No.</th> <th style="width: 60%;">Site</th> <th style="width: 30%;">Area (ha.)</th> </tr> </thead> <tbody> <tr> <td>STR3A</td> <td>Northern Gateway Mixed Use Development Site</td> <td>72.40</td> </tr> </tbody> </table>			Ref No.	Site	Area (ha.)	STR3A	Northern Gateway Mixed Use Development Site	72.40
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MAC Ref	Policy / Para	Matters Arising Change		Reason	Action Point or Other Source
		STR3B	Warren Hall Mixed Use Development Site		19.1ha
		Ref No.	Settlement / Location	Site	Area (ha.)
		1	Broughton	Chester Aerospace Park	5.72
		2	Broughton	Manor Lane/Hawarden Park Extension	18.20
		3	Buckley	Drury New Road	1.40
		4	Greenfield	Greenfield Business Park, Phase II	1.20
		5	Greenfield	Greenfield Business Park, Phase III	4.40
		6	Mold	Broncoed Industrial Estate	0.70
		7 4	Mold	Mold Business Park	3.90
		8	Mostyn	Adjacent Mostyn Docks	3.00
		9 5	Queensferry	Chester Road East	3.15
		10	Rhydymwyn	Antelope Industrial Estate	1.10
		11 6	Saltney	River Lane	1.10

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source								
		<table border="1"> <tr> <td>42</td> <td>Shotton</td> <td>Rowley's Drive</td> <td>0.70</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total</td> <td>439.67 124.97</td> </tr> </table>	42	Shotton	Rowley's Drive	0.70	Total			439.67 124.97		
42	Shotton	Rowley's Drive	0.70									
Total			439.67 124.97									
MAC 060	PE1 / para 10.1	<p>Add at the end of paragraph 10.1 in the plan: 'The Deeside Enterprise Zone is vitally important to the employment aspirations of the plan. The DEZ has been designated by Welsh Government to continue to develop as a major centre for advanced manufacturing on an international scale by ensuring that the Zone builds on its strengths in key sectors, encourages investment and re-investment in order to compete with locations on a global scale. Further information on the Deeside Enterprise Zone can be found here.'</p> <p>Within the table under PE1 add a column at the right hand edge of the table with the title 'Location with Deeside Enterprise Zone?' Add a '✓' for the following sites to explain that they are within the Deeside Enterprise Zone: STR3A Northern Gateway PE1.1 Chester Aerospace Park PE1.2 Manor Lane / Hawarden Park, Broughton PE1.9 Chester Road East, Queensferry</p>	To explain the importance of the Deeside Enterprise Zone to the Plan Strategy and to clarify which employment allocations are within the DEZ.	AP6.2								
MAC 061	PE1 10.1	Delete para 10.1 and the accompanying table and replace with 'The Plan allocates 124.97ha of land for employment development. This comprises the two strategic mixed use sites at Northern Gateway and Warren Hall and several other more local allocations. The Plan provides a range of employment sites in terms of location, size and type to suit a variety of investments needs. All sites are intended to accommodate B1, B2 and B8 employment development with the exception of Warren Hall which is B1 and B2 only.'	To reflect changes to employment allocations in PE1 including reduced employment area at Warren Hall.	AP18.1 Council Response FCC019 to Inspector Letter INP010								

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
MAC 062	PE1	Include an additional paragraph at the end of the reasoned justification to PE1 with the wording ' Any development proposals on sites that may be located within a flood risk zone causing constraint will require further investigation in terms of firstly, avoidance of flood risk through layout and design measures and secondly, through a detailed site specific FCA at the development management stage. The SFCA undertaken in respect of employment allocations and areas does not assess each allocation in detail as this can only be done as part of the project design and development management stages. This seeks to ensure that flood risk areas can be avoided and mitigation measures can be put in place to address flood risk and comply with the relevant national flood risk policy and policy EN14 '.	To clarify how proposals within employment allocations will deal with flood risk.	AP11.1 Agreed wording in section 1.5 of NRW SOCG006
MAC 063	PE2	Add at the end of the policy wording ' Development must also avoid adverse effects on European Sites '. The revised policy wording is as follows: 'Within principal employment areas, as defined on the proposals map and listed below, the following types of employment development will be permitted: <ul style="list-style-type: none"> a. B1 business use; b. B2 general industry; c. B8 storage and distribution provided that the proposal is of an appropriate type and scale for both the site and its surroundings. Development must also avoid adverse effects on European Sites. '	To provide further policy protection where Principal Employment Areas are adjacent to European Sites.	Agreed wording in section 1.1 of NRW SOCG006
MAC 064	PE2	Further to the additional policy wording referenced in section 1.1 of the NRW SOCG006 above, make the following additional changes: <ul style="list-style-type: none"> • Add to policy wording after 'surroundings', 'and satisfies other Plan policies' • Add 'Within these areas,' before the wording in 1.1 above 	To clarify how proposals within employment allocations will	Agreed wording in section 1.6 of NRW SOCG006

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<ul style="list-style-type: none"> • Add the following subsequent policy wording 'Any development proposals on sites that may be located within a flood risk zone causing constraint will require further investigation in terms of firstly, avoidance of flood risk through layout and design measures and secondly, through a detailed site specific FCA at the development management stage'. <p>The final policy wording combining the changes in 1.1 and 1.6 (as shown in Appendix 1 of the Council Hearing Statement M11.01 is as follows:</p> <p>Policy PE2: Principal Employment Areas Within principal employment areas, as defined on the proposals map and listed below, the following types of employment development will be permitted:</p> <ul style="list-style-type: none"> • B1 business use; • B2 general industry; • B8 storage and distribution <p>provided that the proposal is of an appropriate type and scale for both the site and its surroundings and satisfies other Plan policies. Within these areas, development must also avoid adverse effects on European Sites. Any development proposals on sites that may be located within a flood risk zone causing constraint will require further investigation in terms of firstly, avoidance of flood risk through layout and design measures and secondly, through a detailed site specific FCA at the development management stage.</p>	deal with flood risk.	
MAC 065	PE2 10.3	Replace the present wording of para 10.3 with ' Through policy PE2 it is considered that by identifying key areas where primarily existing employment development can be safeguarded and where new employment development in relation to this will generally be acceptable, the Plan aims to provide a greater degree of certainty	To clarify how proposals within employment allocations will	Agreed wording in section 1.6 of NRW SOCG006

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>and consistency and avoid the need to identify numerous small allocations or commitments. The policy is applicable to the use of land, new build, conversion, redevelopment and extension or expansion. Within these areas, employment development will generally be acceptable, unless it is allocated for a specific use by virtue of another policy. However, it will still be necessary for proposals to be of a type and scale which respects the local environment and amenity of other land uses and residents and satisfies other policies throughout the Plan. In particular, development proposals must demonstrate at planning application stage how flood risk considerations can be fully assessed through further detailed assessment. The SFCA undertaken in respect of Principal Employment Areas is a high level assessment and does not assess each area in detail as this can only be done as part of considering individual development proposals as part of the specific project design and development management stages. This seeks to ensure that flood risk areas can preferably be avoided and mitigation measures can be put in place to address flood risk and the consequences of flooding, comply with the relevant national flood risk policy and policy EN14’.</p>	deal with flood risk.	
MAC 066	PE6 Para 10.13	<p>Add at the end of para 10.13 accompanying policy PE6, the following text:</p> <p>‘It is recognised that there may be ancillary uses such as a convenience store, café, gym or other uses which are complementary to employment development and these will be considered on their individual merits’.</p>	To provide further clarification on how other uses within employment sites will be considered	AP11.4
MAC 067	PE10	<p>Add at the end of the Policy Title ‘and Local Convenience Shops’ and add at the end of the second policy paragraph ‘In settlements without a defined district or local centre, or where there is no opportunity within a defined local or district centre, local convenience shops will</p>	To clarify that local convenience shops may	Council Hearing Statement

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>be supported elsewhere within settlement boundaries provided that proposals are appropriate in scale to the locality’.</p> <p>The revised policy wording is: PE10: District and Local Centres and Local Convenience Shops Within the designated District Centres of Connah’s Quay, Queensferry and Saltney proposals which maintain or improve the range and quality of shopping provision or complimentary commercial and leisure facilities will be supported provided it is appropriate in scale and enhances the centre.</p> <p>Small scale retail and other commercial uses intended to meet the day to day needs of the local neighbourhood will be directed towards suitable sites or premises within the Local Centres identified in Policy PE7. In settlements without a defined district or local centre, or where there is no opportunity within a defined local or district centre, local convenience shops will be supported elsewhere within settlement boundaries provided that proposals are appropriate in scale to the locality.</p>	<p>also be acceptable elsewhere within settlements in order to meet local food shopping needs.</p>	<p>M5.01 para d.2</p>
<p>MAC 068</p>	<p>PE10 10.25</p>	<p>Amend the second sentence of para 10.25 as follows: As a consequence proposals other than A1 for retail and non-retail commercial uses may be more difficult to satisfactorily accommodate in such Local Centres, and the importance of safeguarding residential amenity will be a key consideration.</p>	<p>To add clarity to the text within para 10.25 by assessing all uses within Local Centres on their individual merits.</p>	<p>Council response to rep id 1.</p>
<p>MAC 069</p>	<p>PE13</p>	<p>The opening part of criterion a to be reworded to read ‘The development of static caravan accommodation will not be permitted outside in the</p>	<p>To clarify where in the County new</p>	<p>Agreed revised wording in</p>

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>Talacre, Gronant and Gwespyr area (as defined on the proposals map). Elsewhere in the County proposals will be permitted where:'</p> <p>The revised wording is 'The development of static caravan accommodation will not be permitted in the Talacre, Gronant and Gwespyr area (as defined on the proposals maps). Elsewhere in the County proposals will be permitted where:'</p>	static caravan development may or may not take place.	section 1.10 of NRW SOCG006
MAC 070	PE13	<p>Amend the wording of criteria a.i. and add a new criteria c.vi. making reference to proposals having no adverse effects on European Sites.</p> <p>The revised policy wording of the two criteria is as follows:</p> <p>a.i. 'there would be no material harm to the landscape character and environmental quality of the surrounding area and no adverse effects on European Sites, either individually or cumulatively with other sites in the vicinity; and'</p> <p>c vi. 'the proposal has no adverse effects on European sites'.</p>	To strengthen the policy protection in respect of European Sites.	Revised agreed wording in section 1.2 of NRW SOCG006
MAC 071	PE14	<p>Amend the policy wording as follows 'Development proposals within or adjoining the Greenfield Valley, as designated on the proposals map, will be permitted where they do should not detract from the tourism potential of the Valley or harm areas or features of landscape, nature conservation or historic value'.</p>	To clarify that the policy is not promoting development at Greenfield Valley	Revised agreed wording in section 1.11 of NRW SOCG006
MAC 072	PE14	<p>Add at end of policy wording 'Within or adjoining the Greenfield Valley, development must also avoid adverse effects on European Sites.'</p> <p>The revised policy wording is as follows: Development proposals within or adjoining the Greenfield Valley, as designated on the proposals map, will be permitted where they do should</p>	To strengthen the policy protection in respect of European Sites	Revised agreed wording in section 1.3 of NRW SOCG006

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		not detract from the tourism potential of the Valley or harm areas or features of landscape, nature conservation or historic value. Within or adjoining the Greenfield Valley, development must also avoid adverse effects on European Sites.	at Greenfield Valley.	
MAC 073	New policy	<p>Add a new Telecommunications Policy located in the Supporting a Prosperous Economy section under reference PE15:</p> <p>PE15: Telecommunications and Digital Technology Infrastructure Proposals for telecommunications and digital technology infrastructure will be assessed in the context of technical and operational requirements and permitted where:</p> <ul style="list-style-type: none"> i. The development contributes towards the objectives of future proofing development and regeneration proposals or forms part of the planned development of a wider network; ii. The development incorporates all reasonable measures to minimise any significant adverse impact due to the siting and external appearance of the apparatus, and the design minimises impact caused by its visual appearance; iii. There would be no significant adverse effect on natural heritage, the historic environment, or amenity of neighbouring residents; iv. The application is accompanied by evidence of compliance with Government guidelines on health impacts of telecommunications infrastructure. <p>Explanation: Facilitating digital communications is key to Flintshire’s plans to accelerate growth in the County in the context of the Growth Deal which recognizes the need to ‘Upgrade digital networks and infrastructure access the region to support the functionality, competitiveness and growth of the indigenous business sector..’. Modern, fast, affordable and secure telecommunications and future proofed digital connectivity infrastructure can stimulate business</p>	To ensure conformity with requirements of PPW11	AP6.3

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>innovation, enable high-value economic activity and drive-up productivity. For residents, it can transform their communications, home computing, on-line shopping, entertainment facilities, as well as enable effective home working. The potential benefits that telecommunications and digital communications can offer individuals and organisations are recognised, for example in terms of working from home, which can assist in creating a sustainable future by reducing the need to travel.</p> <p>Telecommunication facilities may have special needs and technical considerations, which require them to be installed in particular locations to work effectively. However in sensitive locations the erection of telecommunication towers and antennae can have a significant adverse effect on the quality of the urban and rural environment. Clear guidance with respect to the development of telecoms infrastructure is contained within section 5.2 of PPW11 and TAN19 Telecommunications, which is not repeated in this policy. Applications for telecoms and digital infrastructure developments will therefore be assessed against National Planning Policy and Guidance. In accordance with national planning policy, the Council encourages operators to share telecoms masts. Operators will be required to submit evidence that opportunities for mast sharing and alternative sites have been fully explored. Careful siting, design and disguise, including landscaping and screening, can make developments less obtrusive and enable them to blend in with their surroundings.</p>		
11. Development Management Policies – Meeting Housing Needs				
MAC 074	HN1 11.2	Add at the end of para 11.2 'The following table shows a summary of the Plan's housing allocations in line with the advice in Development Plans Manual 3'.	To present the up to date position in relation to housing	AP1.4 INSP014

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source																																																			
		In the original table of allocations in HN1 amend the number of units for HN1.1 Well Street from 159 to 140, for HN1.6 Denbigh Road from 246 to 238 and for HN1.10 Cae Isa from 105 to 92 to reflect the revised yields in the additional site allocations policy table.	allocations and to take account of deletion of housing at Warren Hall.																																																				
<p>Site Allocations Policy Table (as at 01.04.20):</p> <table border="1"> <thead> <tr> <th rowspan="2">Site Name</th> <th rowspan="2">Settlement Tier</th> <th rowspan="2">Total Units in plan period</th> <th rowspan="2">Total Affordable Units in plan period</th> <th colspan="3">Delivery timescale</th> <th rowspan="2">Units Beyond the plan period</th> </tr> <tr> <th>Years 1-5</th> <th>6-10</th> <th>11-15</th> </tr> </thead> <tbody> <tr> <td>Northern Gateway</td> <td>Garden City Tier 2</td> <td>1185</td> <td>237</td> <td></td> <td>620</td> <td>565</td> <td>140</td> </tr> <tr> <td>Well Street</td> <td>Buckley Tier 1</td> <td>140</td> <td>56</td> <td></td> <td>93</td> <td>47</td> <td></td> </tr> <tr> <td>Broad Oak Holding, Mold Road</td> <td>Connah's Quay Tier 1</td> <td>32</td> <td>9</td> <td></td> <td>32</td> <td></td> <td></td> </tr> <tr> <td>Highmere Drive</td> <td>Connah's Quay Tier 1</td> <td>150</td> <td>53</td> <td></td> <td>60</td> <td>90</td> <td></td> </tr> <tr> <td>Northop Road</td> <td>Flint Tier 1</td> <td>170</td> <td>26</td> <td></td> <td>60</td> <td>110</td> <td></td> </tr> </tbody> </table>					Site Name	Settlement Tier	Total Units in plan period	Total Affordable Units in plan period	Delivery timescale			Units Beyond the plan period	Years 1-5	6-10	11-15	Northern Gateway	Garden City Tier 2	1185	237		620	565	140	Well Street	Buckley Tier 1	140	56		93	47		Broad Oak Holding, Mold Road	Connah's Quay Tier 1	32	9		32			Highmere Drive	Connah's Quay Tier 1	150	53		60	90		Northop Road	Flint Tier 1	170	26		60	110	
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MAC Ref	Policy / Para	Matters Arising Change					Reason		Action Point or Other Source
		Maes Gwern	Mold Tier 1	160	48	27	133		
		Land between Denbigh Rd & Gwernaffield Rd.	Mold Tier 1	238	95		118	120	
		Holywell Road /Green Lane	Ewloe Tier 2	298	119		73	225	
		Ash Lane	Hawarden Tier 2	288	101		63	225	
		Wrexham Road	HCAC Tier 2	80	24		50	30	
		Cae Isa, A5119	New Brighton Tier 3	92	37		75	,17	
		Chester Road	Penymynydd Tier 3	181	27	27	154		
		TOTALS		3014	832	54	1531	1429	140
MAC 075	HN3	<p>In introductory policy wording replace 'starting point' with 'target'.</p> <p>The revised introductory wording is 'Affordable housing contributions will be sought on developments of 10 or more units in accordance with the following quotas which should be taken as a starting point target for negotiation on a site by site basis subject to detailed viability considerations:'</p>					To clarify that the % affordable housing requirements are expressed as a 'maximum'		AP13.6
MAC 076	HN3	<p>Add following new paragraph after para 11.9 and renumber subsequent paragraphs:</p> <p>11.10 As outlined in policy HN3 affordable housing will be expected to be delivered on site in the first instance. Where it can clearly be evidenced by the developer that on site provision is not appropriate then off-site contributions towards affordable housing will be</p>					To explain the Plan's approach in respect of commuted sums for affordable housing.		AP13.9

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source																												
		accepted and secured with a S106 legal agreement. An updated affordable housing SPG will set out the formula for calculating off site commuted sums for affordable housing, this formula will ensure that the commuted sum received is equivalent to the percentage of affordable housing that should have been delivered on site. It will also set out how commuted sum payments will be used where the development results in the requirement to provide a part unit.																														
MAC 077	HN3	Insert table showing the components of affordable housing supply (Table 3 in BP7 October 2020 version) into the written statement after policy HN3 as follows:..	To explain the spatial components of affordable housing supply and to take account of deletion of housing at Warren Hall.	AP13.8 INSP014																												
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MAC Ref	Policy / Para	Matters Arising Change					Reason	Action Point or Other Source
		Completions 01/04/2015 to 01/04/2020	-	-	-	-	-	635
		Total Affordable Housing Provision	696	647	231	30	26	2265
		Average annual delivery rate per annum over LDP period (2015-2030)						151
MAC 078	HN3	Add at end of second sentence of para 11.9 'The sub market areas are illustrated in the maps in Appendix 4'.					To reference the inclusion of the housing sub market area maps in the written statement	AP13.1
MAC 079	HN4	In criteria 'f' delete 'rural'. The revised criterion f is 'it is for affordable housing rural exception sites on land adjoining the settlement limits (see policy HN4-D)'.					To reflect the terminology in para 4.2.34 of PPW11	AP13.3
MAC 080	HN4-D	In opening policy wording delete 'for tier 2, 3 and 4 settlements,' and delete 'in rural areas'. The revised introductory policy wording is 'Outside settlement boundaries for tier 2, 3 and 4 settlements, proposals to develop affordable housing in rural areas will only be permitted, where.' In para 11.21 delete last sentence.					To simplify the introductory policy wording which applies to all settlements with a settlement boundary.	AP13.4

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
MAC 081	HN7	Delete present wording of criteria e) of HN7 and replace with ‘the cumulative impact of development would not adversely affect the character of the locality or residential amenity’ .	To add clarity to the policy wording in respect of the cumulative impacts of HMO's	AP13.5
MAC 082	HN8	Amend table accompanying policy HN8 as follows: <ul style="list-style-type: none"> • HN8.1 Magazine Lane, Ewloe – replace ‘extension’ with ‘remodelling’ and replace ‘6-8’ with ‘9’ • HN8.2 Gwern Lane, Cae Estyn, Hope – replace ‘6-8’ with ‘4’ 	To reflect the updated proposals on each site allocation	AP14.1
MAC 083	HN8 11.33	<p>In para 11.33 delete all the text after ‘... for a small transit site’.</p> <p>The revised wording of para 11.33 is:</p> <p>11.33 The GTAA (2016) for Flintshire covers the 5 year period 2015-2020 as well as the 15 year Plan period 2015 to 2030 and was approved by the Welsh Government in accordance with Section 102 of the Housing (Wales) Act 2014) on 28/03/17. The approved GTAA identified a need for -5 pitches over the over the 5 year period and 19 pitches over the Plan period, plus a need for a small transit site. However, at the time the original GTAA was prepared, the position was complicated by a number of temporary permissions and undetermined planning applications. In order to provide greater clarity an update of the GTAA was commissioned in June 2018. This update has identified:</p> <ul style="list-style-type: none"> • A need over the 5 year period for 8 pitches • A need over the 15 year Plan period for 26 pitches • A need over the 15 year Plan period for a small transit site 	To provide clarification that the Plan is informed by the approved GTAA and not the subsequent informal update.	AP14.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
MAC 084	HN8 Para 11.34	<p>In para 11.34 delete 'updated' in the first and second sentence.</p> <p>In para 11.34 in the 3rd sentence add after 'extend' the words 'or remodel'.</p> <p>At the end of para 11.34 add 'The allocation at Magazine Lane, Ewloe is for the reconfiguration of the existing consented site and will provide for an additional 9 pitches and the allocation at Gwern Lane, Ewloe is for the extension of the site for an additional 4 pitches. In conjunction with the 10 pitches at the Riverside site this will provide for a total of 23 pitches which slightly exceeds the GTAA need of 19 pitches. A transit site for 6 pitches has also been allocated at Castle Park, Flint to meet the identified need for a small transit site'.</p> <p>The revised wording of para 11.34 is: '11.34 On the basis of the need identified in the updated GTAA for permanent pitches, the Council have allocated 3 sites as identified above and as shown on the proposals maps. The Riverside extension proposals will involve a reconfiguration of the existing site (20 pitches) to provide a new layout for 30 pitches i.e. a net increase in 10 pitches. The other two allocations for permanent pitches both seek to extend or remodel existing sites and pitches. Both of which have planning permission and have either been implemented or is being implemented. The updated GTAA was also accompanied by an assessment of Council owned sites for both permanent and transit site(s). An earlier focussed Call for Candidate Sites for gypsy sites and minerals / waste sites was undertaken in August 2017 and whilst sites came forward for the latter none were submitted for the former. It has therefore been necessary and practical to evaluate Council</p>	To update the Plan in respect of the revised position on residential allocations in terms of meeting the identified need.	AP14.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>owned land and privately owned land in order to identify sites suitable to meet the identified need. The approach is set out in a Gypsy and Traveller Site Selection Background paper. The allocation at Magazine Lane, Ewloe is for the reconfiguration of the existing consented site and will provide for an additional 9 pitches and the allocation at Gwern Lane, Ewloe is for the extension of the site for an additional 4 pitches. In conjunction with the 10 pitches at the Riverside site this will provide for a total of 23 pitches which slightly exceeds the GTAA need of 19 pitches. A transit site for 6 pitches has also been allocated at Castle Park, Flint to meet the identified need for a small transit site.'</p>		
MAC 085	HN9	<p>In policy HN9 delete criteria 'a' and 'b' and renumber the remaining criteria.</p>	<p>To reflect the guidance in Welsh Government Circular 005/2018.</p>	AP14.5
MAC 086	HN9	<p>In the opening part of wording of HN9 delete the wording 'or the extension of existing sites, including land outside of defined settlement limits, will be permitted provided' and replace with 'will be preferred within settlements, or adjoining settlement boundaries where the resulting development would represent a logical extension to the settlement. Where there are no suitable locations within or adjacent to existing settlements, open countryside locations will then be considered. In all instances the proposal should satisfy the following criteria:'</p> <p>The revised policy wording and explanatory wording (as a result of the combined changes) is as follows:</p>	<p>To reflect the guidance in Welsh Government Circular 005/2018.</p>	AP14.7

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>‘Proposals for new Gypsy and Traveller sites, or the extension of existing sites, including land outside of defined settlement limits will be permitted provided: will be preferred within settlements, or adjoining settlement boundaries where the resulting development would represent a logical extension to the settlement.</p> <p>Where there are no suitable locations within or adjacent to existing settlements, open countryside locations will then be considered.</p> <p>In all instances the proposal should satisfy the following criteria:</p> <p>a. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;</p> <p>b. There are no suitable alternative sites either with planning permission or allocated for such uses which could accommodate the need;</p> <p>c. a. The site is well related to suitable community facilities and services for the prospective occupants;</p> <p>d. b. The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services;</p> <p>e. c. The site affords satisfactory amenity standards both for its occupants and for neighbouring land uses;</p> <p>d. The site is not in an area at high risk of flooding given the particular vulnerability of caravans’.</p>		
MAC 087	HN9 11.37 11.38	<p>In para 11.37 delete the last sentence to ensure consistency with the deletion of criteria ‘a’ and ‘b’...</p> <p>The revised explanatory text is as follows:</p> <p>11.37 Despite provision being made in the Plan through allocations, there may be development proposals for Gypsy and Traveller sites submitted during the Plan period, particularly in order to meet a specific need. This policy takes the form of a criteria based policy for assessing such proposals and should be read alongside the Plan’s framework of policies.</p>	To improve the clarity of the explanatory wording and to reflect the guidance in Welsh Government Circular 005/2018.	AP14.6

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		It will be necessary for each applicant to demonstrate that there is a specific need which cannot be met on existing sites or sites with planning permission.		
MAC 088	HN9 11.38	<p>Delete in first sentence of para 11.38 'be located on or close to main travelling routes for ease of access, and' as this is more applicable to transit sites, and replace with 'The preference will be for sites within settlements but consideration will be given to edge of settlement sites, where the proposed development would represent a logical extension to the form and pattern of built development within the settlement boundary. Only when there are no suitable sites within or on the edge of settlements will sites in open countryside be considered subject to meeting the policy criteria. Sites...'</p> <p>The revised explanatory wording is as follows: 11.38 The preference will be for sites within settlements but consideration will be given to edge of settlement sites, where the proposed development would represent a logical extension to the form and pattern of built development within the settlement boundary. Only when there are no suitable sites within or on the edge of settlements will sites in open countryside be considered subject to meeting the policy criteria. Sites should be located on or close to main travelling routes for ease of access, and should be capable of being serviced with appropriate infrastructure and be well located in respect of accessing services and facilities to meet residents needs. Sites should not be in areas of high flood risk given that caravan development is a highly vulnerable form of development. Proposals should be designed in accordance with advice in Welsh Government Circular 005/2018: Planning for Gypsy, Traveller and Showpeople Sites.</p>	To improve the clarity of the explanatory wording and to reflect the guidance in Welsh Government Circular 005/2018.	AP14.7
12. Development Management Policies – Valuing the Environment				

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
MAC 089	EN1	<p>In the penultimate paragraph of the policy wording add after ‘... Council’s adopted standards’ the words ‘of 2.4 Hectares per 1,000 population’ and amend ‘standards’ to read ‘standard’.</p> <p>The revised policy wording is: ‘All new residential developments will be required to include provision for public open space or sports and recreational facilities in accordance with the Council’s adopted standards of 2.4 Hectares per 1,000 population and be well related to the development it is intended to serve’.</p>	To state what level of open space provision the Council seeks.	AP15.2
MAC 090	EN2	<p>In opening part of policy wording after ‘including designated’ add ‘and non-designated’ and then after ‘... proposals maps’ add ‘and listed in the table below’.</p> <p>The revised policy wording is: ‘Development proposals will be required to protect, maintain and enhance the extent, quality and connectivity of the green infrastructure network, including designated and non-designated green spaces (as shown on the proposals maps and listed in the table below), and where appropriate:’</p>	To explain that the policy does not only protect the designated green spaces.	AP15.3
MAC 091	EN2	<p>Add a title ‘Designated Green Spaces’ before the table accompanying Policy EN2.</p> <p>Add the following explanatory text</p> <p>The following table details the designated green spaces throughout Flintshire. This is list is not exhaustive and the non-designation of a green space does not mean that it is not protected from development under policy EN2 or EN1. Green spaces are areas of</p>	To provide further explanation regarding designated and non-designated green spaces.	AP15.3

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>open land identified as being of value to a local community in terms of add to the character of towns and villages and to the enjoyment of local residents. Such areas can be important for wildlife or general recreational value, or simply as the only green area in an otherwise urbanised environment. The designated green spaces may have a number of benefits:</p> <ul style="list-style-type: none"> • for their landscape quality; • for their value as a character feature in a locality; • as a visual break in a developed area; • as a buffer between incompatible uses; • for their importance as part of an existing or proposed network of open areas, or as a link to open countryside. <p>The Open Space Assessment (OSA) records all green spaces in the County including children’s play space, playing fields, outdoor sports facilities, cemeteries and amenity space. It also records School facilities that are unavailable for public use. The OSA will be continually monitored and added to as new green spaces are developed, this will ensure that all green spaces are afforded protection under policies within the LDP.</p>		
MAC 092	EN2	<p>In criteria a add ‘local’ before ‘network’.</p> <p>The revised wording of criteria a is ‘create new green infrastructure linkages from the proposed development to the existing local network;’</p>	To clarify that the policy is only seeking linkages between a development and the local green	Council Hearing Statement M15.01 para f1

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
			infrastructure network	
MAC 093	EN5	In the first sentence of EN5 policy wording add after 'AONB' the words 'and its setting'. The sentence will read 'Within the Clwydian Range and Dee Valley AONB and its setting, ... '	To clarify the policy wording regarding the setting of the AONB	AP15.5
MAC 094	EN6	Replace the first paragraph of the policy wording with the following wording, but not to make reference to other legislation [see strike through]. 'Development will not be permitted that would result in an adverse effect on the integrity of sites of international nature conservation importance, except in the circumstances specified in relevant legislation . Proposals where adverse effects on site integrity cannot be ruled out would not be supported'.	To clarify wording of EN6 regarding international nature conservation designations	AP15.7 Agreed revised wording specified in section 1.4 of the NRW SOCG006
MAC 095	EN6	Amend Policy Title as follows: EN6: Sites of Biodiversity and Geodiversity Importance	To add clarity that the policy encompasses geodiversity.	Agreed revised wording in section 2.17 of NRW SOCG006
MAC 096	EN7	In criteria c) replace 'gain' with ' benefit '. The revised wording is 'it results in a net gain benefit in biodiversity'.	To ensure consistency with terminology in PPW11.	AP15.6
MAC 097	EN11	Reword policy EN11 and explanatory text to refer to green wedges as follows: EN11: Green Barriers Wedges	To ensure the Plan's terminology is consistent with PPW11 in	AP16.1

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>The following areas have been designated as green barriers wedges on the proposals map: [insert table]</p> <p>Within the designated green barriers wedges development will only be permitted for:</p> <ul style="list-style-type: none"> a. justified rural enterprise needs; b. essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green barrier wedge and which do not conflict with the purpose of including land within it; c. limited extension, alteration or replacement of existing dwellings; d. small scale diversification within farm complexes where this is run as part of the farm business; or e. the re-use of buildings provided that: <ul style="list-style-type: none"> i. the original building is substantial, permanent and capable of conversion without major reconstruction; ii. the new use will not have a greater impact on the openness of the green barrier wedge and the purposes of including land within it; and iii. the building is in keeping with its surroundings. <p>Certain other forms of development may be appropriate in the green barrier wedge provided they preserve its openness and do not conflict with the purposes of including land within it. These are: mineral extraction; renewable and low carbon energy generation; engineering operations; and local transport infrastructure.</p> <p>Other forms of development would be inappropriate development unless they maintain the openness of the green barrier wedge and do not conflict with the purposes of including land within it.</p>	<p>respect of green wedges.</p>	

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>12.40 Green barrier wedge designations are drawn to ensure protection of the openness of key areas of land in strategic or key locations over the Plan period. Whilst there are other policies in the Plan to control development in the countryside, it is considered important to give added protection to some areas via designation as green barriers wedges as they protect key areas of open countryside between and around settlements.</p> <p>12.41 The green barriers designated in the UDP have been the subject of a robust review as to their fitness for purpose, details of which can be found in a Background Paper: Green Barrier Review. The review involved each green barrier being assessed against the criteria within Planning Policy Wales i.e. that the purpose of a green barrier wedge is to:</p> <ul style="list-style-type: none"> • prevent the coalescence of large towns and cities with other settlements; • manage urban form through controlled expansion of urban areas; • assist in safeguarding the countryside from encroachment; • protect the setting of an urban area; and • assist in urban regeneration by encouraging the recycling of derelict and other urban land. <p>12.42 The review has also had regard to whether each existing green barrier has been the subject of previous or current development pressure. Proposals for new green barriers or extensions to existing green barriers which were put forward as part of Candidate Site submissions have also been assessed in the same manner. The objective is to ensure that in each case a green barrier wedge designation is necessary and justifiable over and above settlement boundary and open countryside policies and fulfils the purpose of green barriers wedges in PPW. The approach to the review and designation of green barriers wedges is in line with guidance with Planning Policy Wales. Although PPW uses the term 'green wedges' rather than 'green barriers', para 3.60 of PPW10 advises 'Local planning</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>authorities need to consider establishing Green Belts and making local designations, such as green wedges'. The term green barrier is therefore appropriate and in line with national guidance.</p> <p>12.43 Planning Policy Wales provides specific guidance on the consideration of planning applications within green barrier wedge designated areas. It emphasizes the importance of maintaining the openness of the land, provides a presumption against inappropriate development and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land. Given that PPW provides such clear and detailed advice it is not considered necessary for it to be repeated within this policy. Any proposals for inappropriate development in a green barrier wedge will be treated as a departure from the Plan.</p>		
MAC 098	EN13	<p>In policy wording make the following changes:</p> <ul style="list-style-type: none"> • In criteria a) delete 'For large scale', replace 'solar' with 'Solar' and in brackets delete '5', add 'Less than 10' and delete 'and above' • In criteria b delete 'For' • Delete the policy wording 'Land is specifically allocated..... proposals maps' • amend the proposals maps by deleting the two solar allocations. <p>The revisions to the policy wording and reasoned justification are as follows:</p> <p>Renewable or low carbon energy generation development may be permitted for:</p>	To reflect updated guidance in PPW11 and Future Wales and the grant of planning permission on the two solar allocations.	AP17.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>a. For large scale Solar PV farms (5 Less than 10 MW and above) within the Solar Indicative Local Search Areas identified on the proposals map;</p> <p>b. For small scale and/or community based proposals (less than 5MW) for wind, solar, biomass, energy from waste, anaerobic digestion and hydropower in appropriate locations; subject to satisfying the relevant policy tests below.</p> <p>Land is specifically allocated for solar PV farms at Crumps Yard, Connah's Quay and at Castle Park, Flint, as shown on the proposals map.</p> <p>12.46 The Council has undertaken a Renewable Energy Assessment (REA), in line with the Welsh Government guidance to identify the potential for renewable energy generation. This will help work towards achieving the Welsh Governments targets for Renewable Energy Generation as set out in para 5.7.1614 of PPW101 and also contribute to reducing carbon emissions.</p> <p>12.47 In relation to the development of wind farms, the County does not fall within one of the Strategic Search Areas (SSAs) 'Pre-Assessed Areas for Wind Energy' identified by Welsh Government in Future Wales on the basis of substantial empirical research, and considered to be the most appropriate locations with a presumption in favour of large scale for strategic scale on-shore wind farm development (over 2510MW (megawatts)). The REA has therefore focused on the potential for identifying Indicative Local Search Areas (ILSA) which are suitable to accommodate large scale wind farms of 5MW and above. Having carried out the REA assessment in line with the Welsh Government Toolkit and applying statutory and local constraints, there are no ILSAs for wind farms identified on the proposals map</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source																				
		<p>due to the extent of a number of nationally strategic constraints including the NATS Aviation Radar Safeguarding Zone constraint.</p> <p>12.48 In relation to solar, the County has seen in recent years a number of proposals for large-scale solar farm developments. The REA has focused on the potential for identifying ILSAs which are suitable to accommodate solar farms of up to 510MW and above. The REA has adopted the same Toolkit based GIS mapping assessment as for wind. From this assessment, 18 initial ILSAs have been were identified for solar potential which have then been refined via a Landscape Sensitivity Assessment to 11 sites shown in the table below, and are shown on the proposals map. Although the REA has focused on wind and solar as the two primary technologies with the greatest spatial impacts, it will has also considered the potential from other sources of energy, such as energy from waste and heat, particularly considering the industrial activity in parts of the County, and the potential from all of the assessed sources is shown in the subsequent table below.</p> <p>Indicative Solar Areas of Search</p> <table border="1" data-bbox="512 1117 1297 1422"> <thead> <tr> <th data-bbox="512 1117 625 1214">ILSA Ref</th> <th data-bbox="625 1117 982 1214">ISLA Name</th> <th data-bbox="982 1117 1096 1214">Size (ha)</th> <th data-bbox="1096 1117 1297 1214">Potential Capacity (MW)</th> </tr> </thead> <tbody> <tr> <td data-bbox="512 1214 625 1252">1</td> <td data-bbox="625 1214 982 1252">Buckley 2 (west)</td> <td data-bbox="982 1214 1096 1252">39</td> <td data-bbox="1096 1214 1297 1252">5</td> </tr> <tr> <td data-bbox="512 1252 625 1289">2</td> <td data-bbox="625 1252 982 1289">Buckley 3 (south)</td> <td data-bbox="982 1252 1096 1289">117</td> <td data-bbox="1096 1252 1297 1289">10</td> </tr> <tr> <td data-bbox="512 1289 625 1354">3</td> <td data-bbox="625 1289 982 1354">Buckley 4 (SE Lane End)</td> <td data-bbox="982 1289 1096 1354">28</td> <td data-bbox="1096 1289 1297 1354">5</td> </tr> <tr> <td data-bbox="512 1354 625 1422">4</td> <td data-bbox="625 1354 982 1422">Coed Talon & Pontybodkin</td> <td data-bbox="982 1354 1096 1422">65</td> <td data-bbox="1096 1354 1297 1422">10</td> </tr> </tbody> </table>	ILSA Ref	ISLA Name	Size (ha)	Potential Capacity (MW)	1	Buckley 2 (west)	39	5	2	Buckley 3 (south)	117	10	3	Buckley 4 (SE Lane End)	28	5	4	Coed Talon & Pontybodkin	65	10		
ILSA Ref	ISLA Name	Size (ha)	Potential Capacity (MW)																					
1	Buckley 2 (west)	39	5																					
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4	Coed Talon & Pontybodkin	65	10																					

MAC Ref	Policy / Para	Matters Arising Change				Reason	Action Point or Other Source
		5	Connah's Quay	83	5		
		6	Holywell	35	5		
		7	Leeswood	27	5		
		8	Llanfynydd NW	52	5		
		9	Mynydd Isa	120	5		
		10	New Brighton	217	5		
		11	Penyffordd & Penymynydd	89	10		
		ISLA Total			70		
		<p>12.49 The Council has adopted a pro-active approach in respect of its own land assets and has developed two solar farms on former landfill sites. Two further proposals are being developed at Crumps Yard, Connah's Quay and Castle Park, Flint and these are allocated in the Plan. This is directly in line with the targets for renewable electricity generation set by the Welsh Government and the requirement for local ownership of a proportion of this generation.</p> <p>12.50 The policy also sets out a criteria based approach which will enable detailed development proposals to be assessed against a robust set of criteria. This will be particularly useful to enable the assessment of smaller or community based renewable energy proposals of less than 5MW which may arise over the Plan period, as well as larger schemes that may arise that are not within an ILSA but may still be appropriate subject to assessment against the criteria- and provision of suitable mitigation. It is also relevant to note that for proposals of 10MW or more, the determination of these will be made by the Welsh Ministers against policy 18 of</p>					

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>Future Wales, under the Developments of National Significance (DNS) process and not by the Local Planning Authority.</p> <p>Insert completed updated tables 28 and 29 From REA [LDP-EBD-RE1].</p>		

Resource summary table for renewable electricity in Flintshire in 2030
[Table 28 in Renewable Energy Assessment - Updated]

Energy Technology	Capacity Factor Assumed	Existing		Additional Potential 2030		Total Installed Capacity 2030 (MW)	Total Energy Generated 2030 (MWh)
		Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)		
Wind Power (existing includes SSAs)	0.27	2.3	5,440	-	-	2.3	5,440
Biomass Energy Crop (CHP)	0.9	0.5	3,942	-	-	0.5	3,942
Energy from Waste with CHP	0.9	26.5	208,926	-	-	26.5	208,926
Hydropower	0.37	0.005	16	0.03	62	0.03	78
Landfill Gas	0.6	1.9	9,986	-	-	1.9	9,986
Solar PV Farms	0.1	56.5	49,494	70	61,320	126.5	110,814
Other including food waste, animal slurry, poultry litter,	0.42	0.2	699	0.2	662	0.4	1,361

MAC Ref	Policy / Para	Matters Arising Change							Reason	Action Point or Other Source
	sewage sludge and sewage gas. (AD with CHP)									
	BIR	0.1	19.1	16,712	46.2	40,471	65.3	57,183		
	Total		107.0	295,215	116.5	102,515	223.4	397,730		
	Electrical energy demand 2008			1,100,419		Projected electrical energy demand		1,094,375		
	Percentage electricity demand met by renewable energy			27%				36%		
Resource summary table for renewable heat in Flintshire in 2030										
[Table 29 in Renewable Energy Assessment unchanged]										
Energy Technology	Capacity Factor Assumed	Existing		Additional Potential 2030		Total Installed Capacity 2030 (MW)	Total Energy Generated 2030 (MWh)			
		Installed Capacity (MW)	Energy Generated (MWh)	Installed Capacity (MW)	Energy Generated (MWh)					
Existing Biomass (CHP)	0.5	1.0	4,380	-	-	1	4,380			
Biomass Boilers, Wood	0.5	22.2	97,236	-	-	22.2	97,236			
Energy from Waste with CHP	0.5	53.0	232,140	-	-	53.0	232,140			
Other including animal	0.5	0.4	1,752	0.4	1,150	0.8	2,902			

MAC Ref	Policy / Para	Matters Arising Change							Reason	Action Point or Other Source
	slurry, poultry litter and sewage gas. (AD with CHP)									
	Landfill Gas (with CHP)	0.5	3.8	16,644	-	-	3.8	16,644		
	BIR	0.2	12.2	21,374	47.0	82,344	59.2	103,718		
	Total	-	92.6	373,526	47.4	83,494	140.0	457,020		
	Thermal energy demand 2008			3,200,023	Projected electrical energy demand			2,339,654		
	Percentage thermal demand met by renewable energy resource			12%				20%		
MAC 099	EN13 12.50	<p>The following text should be added at the end of para 12.50 of the explanation to policy EN13 'Renewable and Low Carbon Energy Development':</p> <p>'The Council is aware that the energy sector is going through significant changes in the light of the need to de-carbonise energy production. Innovative new energy sources such as hydrogen are being developed and there may be opportunities for such development within the County given its long standing energy production role'</p>							To provide additional commentary in respect of possible new renewable and low carbon energy developments in the County	AP11.2
MAC 100	EN14 New para	<p>Add a new paragraph at the end of the explanation to policy EN14 as follows:</p> <p>'A Flood alleviation scheme for Mold was granted planning permission in 2015. This scheme sought to primarily divert key watercourses in the catchment above Mold to alleviate the existing issues with flooding in parts of the town. When evaluated further on the basis of viability and deliverability, the approved scheme was not capable of being implemented and a review of the options was undertaken for the Council by consultants. A Feasibility study and options map was produced in 2017 and this made a series of</p>							To provide an update on the Mold Flood Alleviation Scheme.	AP12.3

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>recommendations, some of which are currently being taken forward to an advanced business case stage to test feasibility, design and cost.'</p>		
<p>MAC 101</p>	<p>EN15</p>	<p>Policy wording of EN15 to be amended as follows:</p> <p>EN15: Water Resources Development affecting water resources will only be permitted if:</p> <ul style="list-style-type: none"> a. it would not have a significant adverse impact on the capacity and flow of groundwater, surface water, or coastal water systems; b. it would not pose an unacceptable risk to the quality of groundwater, surface water, or coastal water; c. it would have access to adequate water supply, sewerage and sewage treatment facilities which either already exist, or will be provided in time to serve the development, without detriment to existing abstractions, water quality, fisheries, amenity or nature conservation; and d. there is no adverse effect on the integrity of the River Dee and Bala Lake SAC in particular through the treatment of waste water. <p>To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, development creating waste water discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.</p> <p>This can be achieved through implementation of mitigation measures and associated supplementary planning guidance. Mitigation will involve, either:</p> <ul style="list-style-type: none"> 1. Delivery of measures specified in the Dee Catchment Phosphorus Reduction Strategy (DCPRS), which will require: <ul style="list-style-type: none"> i. Developer contributions/community infrastructure levy funds to deliver measures identified within the DCPRS to reduce phosphorus levels within the catchment. 	<p>To ensure that the policy includes a specific safeguard in respect of phosphates.</p>	<p>AP1.1</p> <p>Nutrient Management Strategy</p> <p>HRA</p>

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p style="text-align: center;">ii. Phasing of development to meet the delivery milestones within the DCPRS, and delaying development if milestones have not been met;</p> <p>OR</p> <p>2. Using alternative mitigation approaches to those mentioned in 1. above. Where further evidence demonstrates that adverse effects on the integrity of the River Dee and Bala Lake SAC can be avoided using alternative mitigation, these must be agreed with the Council, in consultation with Natural Resources Wales.</p> <p>The revised explanatory text is as follows:</p> <p>12.56 Developers should contact the Council at an early stage in relation to development proposals which have the potential to adversely affect the flow and/or quality of water to avoid potential delay and/or refusal of a planning application. Developers proposing planning applications should also contact NRW for pre-application advice where appropriate.</p> <p>12.57 Climate change is likely to have a significant impact on Wales' climate with longer periods of warm dry weather with less frequent rainfall but more intense rainfall events. The likelihood of declining rainfall during the summer months is a significant issue and will place greater pressure on existing water supplies, particularly during long dry summers. To ensure security for the future water supply the development plan should consider proposals in light of the existing hydrological system, and future potential changes.</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>12.58 In the first instance all development should seek to connect to the existing mains waste water infrastructure network. Exceptionally, for development where it is not feasible to connect to public waste water treatment works, any such proposals will need to justify why connection is not feasible and demonstrate compliance with Welsh Government Circular 008/2018 and Natural Resources Wales guidance for connections to private treatment works/septic tanks. New development proposals which place pressure on the capacity of the existing water supply and the water and sewerage treatment infrastructure must ensure the necessary infrastructure is in place, or will be provided to serve them within an appropriate AMP programme. The increasing pressure on the infrastructure and on nature is an important consideration and new development will be expected to demonstrate that adequate consideration is given to the conservation of water resources and the protection of water quality.</p> <p>12.59 In addition to improving waste water infrastructure provision, water quality can be improved through a number of measures including: effective design; the use of wetlands/greenspace for flood alleviation; the use of SuDS; sustainable water use in design; the planting of native species; the removal of invasive non-native species; and good agricultural practice. Some of these measures can be taken forward through the planning system whereby other policies in the Plan work in combination with the protection of water resources policy to contribute to managing the water quality issues.</p> <p>12.60 Additional considerations apply to new development where there is the potential for increases in phosphorus, particularly as a result of waste water discharges, to have an adverse effect on the integrity of the River</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>Dee and Bala Lake Special Area of Conservation (SAC), in line with the Habitats Regulations.</p> <p>12.X1 Increases in flows to mains waste water treatment works can lead to increases in nutrients in watercourses as a result of discharges from the works. This policy seeks to manage waste water discharges arising from new development to ensure compliance with the Habitats Regulations 2017 (as amended) and known waste water treatment works constraints. It applies to the River Dee and Bala Lake SAC including its tributaries.</p> <p>12.X2 In January 2021, Natural Resources Wales (NRW) set new phosphorus standards for riverine Special Areas of Conservation (SACs) with targets 50-80% tighter than previously and gave Local Authorities new advice. In respect of Flintshire, a compliance test undertaken by NRW found failure to meet these new standards in the River Dee and Bala Lake SAC. The three waste water treatment works which serve the LDP allocations all discharge into the R. Alyn which flows into the Dee. Following advice from NRW, the Council's view is that it would not be appropriate for the LDP to rely on Habitats Regulations Assessments (HRAs) supporting existing phosphorus Permits at waste water treatment works to conclude there would be no adverse effect on the integrity of the River Dee and Bala Lake SAC from LDP development.</p> <p>12.X3 The addendum Habitats Regulations Assessment 2021 which followed the new standards confirmed impacts on water quality as an issue for the River Dee and Bala Lake SAC, and improvements to the management of waste water will be required to ensure no adverse effect</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>on the integrity of the River Dee and Bala Lake SAC and the ability to deliver the scale of growth set out in the LDP is maintained.</p> <p>12.X4 To avoid an adverse effect, Flintshire County Council, Welsh Water and NRW have worked closely together identifying the circumstances in which water discharges and waste water treatment works need to be managed. Consequently the Council will expect developments to connect to existing sewage infrastructure. The waste water treatment works (Mold, Buckley and Hope) serving four of the LDP allocations have phosphorus stripping and a phosphorus Permit limit from NRW for waste water discharges. However, these phosphorus Permit limits were set prior to the new standards and condition report for the River Dee and Bala Lake SAC, and for the purposes of the LDP the HRAs supporting the discharge Permit at the treatment works cannot be relied upon to conclude no adverse effect on site integrity so mitigation would still be required. The remaining housing allocations are served by waste water treatment works which drain to the tidal sections of the R. Dee. Tidal sections of the SAC have been excluded, as the evidence base underpinning the new targets applies to freshwaters only.</p> <p>12.X5 To facilitate delivery of development which may be affected by this policy, the Council have prepared 'the 'Dee Catchment Phosphorus Reduction Strategy' (DCPRS). The document sets out the strategic approach for delivering phosphorus reductions in the Dee catchment while also facilitating LDP growth and demonstrating that mitigation can be delivered in practice. The document sets out a range of measures, which have been agreed in consultation with NRW. Category 1 measures are for the Council to deliver to comply with the Habitats Regulations and avoid adverse effects from the development provided for within the plan. It also</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>sets out key milestones, responsibility for delivery for the milestones, how development is phased in relation to the milestones, and how constraints to delivery can be addressed. The DCPRS also sets out a range of other Category 2 measures to deliver wider reductions across the catchment the responsibility for delivery of which is outside the scope of the LDP. The DCPRS is a living document that will develop during the lifetime of the LDP, in consultation with NRW.</p> <p>12.X6 The DCPRS details, in a Developer Contribution Scheme (DCS), how measures would be funded, charges calculated and planning obligations / Community Infrastructure Levy used to deliver mitigation measures. When the DCPRS is updated with detailed mitigation measures the DCS will also be updated. Developers may wish to pursue their own approach to mitigation, they are not compelled to use the mitigation provided in the DCS/DCPRS, but these must be agreed with the Council, in consultation with NRW</p> <p>12.X7 The DCPRS will be supported by the establishment of a Nutrient Management Board which will have wider duties with a broader aim to deliver the long term solutions, category 2 measures, to address the issue of excessive phosphorus in rivers, generated from existing activities and land uses in the wider catchment. Potential category 2 measures which might be relied upon to deliver wider benefits and net reductions across the catchment (i.e. over and above the category 1 measures) are included in the DCPRS. These measures are outside the scope of the LDP and planning but are important for a robust approach to reducing phosphorus in the River Dee and Bala Lake SAC.</p>		

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		<p>12.X8 Ultimately, development can only be supported where it would not lead to increased phosphorus in the SAC through delivering mitigation, but it may also be necessary to delay development where milestones in the DCPRS have not been met.</p> <p>12.X9 Local water companies are responsible for providing and maintaining waste water treatment works at a standard to meet permitted conditions. Their asset management programmes will set out capital works to ensure compliance with discharge licences. In the future should the discharge Permits for treatment works be updated and such works be required, then it may be necessary to update the DCPRS, the mitigation measures and SPG.</p>		
MAC 102	EN23	<p>In criteria e) add after 'minerals' the text ', including Mostyn Docks and Padeswood Cement Works (as shown on the proposals maps),'.</p> <p>The revised criteria is as follows: 'essential infrastructure that supports the supply of minerals, including Mostyn Docks and Padeswood Cement Works, (as shown on the proposals maps), would not be compromised or would be provided elsewhere.'</p> <p>Add the following additional explanatory paragraph 'Land is also safeguarded through this policy at two sites which have an important existing or potential role as minerals infrastructure. Padeswood Cement Works has an active rail link and has the potential to distribute minerals. Mostyn Docks has the potential to distribute minerals by either train and / or boat. Both sites have the potential to reduce the number of road based minerals journeys and</p>	To ensure that potential minerals infrastructure which can sustainably move minerals products, are safeguarded in the Plan.	AP19.1

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		are therefore safeguarded through the policy as transport hubs for minerals.’		
MAC 103	EN25	Update the table accompanying policy EN25 as follows: <ul style="list-style-type: none"> • Ddol Uchaf Quarry – replace ‘1.4 million’ with ‘900,000’. • Fron Haul Quarry – replace ‘900,000’ with ‘500,000’. 	To update the Plan in respect of two minerals allocations	AP19.5
MAC 104	12.84	The North Wales Regional Technical Statement (RTS second review) and accompanying appendix for North Wales 1st Review has identified a requirement for Flintshire to allocate at least 4.4 3.543 million tonnes of sand and gravel and at least 3.84 35.928 million tonnes of crushed rock. The allocations identified within Policy EN25 are not sufficient to meet the identified need over the Plan Period. In relation to crushed rock, the allocations could each, in isolation, meet the requirement identified in the RTS. The decision to allocate both sites has been made in recognition of the economic importance of these sites to Flintshire and the region and to help support their viability over the longer term. In both cases, the mineral would be extracted over a period beyond the LDP and would release mineral which, although currently consented, is currently unavailable due to the practicalities of removing it. Therefore, the council will work in collaboration with Denbighshire County Council and Wrexham County Borough Councils in order to provide the apportionments identified. A Statement of Sub-Regional Collaboration has been entered into in order to provide certainty that the identified need will be met over the plan period.	To provide an update on the minerals requirement and the approach to meeting it through new allocations and a collaboration with Wrexham and Denbighshire.	AP19.4
MAC 105	EN27 12.90	Add at the end of para 12.90 ‘ The management of secondary and recycled aggregate includes a wide range of processes including crushing, sorting, screening, stockpiling, storage and transfer ’.	To clarify the types of uses that take place within the context of secondary and	Council response to rep id 1031

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
			recycled aggregates	
13. Monitoring				
MAC 106	Para 13.8	<p>Amend para 13.8 and the accompanying action bullet points as follows:</p> <p>13.8 If trigger points are hit then it will be necessary to investigate the reasons why policies or proposals are not being implemented as intended or objectives not being met. The process of reflection will help determine what action might be necessary to take. Consideration will need to be given to the delivery of all of the indicators collectively, their interrelationship, and the magnitude of any under delivery. It is acknowledged that some indicators may be more significant than others in terms of delivering the Plan’s Strategy and this will be reflected in any future actions. The specific actions that might need to be taken will be dependent on the magnitude of any variance. The Monitoring Framework seeks to include sets out the options from for what actions which might be taken, as stated in Development Plans Manual 3. These include:</p> <ul style="list-style-type: none"> • Continue monitoring (if development plan policies are being implemented effectively) • Training required for Officers / Members (if development plan policies are not being implemented as intended and further training is required) • Further supplementary planning guidance required (if development plan policies are not being implemented as intended and further guidance is required) • Policy Review required (if development plan policies are not being implemented and are failing to deliver) • Plan Review required (if development plan policies are not being implemented and the plan’s strategy is not being delivered, this 	To provide additional guidance in respect of the monitoring actions as specified in DPM3.	AP20.2

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		could trigger a formal review in advance of the statutory 4- year review).		
MAC 107	Monitoring Table	Update the monitoring table as set out in accompanying document	To update the monitoring table in line with other changes to the Plan	AP20.1
MAC 108	Monitoring table	<p>Amend the existing Monitoring Indicator MI17 by adding a Monitoring Indicator for each of the four G&T allocations:</p> <p>MI17.1 Magazine Lane, Ewloe Target - 1. Planning permission to be granted on allocated site by 01.04.23 - 2. 9 pitches to be provided by 01.04.25 Trigger Point - 1. No planning permission on allocated site by 01.04.23 - 2. No pitches delivered by 01.04.25</p> <p>MI17.2 Gwern Lane, Cae Estyn, Hope Target - 1. Planning permission to be granted on allocated site by 01.04.23 - 2. 4 pitches to be provided by 01.04.25 Trigger Point - 1. No planning permission on allocated site by 01.04.23 - 2. No pitches delivered by 1.4.25</p> <p>MI17.3 Riverside, Queensferry Target - 1. Planning permission to be granted on allocated site by 01.04.23 - 2. 10 pitches to be provided by 01.04.26 Trigger Point -1. No planning permission on allocated site by 01.04.23 - 2. No pitches provided by 01.04.26</p> <p>MI17.4 Castle Park, Flint Target - 1. Planning permission to be granted on allocated site by 01.04.23 - 2. 6 pitches to be provided by 01.04.26</p>	To provide targets and triggers to inform the monitoring of progress on the G&T allocations.	AP14.3

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		Trigger Point - 1. No planning permission on allocated site by 01.04.23- 2. No pitches provided by 01.04.26																				
MAC 109	Monitoring Table	For MI26 and MI27 make the following changes: <ul style="list-style-type: none"> Replace 'Review of RTS' with 'Regional Technical Statement 2nd review & accompanying appendix North Wales' Replace RAWP Reports' with 'North Wales Regional Aggregate Working Party' 	To add clarity to the information sources within the monitoring table.	AP19.7																		
MAC 110	Monitoring Table	In MI19 replace 'green barriers' with 'green wedges '	Conformity with PPW11	AP16.1																		
MAC 111	Monitoring Table	In M1 do not include 'over 10%' as is shown in Council Hearing Statement Appendix 1 - revised monitoring table (M20.01).	To conform with DPM3.	AP20.3																		
MAC 112	Monitoring Table	X Include monitoring indicators for SPG preparation as detailed below:	To ensure that progress on preparation is monitored.	AP5.3																		
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		Nature Conservation and Development / Great Crested Newt Mitigation Requirements	Existing SPG No.8 and SPG 8a to be reviewed and updated	Within 2 years of the LDP adoption date		
		Affordable Housing	Existing SPG No.9 to be reviewed and updated	Within 1 year of the LDP adoption date		
		New Housing in the Open Countryside, Re: Infill Development in Groups of Housing	Relevant part of SPG No.10 to be reviewed and updated	Within 2 years of the LDP adoption date		
		Parking Standards	Existing SPG No.11 to be reviewed and updated	Within 2 years of the LDP adoption date		
		Retention of Local Facilities	Existing SPG No.24 to be reviewed and updated.	Within 2 years of the LDP adoption date		
		SuDS and the Management of Surface Water in New Development	Existing SPG No.29 to be reviewed and updated	Within 2 years of the LDP adoption date		
		Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB)	Recently prepared and adopted jointly by Flintshire, Denbighshire and Wrexham – no intention to review or update.	n/a		
		Outdoor Playing Space and New Development	Existing draft SPG No.13 to be reviewed and updated	Within 1 year of the LDP adoption date		
		Houses in Multiple Occupation	Existing draft Advice Note to be reviewed and updated.	Within 1 year of the LDP adoption date		
		Warren Hall	New SPG to be produced	Within 1 year of the LDP adoption date.		
		Phosphates Developer Contributions	New SPG to be produced in conjunction with the Dee Catchment Phosphorous Reduction Strategy	Within 1 year of the LDP adoption date.		

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14. Appendix 1 – Housing Commitments																																																																												
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		Ewloe		
		South of the Larches	3 2	
		Greenhill Ave / Springdale	15	
		Boar's Head Inn, Holywell Rd	13 31	
		Ffynnongroyw		
		Crown Inn, Main Road	14	
		Flint		
		Croes Atti	378 220	
		Flint Working Men's Club	15 11	
		Earl Lea Site	73	
		Pandy Grange, Oakenholt	16	
		Garden City		
		Rear of St Andrews Church	12	
		Gronant		
		East of Gronant Hill	41	
		Gwernymynydd		
		Rainbow Inn, Ruthin Road	14 4	
		Land adj Siglen Uchaf	10	
		Hawarden		
		Land at Friar's Gap	4 2	
		Higher Kinnerton		
		Land at Kinnerton Lane	56 12	
		Holywell		
		Lluesty Hospital	89	
		East of Halkyn Rd	44	
		HCAC		
		Ty Carreg, Stryt Isa	19 15	
		Mold		
		Former Bromfield Timber Yard	122	
		Former Broncoed Works	18 9	
		94 Wrexham Road	2	

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source
		Bryn Awel Hotel	23	
		Mostyn		
		Ffordd Hiraethog, Maes Pennant	10	
		Mynydd Isa		
		Issa Farm	59	
		Rose Lane / Sunnyside	58	
		New Brighton		
		New Brighton Service Station	23	
		Northop Hall		
		Cae Eithin, Village Rd	9	
		Penyffordd		
		Llys Dewi	27	
		Off Rhewl Fawr Road	8	
		Land north of Coed Mor	23	
		Penyffordd / Penymynydd		
		Rhos Road, Penyffordd	40	
		Hawarden Rd., Penyffordd	32	
		Queensferry		
		1-3 Pierce Street	16	
		Rhes y Cae,		
		The Stores House	7	
		Saltney		
		Allied Bakeries	71	
		Sychdyn		
		Sewage Works, Wats Dyke Way	43	
		Whitford		
		Altbridge House	41	
		Public Sector		
		Buckley		
		Buckley Health Centre, Padeswood Rd North	24	

MAC Ref	Policy / Para	Matters Arising Change	Reason	Action Point or Other Source																								
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MAC 114	Appendix 2	Update list of SPG's, add ' Services, Facilities and Infrastructure ' to list of SPG's and add timescales for each, as shown in MAC112:		AP5.3																								
Appendices																												
MAC 115	Appendices	<p>Add a new appendix as section 16 'Appendix 3 – Housing Tables' - renumber '16 – Technical Terms and Glossary' as section 18 with the following tables:</p> <ul style="list-style-type: none"> a) The timing & phasing of allocations b) The timing & phasing of sites with planning permission c) Updated AABR trajectory d) Trajectory graph 	To reflect the incorporation of certain housing tables in the written statement as per DPM3	AP1.4																								

APPENDIX 3 a) The Timing & Phasing of Allocations (as at 1.4.20)

Site name	Units	Built 2018 -20	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	30+	Comments
*Warren Hall, Broughton	300					30	45	45	45	45	45	45		WG site – interchange constructed, see masterplan & delivery statement
Well St., Buckley	159 140				53	5346	5347	47						Planning application submitted
Highmere Drive, Connah's Quay	150				30	30	30	30	30	30				UDP allocation-Edwards Homes
Broad Oak Holding, Connah's Quay	32		32											Site Under Construction
Holywell Rd./Green Lane, Ewloe	298					28	45	45	45	45	45	45		Owners in discussion with developers
Northop Rd., Flint	170				20	4020	40	40	3040	30				Planning applications submitted
*North West of Garden City	1185 (1325 less 140 outside period)		100	120	150	150	100	100	120	120	120	105	140	Site Under Construction
Ash Lane, Hawarden	288					18	45	45	45	45	45	45		Owners in discussion with developers
Wrexham Rd., Abermorddu	80					20	30	30						Discussions with preferred developer.
Maes Gwern, Mold	160	27	35	35	35	28								Site Under Construction
Denbigh Rd. & Gwernaffield Rd., Mold	246-238				4038	40	40	40	4340	4340				Planning application submitted
Cae Isa, A5119, New Brighton	405 92			25	4015	4030	30	17						Planning app. refused. New app. pending

Chester Rd., Penymynydd	181 (was 186)	27	39	40	40	35								Site Under Construction
TOTAL	3354 3014	54	196 206	190 195	408 278	512 445	448 407	395 394	358 320	298 310	255 210	240 195	140	

Appendix 3 b) Timing & Phasing of Sites with Planning Permission (as at 1.4.20)

Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng 1.4.20	U/C	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	Comments
Wilcox Coach Works, Afonwen (AFN006)			19	19						6	6	7				RM granted 16/11/18. & site sold Oct. 2019
Central garage, Bagillt (BAG034)			11	2	2											UC- nearing completion
Former British Legion, Bagillt (BAG038)		4	10	6	3	3										UC-Revelation properties/Quatref oil Homes
Brook Farm, Buckley (BUC065)			16	16					8	8						Renewal granted & site to be marketed.
Mount Pool, Buckley (BUC079)			20	20		5	15									Acquired by Thompson Devs. Est. start on site Autumn 2020
F G Whitley Depot, Buckley (BUC080)		5	39	34	6	0	10	10	8							Under Construction
Adj. Mill Lodge, Buckley (BUC220)			19	19			19									Site works commenced
Adj. Alders & Langdale, Buckley (BUC179)	3		20													COMPLETED
Side of 61, Brunswick Rd., Buckley (BUC202)			10	10			10									WWHA RM app & expected start on site March 2021
Jubilee Rd./Manor Drive, Buckley (BUC206)	14		14													COMPLETED
Buckley Health Centre, Padeswood Rd., Buckley (BUC204)	24		24													COMPLETED
Summerhill Farm, Caerwys (CAE007)		8	67	59		5	18	18	18							Under construction
Station Yard/Depot, Coed Talon (COE007)			49	49				9	20	20						Reserved matters approved & owner in discussion with developer
Adj. Fairoaks Drive, Connah's Quay (CON036)	4	8	46	16	13		3									Under construction
Territorial House, High St., Connah's Quay (CON111)	11		11													COMPLETED
Albion Social Club (CON123)			30	30	30											Under construction-

																-Clwyd Alyn HA
Site & ref.	Built 2018-19	Built 2019-20		Units Rmng 1.4.20	U/C	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	Comments
West of Greenwood Grange, Chester Rd.(DOB005)		24	24													COMPLETED
Woodside Cottages, Drury (DRU021)			23	23				8	8	7						Site clearance commenced
Side of 59, Wood Lane, Hawarden (EWL019)		23	23													COMPLETED
South of the Larches, Ewloe (EWL043)	1		10	2	1	1										Under construction
Greenhill Ave., Ewloe (EWL044)	15		41													COMPLETED
Boar's Head Inn, Ewloe (EWL059)			31	31	31											Under Construction-Pennaf
Croes Atti, Flint (FLI002)	70	91	644	220	60		40	40	40	40						Persimmons site now completed. Anwyl Ph 4- Under const.
Flint working men's club (FLI048)	4		15	11			4	4	3							4 uc last yr now demolished & no activity.
Flint Sports & Social Club (FLI 066)		12	12													Wales & West-COMPLETED
Earl Lea site, Flint (FLI070)	73		73													COMPLETED
Ystrad Goffa Court, Flint (FLI077)	19		19													COMPLETED
Pandy Garage, Oakenholt (FLI089)			16	16		4	12									New site-acquired by developer
Rear St Andrews Church, Garden City (GAR012)			12	12	12											Under Construction-Wates
Nant Y Gro, East of Gronant Hill (GRO011)			41	41			20	21								PP granted 3/8/18 (Wates)- Awaiting discharge of condition.
Rainbow Inn, Ruthin Rd. Gwernymynydd (GYM013)	3	4	17	4	2		2									Under construction
Land adj. Siglen Uchaf, Gwerymynydd (GYM019)			10	10				5	5							Land sold & further application in preparation

Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng	U/C	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	Comments
Land at Friar's Gap, Hawarden (HAW013)	1	1	31	2		1	1									Under construction
Land at Kinnerton Lane, Higher Kinnerton (HIG022)	31	13	56	12	12											Under construction
Llesty Hospital, Holywell (HOL028)			89	89	42		20	27								Under construction
East of Halkyn Rd., Holywell (HOL015)			44	44			24	20								WWHA – expected start now Autumn 2020
Ysgol Fabanod, Perth Y Trefyn, Holywell (HOL098)		55	55													Completed(WWHA)
Ty Carreg, Stryt Isa, Hope (HCA071)			15	15		6	9									Reserved matters granted – Revelation properties Ltd. Start in Oct./ Nov 2020
Bromfield Timber Yard, Mold (MOL020)			122	122							30	30	30	32		Unlikely to be developed within next 5 years
Former Broncoed Works (MOL045)	3	6	88	9	9											Under construction
94 Wrexham Rd., Mold (MOL100)			11	2	2											
Bryn Awel Hotel, Mold (MOL120)			23	23			23									New site (WWHA)
Issa Farm, Mynydd Issa (MYN033)			59	59	27	5	27									Under construction - Macbryde Homes Castlegreen.
Rose Lane/ Synnyside, Mynydd Isa (MYN028)			58	58			25	25	8							Clwyd Alyn-start on site est. Nov. 2020
Ffordd Hiraethog, Maes Pennant, Mostyn (MOS012)			10	10					10							New site-SHARP scheme, Wates
New Brighton Service Station (NEW005)	21	2	24													COMPLETED
Cae Eithin, Village Rd., Northop Hall (NOH001)	9		94													COMPLETED
Llys Dewi, Penyffordd (PFD002)	6	21	27													COMPLETED

Site & ref.	Built 2018-19	Built 2019-20	Site capacity	Units Rmng	U/C	2020 -21	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	Comments
Off Rhewl Fawr Rd., Penyffordd (PFD001)	1		18	8			8									Balance is Grwp Cynefin scheme - est. start Dec. 2020
North of Coed Mor, Penyffordd (PFD020)			23	23				7	8	8						Site recently sold
Rhos Road, Penyffordd (PYF039)			40	40		10	20	10								Hilbre-Castlegreen homes site
Hawarden Rd., Penyffordd (PYF042)			32	32	2	10	20									Under construction Maebryde Homes Castlegreen
1-3 Pierce St., Queensferry (QUE013)			16	16				16								Info. from developer (Vivio devs.)
The Stores House, Rhes Y Cae (RHE002)			10	7			3	2	2							Under construction
Allied Bakeries, Saltney (SAL018)	35	36	74													COMPLETED
Sewage Works, Wats Dyke Way, Sychdyn (SYC001)	33	10	43													COMPLETED
TOTAL	381	323	2478	1221	254	50	333	222	138	89	36	37	30	32	0	

Sites shown in blue are 'windfall sites' (ie sites granted pp after 1/4/18 but not allocated sites)

2020 Completions above exclude 27 completions on allocated site at Maes Gwern, Mold, and 27 completions on allocated site at Chester Road, Penymynydd (see allocated sites table)

Loss from 2018 committed sites:

Crown Inn Ffynnongroyw 11 units

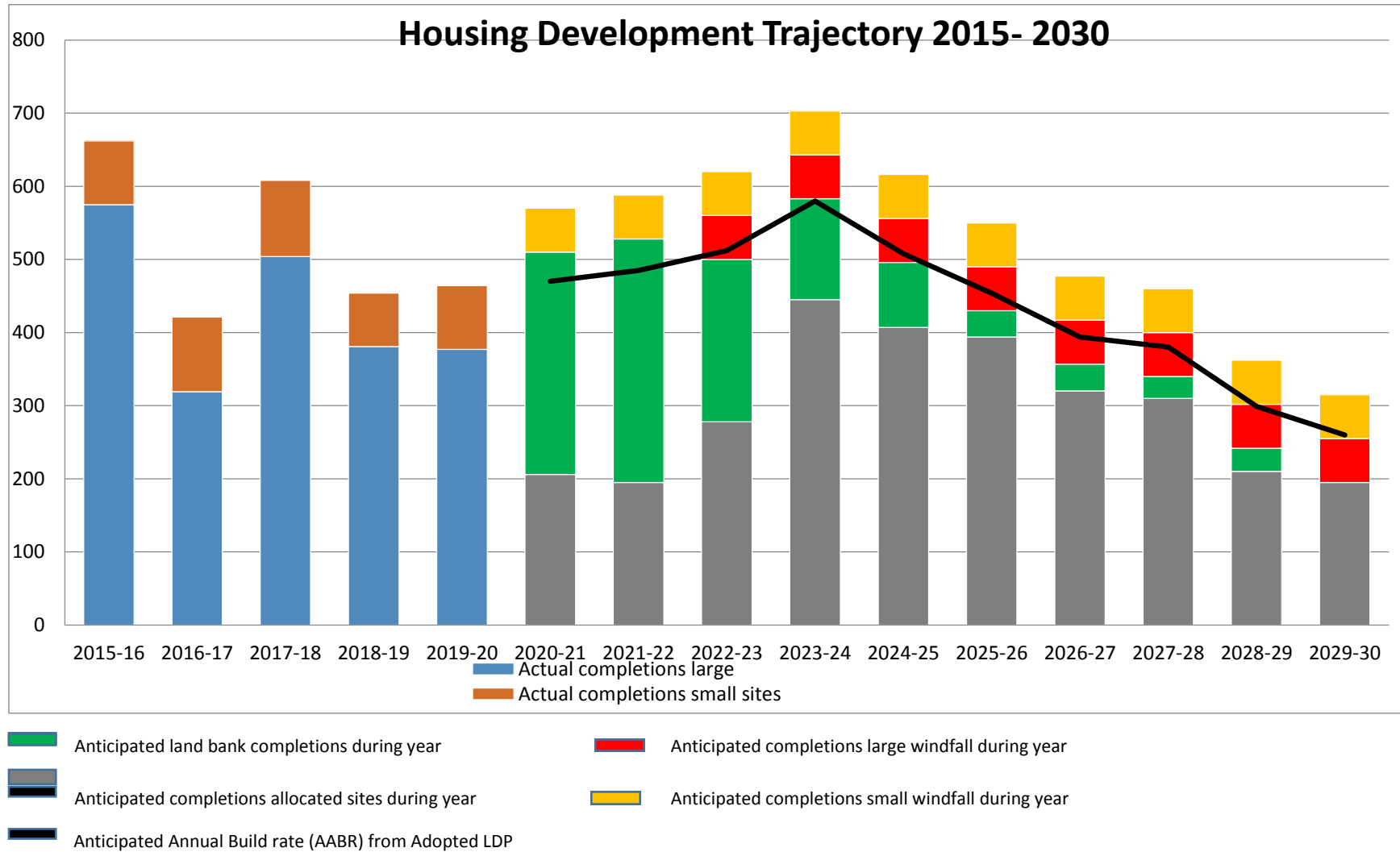
Altbridge House, Whitford 41 units

Appendix 3 c) Calculation of Anticipated Annual Build Rate – 1/4/20 base

(Updated version excluding Warren Hall housing)

	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	Year	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
B	Remaining years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total housing provision	7950	7950	7950	7950	7950	7870	7870	7870	7870	7870	7870	7870	7870	7870	7870
D	Total LDP housing requirement	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950	6950
E	Actual recorded completions on large sites during year	575	319	504	381	377										
F	Actual recorded completions on small sites during year	87	102	104	73	87										
G	Anticipated completions on allocated sites during year						196 206	190 195	408 278	512 445	448 407	395 394	358 320	298 310	255 210	240 195
H	Anticipated land bank completions during year						304	333	222	138	89	36	37	30	32	0
I	Anticipated completions large windfall during year						0*	0*	60	60	60	60	60	60	60	60
J	Anticipated completions small windfall during year						60	60	60	60	60	60	60	60	60	60
K	Total completions (E+F+G+H+I+J)	662	421	608	454	464	570	588	620	703	616	550	477	460	362	315
L	Anticipated Annual Build Rate-Total anticipated annual completions (G+H+I+J) adjusted with x% adjustment factor to future completions.						470	485	512	580	508	454	394	380	299	260
M	Total projected cumulative completions					2609	3079	3564	4076	4656	5164	5618	6012	6392	6691	6951**
N	Remaining housing completions (housing requirement minus projected completions by year)						3871	3386	2874	2294	1786	1332	938	558	279	-1**

Appendix 3 d) Trajectory Graph (Excluding Warren Hall housing)



MAC 116	Appendices	Add a new Appendix 4 – ‘Housing Sub Market Areas - renumber ‘16 – Technical Terms and Glossary’ as section 18. See maps in separate document.	To reflect the inclusion of plans of Housing Sub Market Areas within the written statement.	AP13.1
16. Technical Terms and Glossary				
MAC 117	Glossary ‘D’	Under ‘Designation’ replace ‘green barrier’ with ‘green wedge’	Conformity with PPW11	AP16.1
MAC 118	Glossary ‘F’	Include the following new term ‘ Flood Consequences Assessment (FCA) – A detailed assessment to understand the flood risks to and from the development and inform the final design and any mitigation measures required. It should be carried out by a suitably qualified person, for example a flood management consultant’.	To explain the meaning of FCA	AP11.1
MAC 119	Glossary ‘G’	Replace ‘Green barrier’ with ‘Green Wedge’	Conformity with PPW11	AP16.1
MAC 120	Glossary ‘H’	Under ‘Housing Land Monitoring Statement’ replace the existing wording with ‘ The monitoring of housing land supply and delivery on a yearly basis as part of the Annual Monitoring Framework’.	Editing change – revocation of TAN1	AP7.5
MAC 121	Glossary ‘S’	Include the following new term ‘ Strategic Flood Consequences Assessment (SFCA) – a higher level, more strategic assessment of flood risk to identify areas at risk of flooding, and inform the preparation of a development plan and the objective of steering development away from areas of flood risk’.	To explain the meaning of SFCA	AP11.1
Proposals Maps				
MAC 122	Proposals Maps Index	Replace all references to ‘green barrier’ to ‘green wedge’	Conformity with PPW11	AP16.1
MAC 123	Proposals Map	An A4 map with simple diagrammatic representation of what is shown on each inset proposals map to be i) inserted into wallet of hard copy maps ii) added to website along the pdf proposals maps. See Map1.	To provide an easy reference map to explain which proposals map sheet covers particular parts	AP2.11

			of the County or settlement insets.	
MAC 124	Proposals Map 02 Front	<p>The John Summers listed buildings and associated land are erroneously shown on the proposals map as being outside the STR3A Northern Gateway Strategic Site boundary and within the Deeside Industrial Park PE2 Principal Employment Area notation. The Plan should be amended by:</p> <ul style="list-style-type: none"> • Including the site within the STR3A notation • Drawing back the PE2 notation to exclude the site. <p>See Map 2.</p>	To correct a cartographic error	Council Response to Rep id 888
MAC 125	Proposals Map 02 Front	On Proposals Map 02 Front exclude land between Bannel Lane and Chester Rd from the settlement boundary (PC1) of Buckley. See Map 3	To ensure consistency with Proposals Map 03 Back and the Interactive Proposals Map which correctly show the site outside the settlement boundary (see plan in Appendix X).	AP16.3
MAC 126	Proposals Map 02 Front	Protected route for Red Route shown for PC10.1 on proposals maps (02 Front and Interactive Map) to be amended as per the line shown in LDP-EBD-TR1.1PC10.1 . See Map 4.	To fully reflect the line within the Welsh Government Direction	AP16.2
MAC 127	Proposals Map 02 Front	Delete the employment allocation - PE1.4 Greenfield Business Park Phase II. See Map 5	To reflect the deletion of this allocation regarding flood risk	AP18.1

MAC 128	Proposals Map Front	Delete the employment allocation - PE1.5 Greenfield Business Park Phase III. See Map 6	To reflect the deletion of this allocation regarding flood risk	AP18.1
MAC 129	Proposals Map 03 Back	Delete the employment allocation - PE1.6 Broncoed Industrial Estate. See Map 7	To reflect the deletion of this allocation regarding flood risk	AP18.1
MAC 130	Proposals Map 01 Front	Delete the employment allocation - PE1.8 Adjacent Mostyn Docks. See Map 8	To reflect the deletion of this allocation regarding flood risk	AP18.1
MAC 131	Proposals Map 02 Front	Delete the employment allocation - PE1.10 Antelope Industrial Estate. See Map 9	To reflect the deletion of this allocation regarding flood risk	AP18.1
MAC 132	Proposals Map 02 Back	Delete the employment allocation - PE1.12 Rowley's Drive. See Map 10	To reflect the deletion of this allocation regarding flood risk	AP18.1
MAC 133	Proposals Map 01 Back, O1 Front and 02 Front	Amend the notation for the Greenfield Valley from PE15 to PE14. See Map 11	Cartographic error	Minor Change MC4 LDP-KPD- MC1
MAC 134	Proposals Map 01 Back	Minor amendment to the Flint Inset Map by ensuring that the boundary of Housing Allocation HN1.4 Northop Rd, Flint follows the updated C2 flood risk boundary along Swinchiard Brook. See Map 12.	To ensure that the boundary of the housing allocation follows the	Agreed map in Appendix 6 of the NRW SOCG006

			flood risk boundary	
MAC 135	Proposals Map 02 Front	Delete from the proposals map the HN8.1 extension allocation at Magazine Lane, Ewloe and replace with allocation on the existing permitted site. Delete the green barrier notation for the existing site. See Map 13	To reflect the updated proposals for the allocation	AP14.4
MAC 136	Proposals Map 03 Back	Amend the Mold proposals map to relocate part of green space (EN2.131 – Maes Gwern). See Map 14	To reflect the planning permission to extend the Smurfitt Kappa industrial unit (060770)	AP15.4
MAC 137	Proposals Map	Extend the green space designation EN2.127 at Mold Cemetery to include all of the cemetery and merge with EN2.125 and EN2.126 to create a comprehensive set of greenspace designations. See Map 15	To recognize the green space value of the existing cemetery alongside other green spaces.	Council Hearing Statement M15.01 para g1/g2
MAC 138	Proposals Maps Various	Delete the following EN13 Solar Indicative Local Search Areas from the proposals maps: Buckley 1 (North of Buckley Mountain) Drury and Burntwood HCAC (North East) Llanfynydd North Northop (North East) Penyffordd & Penymynydd (West) Rhosesmor Renummer the remaining search areas as per the schedule inserted into policy EN13 under MAC98.	To recognize the amended capacity resulting from the ILSAs following completion of a Landscape Sensitivity Assessment and to comply with the scale of solar development that the local policies can	Council Hearing Statement 17.01 and amended policy EN13 presented to the Matter 17 session

			deal with, below the threshold for DNS	
MAC 139		Deletion of EN13 Solar allocation at Crumps Yard, Connah's Quay. See Map 17	The solar farm has planning permission	AP17.2
MAC 140		Deletion of EN13 Solar allocation at Castle Park, Flint. See Map 18	The solar farm has planning permission.	AP17.2
MAC 141	Proposals Map 01 Front	Add EN23 Minerals Safeguarding new symbol notation at Mostyn Docks. See Map 19	To ensure that potential minerals infrastructure which can sustainably move minerals products, are safeguarded in the Plan.	AP19.1
MAC 142	Proposals Map 02 Front	Add EN23 Minerals Safeguarding new symbol notation at Padeswood Cement Works. See Map 20.	To ensure that potential minerals infrastructure which can sustainably move minerals products, are safeguarded in the Plan.	AP19.1

3. Inspectors Matters Arising Changes (IMAC) (for consultation)

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
STR3B Warren Hall Strategic Site				
IMAC 001	STR3B Warren Hall	Deletion of housing element (300 units) from the strategic site. This leads to a number of consequential changes to the Plan as set out in the IMACs below (including those also arising from other Action Points to the policy):	To reflect the Inspectors concerns that the site is not in a suitable location for housing development.	Inspector Letter INSP014
IMAC 001.1	STR3B Policy Title	Amend title of STR3B by deleting 'Mixed Use and 'and housing'. The policy title reads 'STR3B Warren Hall Mixed-Use Development Site: Employment and Housing'.	To reflect the deletion of housing element	INSP014
IMAC 001.2	STR3B Policy Wording	In second sentence of opening part of policy wording replace 'Two' with ' The following ' and replace 'sites' with ' site '.	To reflect the splitting policy STR3 into two policies	INSP014 AP3.2
IMAC 01.3	STR3B	Retain policy wording relating to STR3B Warren Hall from subdivision of original policy STR3 under MAC031	To reflect the splitting policy STR3 into two policies	AP3.2
IMAC 01.4	STR3B Policy criteria	Delete criteria i) '300 new homes, including affordable' and renumber subsequent criteria	To reflect the deletion of housing element and splitting policy STR3 into two policies	INSP014

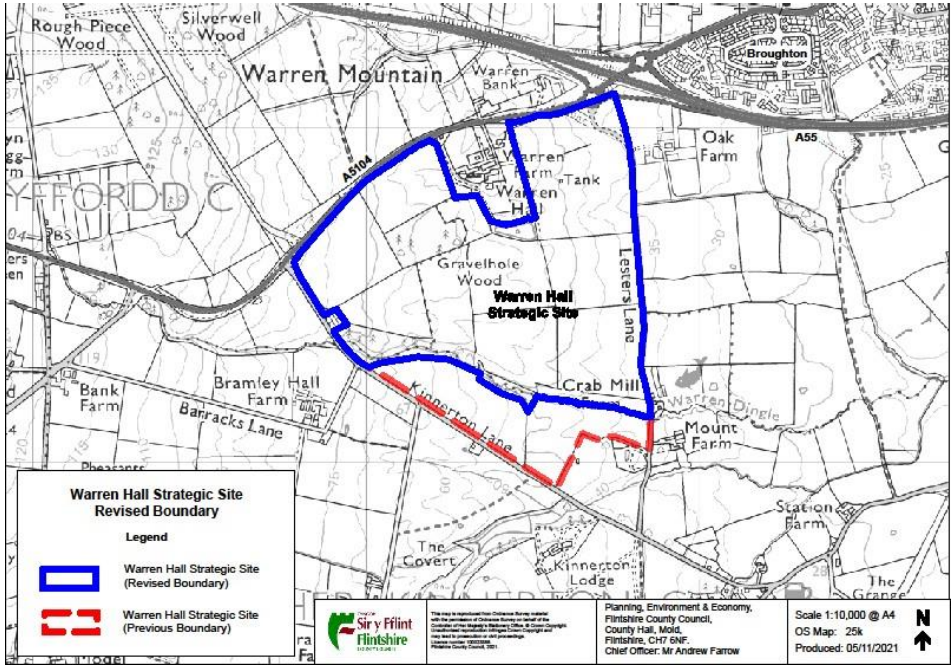
IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
IMAC 01.5	STR3B Policy criteria	Amend criteria ii to read '22.7 19.1ha of B1 and high quality B2 employment land'	To reflect the updating of employment element of site as a result of aerodrome safeguarding considerations and height of development.	AP3.2 AP3b.1 Council response FCC019 to INSP010
IMAC 01.6	STR3B Policy criteria	Amend criteria iii to read '1.3ha commercial hub involving comprising hotel, leisure, local centre and retail and local convenience shop, with high quality public realm as a focal point for the development'	To add clarity to the uses within and role of the commercial hub.	AP3.2 AP3b.3
IMAC 01.7	STR3B Policy criteria	Amend criteria iv to read 'Strategic landscaping and multi-functional green infrastructure network'	To add clarity to the role of green infrastructure within the site.	AP3.2 Council response FCC019 to INSP010
IMAC 01.8	STR3B Policy criteria	Amend criteria v as follows 'Sustainable transport links within the site in terms of walking and cycling and provision for bus service and links with nearby settlements and a link with the section of the Mold – Deeside Active Travel route between Penynydd and Broughton...'	To add clarity to the sustainable transport provisions	AP3.2 Council response FCC019 to INSP010
IMAC 01.9	STR3B Policy criteria	Include a new criteria 'safeguarding built heritage assets within and adjoining the site'	To highlight the need to safeguard heritage assets	AP3.2 Council response

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
				FCC019 to INSP010
IMAC 01.10	STR3B Policy criteria	Include a new criteria ' ecological avoidance and mitigation measures '	To highlight the need for ecological measures.	AP3.2 Council response FCC019 to INSP010
IMAC 01.11	STR3B Policy criteria	Include a new criteria ' employment development not to exceed 12m in height '	To add clarity to the height of employment development having regard to aerodrome safeguarding considerations.	AP3.2 Council response FCC019 to INSP010
IMAC 01.12	STR3B Policy criteria	Include a new criteria ' Appropriately designed SuDs, landscaping, waste management and lighting as part of a scheme of aerodrome safeguarding measures '	To highlight the need for appropriate aerodrome safeguarding measures.	AP3.2 Council response FCC019 to INSP010
IMAC 01.13	Para 5.17	Delete para 5.17	To reflect the deletion of housing element and splitting policy STR3 into two policies	AP3.2
IMAC 01.14	Para 5.18	Delete para 5.18	To reflect the deletion of	AP3.2

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
			housing element and splitting policy STR3 into two policies	
IMAC 01.15	Para 5.19	In para 5.19 delete the text 'The Northern Gateway infrastructure investment' and incorporate the wording from para 5.20.	To reflect the deletion of housing element and splitting policy STR3 into two policies	AP3.2
IMAC 01.16	Para 5.19	Amend para 5.19 as follows: <ul style="list-style-type: none"> • Replace 'The two strategic allocations are both sites' with 'This strategic allocation is a site' • Replace 'has been secured through outline planning consents' with 'has previously been secured through planning consents' • Replace 'but where it is vital to revisit both sites in different ways' with 'but where it is vital to revisit the site' • Replace 'to ensure they come forward' with 'it comes forward' • In second sentence add after 'has' the word 'previously' • Delete 'and also contribute to meeting its housing needs'. 	To reflect the deletion of housing element and splitting policy STR3 into two policies	AP3.2
IMAC 01.17	Para 5.20	Delete last sentence 'In order to improve the viability and deliverability of the development, the site is being re-presented as an allocation for mixed use development comprising employment, housing and commercial hub as well as an extension to the site area.'	To reflect the deletion of housing element	INSP014
IMAC 01.18	Para 5.21	Delete para 5.21	To reflect the deletion of housing element and splitting policy	AP3.2

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
			STR3 into two policies	
IMAC 01.19	Para 5.22	Delete para 5.22	To reflect the deletion of housing element and splitting policy STR3 into two policies	AP3.2
IMAC 01.20	Para 5.23	Amend para 5.23 as follows: <ul style="list-style-type: none"> In third sentence redraft 'As part of this allocation the mix of land uses has been amended and site area extended to 74 63ha to also include housing development and a broader range of supporting uses including convenience retail as part of a commercial hub. Delete the fourth sentence 'The mixed use element will improve the viability and deliverability of the site'. 	To reflect the deletion of housing element	INSP014 AP3.2
IMAC 01.21	Para 5.24	Reword para 5.24 and add a reference to the preparation of a Supplementary Planning Guidance Note so as to read 'The Warren Hall strategic site provides a unique opportunity to embody placemaking principles in creating a large scale, high quality mixed use development. The Council will, after the adoption of the Plan prepare a Supplementary Planning Guidance Note to provide further details to guide the formulation of detailed development proposals '. Renummer paragraphs accordingly.	To reflect the deletion of housing element and splitting policy STR3 into two policies	AP3b.1
IMAC 01.22	Policy Explanation	Include an amended Masterplan as part of the reasoned justification to the policy.	To reflect the deletion of housing element and splitting policy STR3 into two policies	INSP014 AP3.2 AP3b.1

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
IMAC 01.23	Policy Context Table	In 'LDP Objectives' delete 'objective 8'	To reflect the deletion of housing element	INSP014
IMAC 01.24	Policy context Table	In 'Key Evidence' delete 'Topic Paper 10'	To reflect the deletion of housing element	INSP014
IMAC 01.25	Policy Context Table	In 'Key Evidence' delete "Northern Gateway Masterplan and Delivery Statement' in the Policy Context Table'	To reflect the splitting policy STR3 into two policies	INSP014 AP3.2
IMAC 01.26	STR11 / 7.11 Housing Balance Sheet	In Housing Balance Sheet: <ul style="list-style-type: none"> • amend 'Less LDP Strategic Allocations' to read 'Less LDP Strategic Allocation' • amend the 'Notes' section by deleting reference to 300 units at Warren Hall. [For amended Housing Balance Sheet see MAC038]	To reflect the deletion of housing element	INSP014 AP3b.2
IMAC 01.27	Ch13 Monitoring Table	Remove Monitoring Indicator MI6 relating to Warren Hall and re-number subsequent Monitoring Indicators.	To ensure the Monitoring Table reflects changes to the Plan.	AP20.1 INSP014
IMAC 01.28	Proposals Maps	Amend Proposals Map 02 Front and Proposals Map 03 Front by drawing back the strategic site boundary to exclude the housing element. See map below:	To reflect the deletion of housing element	INSP014

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
		 <p>The map displays the Warren Hall Strategic Site with two boundary lines: a blue line for the revised boundary and a red line for the previous boundary. The site is situated near Warren Mountain and Warren Bank, with nearby locations like Gravelhole Wood and Crab Mill. The map also shows roads such as A5104 and A55. A legend in the bottom left corner clarifies the boundary types. The bottom right corner includes a scale of 1:10,000 @ A4, OS Map 25K, and a production date of 05/11/2021.</p>		
		<p>The revised policy wording and explanatory text for STR3B is as follows:</p> <p>STR3B Strategic Site Warren Hall: Mixed Use Development Site: Employment</p> <p>The majority of new development in Flintshire during the Plan period will be provided by a combination of commitments and new sites located in accordance with the sustainable settlement hierarchy. The following key strategic site will make an important contribution to the overall provision for growth in Flintshire over the Plan period:</p>		

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source
		<p>i. 19.1ha of B1 and high quality B2 employment land</p> <p>ii. 1.3ha commercial hub comprising hotel / leisure and local convenience shop, with high quality public realm as a focal point for the development</p> <p>iii. Strategic landscaping and multi-functional green infrastructure network</p> <p>iv. Sustainable transport links within the site in terms of walking and cycling and provision for bus service and links with nearby settlements and a link with the section of the Mold – Deeside Active Travel route between Penymynydd and Broughton</p> <p>v. safeguarding built heritage assets within and adjoining the site</p> <p>vi. ecological avoidance and mitigation measures</p> <p>vii. Employment development not to exceed 12m in</p> <p>viii. Appropriately designed SuDs, landscaping, waste management and lighting as part of a scheme of aerodrome safeguarding measures.</p> <p>Explanation The strategic allocation is a site where the principle of development has previously been secured through planning consents but where it is vital to revisit the site to ensure that it comes forward and contributes to the economic growth of the County and also contribute to meeting its housing needs. The Warren Hall site has had planning permission for a business park for a number of years and has seen considerable public sector investment comprising junction improvements at the interchange of the A5104 and A55(T). The delivery of the site has been held up by the effects of the global recession and also the availability of sites elsewhere. However, the site is in a strategic location and is important in contributing economic growth over the Plan period.</p> <p>The Warren Hall site is located on the south side of the A55(T) and Broughton and is located on the south side of the A5104 which runs</p>		

IMAC Ref	Policy / Para	Inspector Matters Arising Change	Reason	Action Point or Other Source								
		<p>between Chester and Penyffordd / Penymynydd. The site presently has outline planning consent for a 76,395 sqm business park comprising of B1 units as well as a hotel and leisure facilities. As part of this allocation the mix of land uses has been amended and site area extended to 63ha to include a broader range of supporting uses including convenience retail as part of a commercial hub. The employment element will still comprise B1 development and will need to be of high quality in terms of siting, form, design and materials which respects the setting of the site.</p> <p>The Warren Hall strategic site provides a unique opportunity to embody placemaking principles in creating a large scale, high quality development. The Council will, after the adoption of the Plan prepare a Supplementary Planning Guidance Note to provide further details to guide the formulation of detailed development proposals.</p> <p>Policy Context</p> <table border="1" data-bbox="512 865 1488 1372"> <tr> <td data-bbox="512 865 816 1101">LDP Objectives</td> <td data-bbox="816 865 1488 1101"> 8. Facilitate growth and diversification of the local economy and an increase in skilled high value employment in key sectors. 9. Support development that positions Flintshire as an economically competitive place and an economic driver for the sub-region. </td> </tr> <tr> <td data-bbox="512 1101 816 1203">PPW11</td> <td data-bbox="816 1101 1488 1203">Para 4.1.37 Section 5.4</td> </tr> <tr> <td data-bbox="512 1203 816 1305">Well Being Goals</td> <td data-bbox="816 1203 1488 1305">A prosperous Wales A resilient Wales</td> </tr> <tr> <td data-bbox="512 1305 816 1372">Key Evidence</td> <td data-bbox="816 1305 1488 1372">Flintshire and Wrexham Employment Land Review Study</td> </tr> </table>	LDP Objectives	8. Facilitate growth and diversification of the local economy and an increase in skilled high value employment in key sectors. 9. Support development that positions Flintshire as an economically competitive place and an economic driver for the sub-region.	PPW11	Para 4.1.37 Section 5.4	Well Being Goals	A prosperous Wales A resilient Wales	Key Evidence	Flintshire and Wrexham Employment Land Review Study		
LDP Objectives	8. Facilitate growth and diversification of the local economy and an increase in skilled high value employment in key sectors. 9. Support development that positions Flintshire as an economically competitive place and an economic driver for the sub-region.											
PPW11	Para 4.1.37 Section 5.4											
Well Being Goals	A prosperous Wales A resilient Wales											
Key Evidence	Flintshire and Wrexham Employment Land Review Study											

IMAC Ref	Policy / Para	Inspector Matters Arising Change		Reason	Action Point or Other Source
			Flintshire Further Employment Growth Scenario Assessment PPW11 TAN23 Deeside Plan Topic Paper 7 – Spatial Strategy Topic Paper 8 – Economy and Employment Warren Hall Masterplan and Delivery Statement		
		Monitoring	The monitoring framework is set out in Chapter 21 Monitoring.		
		Detailed Policies	This strategic policy will need to be read alongside a broad range of detailed policies on relevant and specific issues.		
		Note – all other knock on changes throughout the Plan as a result of amendments to the Warren Hall Strategic Site are referenced within the main set of Matters Arising Changes and presented in Plan order.			

Warren Hall, Broughton
Illustrative Masterplan
Maximised Employment Option

- KEY**
- Site boundary (75.34ha)
 - Public Right of Way (PRoW)
 - Employment land B1 & B2 (19.1ha)
 - Commercial hub (1.3ha)
 - ↔ Proposed vehicular access*
 - ↔ Pedestrian / cycle access
 - ↔ Pedestrian / cycle routes
 - Proposed roads
 - ↔ Retained trees / hedgerows
 - ↔ Proposed trees / hedgerows
 - Public open space (POS)
 - Ecological mitigation
 - Opportunity for meadow planting
 - Existing waterbody / watercourse
 - Indicative SuDS ponds*

*Subject to technical assessments



4. minor editing changes (for information only)

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
Front Cover				
mec 001	Front Cover	Replace 'Deposit Plan September 2019' with ' Adopted Plan XX/XX/XX '	To update the written statement	minor editing change
Header				
mec 002	Header	Replace 'Flintshire Local Development Plan Deposit Draft September 2019' with ' Flintshire Local Development Plan Adopted XX/XX/XX '	To update the written statement	minor editing change
Contents				
1. Policy Index				
mec 003	Policy Index	Amend the page numbers in the index for Policy STR16 and policy HN3 and knock on effects to other page numbers. [page numbers in the index to be checked in light of making MAC's and mec's to written statement]	Typographical error	Minor Change MC6 LDP-KPD-MC1
2. Foreword				
mec 004	Foreword	Insert new Foreword to reflect adoption of the Plan. I am very pleased to present this adopted Local Development Plan (LDP) which sets out the planning strategy, policies and proposals for Flintshire for the period up to 2030. This is an important plan for a number of reasons. Whilst clearly fulfilling a statutory duty to meet the requirement for a plan led system in Wales, it is also a response to the vulnerable position Flintshire's communities were placed in by the lack of an adopted development plan, and the	To update the written statement	minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
		<p>pressure for speculative development. The adopted Plan provides certainty both to the residents of Flintshire and also to developers, as it provides the basis for investment decisions in infrastructure, housing and employment and the protection of the environment.</p> <p>I and the Council as a whole, fully recognise the need for new houses and jobs, but this must be done in a balanced, controlled and sustainable manner, in order to ensure that in striving to achieve the aims of the Well-Being Act, this does not happen (as has been experienced in Flintshire) in a manner that causes harm to communities. In contrast, in developing this Plan the Council has been careful to plan for growth at the right level, in support of a clear sub-regional Growth Vision, and in the most sustainable locations thereby promoting positive placemaking, something that speculative piecemeal development cannot do. The Plan will also now provide the basis to encourage and facilitate economic recovery as we hopefully all continue to see the end in sight for the Covid pandemic.</p> <p>It is my view that in achieving this balance, this Plan represents a sensible, positive and sound expression of the way growth should be planned for in Flintshire. The Plan has been through extensive engagement and consultation throughout its preparation and the Council has had regard to comments and representations along the way. The Plan has been thoroughly examined by an independent Planning Inspector and found to be sound.</p> <p>The Plan now forms part of the statutory development plan for the County within the framework set by the Future Wales National Plan. The Council looks forward to contributing to the remaining part of the statutory development plan framework in Wales, which is a Strategic Development Plan for North Wales, and the challenges that this will present.</p> <p>Cllr Chris Bithell</p>		

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
		Cabinet Member for Planning and Public Protection		
3. Introduction				
How to view and Comment on the Deposit LDP				
mec 005	3.1	<p>Update the heading and paragraph as follows:</p> <p>How to View and Comment on the Deposit Local Development Plan The Adopted LDP</p> <p>3.1 The Deposit LDP consultation presents an opportunity for all interested parties to read and understand and comment on how the plan's policies and proposals will help deliver growth over the plan period. Whilst the plan is also broader ranging in its content than just enabling growth, it is ultimately just a land-use plan and not a 'plan for everything', when making comments. For example whilst the Local Health Board have been involved in the plan making process as key stakeholders, it is not the role of the LDP to provide access to health facilities or GPs: that is their role, taking account of the growth the plan makes provision for. The same applies in relation to many other areas of key infrastructure, whether education, drainage, utility supply, highways or environment. The Flintshire LDP was adopted on xx/xx/xx. An Examination of the Plan took place between xx/xx/xx and xx/xx/xx and the binding Inspectors Report received on xx/xx/xx. The adopted LDP now represents the adopted statutory local development plan for the County and should be read alongside Future Wales: The National Plan. The Plan has been prepared in the context of Planning Policy Wales 11 and Development Plans Manual 3.</p>	To update the written statement	minor editing change
mec 006	3.2	<p>Amend para 3.2 as follows:</p> <p>When making representations, consideration should be given to whether the The adopted Plan has been found by the Inspectors to meets the tests of soundness which are set out in full below:'</p>	To update the written statement	minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 007	3.3	Delete para 3.3 as follows: 'The easiest and preferred way to view and comment on the plan is via the Local Development Plan online consultation portal which can be accessed via http://www.flintshire.gov.uk/ldp. The portal allows you to view and comment on the plan as you read it, or alternatively you can download pdf versions of the Deposit LDP and all accompanying documents. A 'How to Comment via the Portal' guide has also been produced to help you make the most of the opportunity to comment.'	To update the written statement	minor editing change
mec 008	3.4	Delete para 3.4 as follows: 'Paper copies of the consultation documents are available for viewing at all libraries and at County Hall, Mold (main reception), Ty Dewi Sant, Ewloe and Flintshire Connects Centres. There will also be the opportunity to speak to officers at a number of 'drop in' sessions, the details of which are available on the website.'	To update the written statement	minor editing change
mec 009	3.5	Delete para 3.5 as follows: 'A standard consultation response form has also been prepared and is available on request for those unable to access the web portal. Copies are also available at local libraries, drop in sessions, County Hall, Mold and Connects Centres (One form per person requesting).'	To update the written statement	minor editing change
mec 010	3.6	Amend para 3.6 as follows: 'The adopted Plan can be viewed on the website at https://www.flintshire.gov.uk/en/Resident/Planning/Flintshire-Local-Development-Plan.aspx and at Council Offices, Connects Offices and libraries during normal opening hours. Please submit your comments via the online portal. Exceptionally please send completed consultation response forms to: developmentplans@flintshire.gov.uk'	To update the written statement	minor editing Change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 011	3.7	Delete para 3.7 as follows: 'Or to: Andrew Farrow, Chief Officer (Planning Environment & Economy), Flintshire County Council, County Hall, Mold, Flintshire. CH7 6NB'	To update the written statement	minor editing change
mec 012	3.8	Delete para 3.8 as follows: 'The consultation is open for 6 weeks from Monday 30th September 2019 – Monday 11th November 2019. All comments must be received by 5pm on 11th November as those received afterwards will not be considered.'	To update the written statement	minor editing change
mec 013	3.9	Amend para 3.9 as follows: 'Further guidance or information can be obtained from the Planning Policy helpline 01352 703213 or by emailing developmentplans@flintshire.gov.uk or by visiting Ty Dewi Sant, St. David's Park, Ewloe, CH5 3FF.'	To update the written statement	minor editing change
How Have We Arrived at the Deposit Plan?				
mec 014	3.10	Amend title and paragraph as follows: 'How Have We Arrived at the Deposit Adopted Plan? 3.10 The LDP follows on from the adopted Unitary Development Plan (2000-2015) and covers the period 2015 to 2030. The Council has prepared its deposit adopted LDP in accordance with national Planning Policy and guidance. The plan provides a clear land use planning framework to address issues and opportunities facing Flintshire, aiming to provide certainty for its communities and a sound and consistent basis for making planning decisions.'	To update the written statement	minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 015	3.13	<p>Amend para 3.13 as follows:</p> <p>‘The deposit adopted LDP has also been informed by clear, open and inclusive public and stakeholder engagement undertaken throughout the key stages of plan preparation. The feedback from this engagement has helped define and refine the direction and content of the Plan.’</p>	To update the written statement	minor editing change
mec 016	3.15	<p>Amend para 3.15 as follows:</p> <p>‘The deposit LDP adopted Plan, also contains and adds to the strategic policies already previously developed at the Preferred Strategy stage, providing where appropriate further detail to deal directly with specific matters, as well as identifying proposals for development (allocations) or where land should be protected (designations), all of which are illustrated and annotated on the Proposals Map, to be read alongside relevant policies.’</p>	To update the written statement	minor editing change
mec 017	3.16	<p>Amend para 3.16 as follows:</p> <p>‘The adopted Plan once adopted will be monitored annually and kept under review in order to keep it up to date in relation to changing circumstances and national guidance and policy. An Annual Monitoring Report (AMR) will be produced to measure the effectiveness as the Plan, based on the monitoring framework set out later in the document.’</p>	To update the written statement	minor editing change
How to Use / Navigate and Interpret the Deposit Plan				
mec 018	Para 3.18 Table STR1	In the example ‘policy context’ table replace PPW10 with ‘PPW11’.	Updated PPW reference	AP1.3 minor editing change
mec 019	3.20	<p>Amend para 3.20 as follows:</p> <p>‘The plan policies should be read in conjunction with the Proposals Map, which is overlaid on an Ordnance Survey base map and the County divided into logical tiled geographical areas for ease of reference. The</p>	To update the written statement	minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
		Proposals Map identifies the settlement boundaries, site allocations and area designations described in the associated policies and proposals. Individual policies are clearly referenced to the Proposals Map where relevant. The proposals maps are available in hard copy, in pdf format and in an interactive format.'		
Strategic Context				
mec 020	3.25 a.	Replace 'Planning Policy Wales Edition 10 (Dec 2018) with 'Planning Policy Wales Edition 11, February 2021 (PPW11)'.	Updated PPW reference	AP1.3 minor editing change
County Profile / Overview				
mec 021	3.28	The fifth sentence of para 3.28 should refer to ' cross border ' not 'cross broader'.	Typographical error	Minor Change MC3 LDP-KPD-MC1
Key Issues and Drivers for Change				
mec 022	3.30 Table	Add at end of 6 th point ' and the Future Wales: National Plan identifies Wrexham and Deeside as a National Growth Area '	General updating of written statement	minor editing change
mec 023	3.33	Add after 'Chester' the words ' and the National Growth Area in the Future Wales: National Plan 2040, '.	General updating of written statement	minor editing change
Forming the Plan's Strategy from This Context				
mec 024	3.36	Amend the first sentence to read: 'The LDP vision plays an important role in defining the main purpose of the Plan and in doing so, sets the framework against which the Preferred Strategy and subsequent detailed policies are were developed.'	General updating of written statement	minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 025	3.37	Amend the first sentence as follows: 'A draft vision supported by strategic objectives have already been were the subject of community and stakeholder engagement and consultation via the Key Messages document in the Spring of 2016, and the feedback received from this has influenced the final vision and objectives presented below.	General updating of written statement	minor editing change
mec 026	3.40	Amend the last sentence as follows: 'The objectives will also form part of the basis for monitoring the implementation of the adopted Plan, once adopted and operational. '	General updating of written statement	minor editing change
The Growth Strategy of the Plan				
mec 027	3.44	Update the two references to 'PPW' to ' PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 028	3.45	Update the reference to 'PPW' to ' PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 029	3.53	Update the reference in the second sentence from PPW to ' PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 030	3.53	Delete last sentence and replace with " Paragraph 4.2.11 of PPW11 requires LPA's to prepare a housing trajectory and monitor the delivery of housing through the AMR process in accordance with the guidance set out in Development Plans Manual 3. "	Updated PPW reference	AP1.3 AP7.5 minor editing change
Mec 031	3.54	Replace 'PPW' with ' PPW11 '.	Updated PPW reference	AP1.3 minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
The Preferred Strategy				
4. Strategic Policies				
mec 032	4.5	Amend the two references to 'PPW10' to ' PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 033	4.7	Add at the end of the paragraph the following text ' This approach has been checked against the latest National Planning Guidance, PPW11 and the spatial strategy of the plan closely aligns with these five key planning principles. '	Updated PPW reference	AP1.3 minor editing change
5. Strategic Policies – Creating Sustainable Places and Communities				
Mec 034	STR1 Policy context table	Replace PPW with PPW11 and in the Key Evidence section replace PPW with PPW11 .	Updated PPW reference	AP1.3 minor editing change
mec 035	5.11	Replace PPW with PPW11 .	Updated PPW reference	AP1.3 minor editing change
mec 036	5.12	Delete second sentence of para 5.12 and replace with ' In the case of housing, only those sites which are capable of accommodating 10 or more units will be allocated, as this ensures consistency with the definition of a large site used in the Council's Housing Land Monitoring Statements '.	Editing Change – revocation of TAN1	AP7.5 minor editing change
mec 037	5.14	In second sentence of para 5.14 delete 'Deposit'	To update the written statement	minor editing change
mec 038	STR2 Policy Context	Replace PPW with PPW11 . Replace '3.37 – 3.44' with ' 3.41 – 3.48 '	Updated PPW reference	AP1.3 minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 039	5.18	Delete third sentence of para 5.18 and replace with ‘This can have a negative effect on securing and maintaining an adequate housing land supply from adoption onwards despite the purpose and intention of such sites being soundly based’ .	Editing change – revocation of TAN1	AP7.5 minor editing change
mec 040	5.18	Delete last sentence of para 5.18 and replace with ‘This should enable sites to be delivered and ensure an adequate housing land supply at adoption and through the Plan period’ .	Editing change – revocation of TAN1	AP7.5 minor editing change
mec 041	STR3 Policy Context Table	Replace PPW10 with PPW11 Replace ‘5.4.14-5.4.15’ with ‘section 5.4’ Delete 4.8.4 - error	Updated PPW reference	AP1.3 minor editing change
mec 042	STR4 Policy context table	Replace PPW10 with PPW11 Replace 4.1.51 with 4.1.50 then Replace 5.7.14, 5.7.17 with 5.7.13, 5.7.15 .	Updated PPW reference	AP1.3 minor editing change
mec 043	STR5 5.35	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 044	STR5 5.43	In last sentence replace ‘4.1.25-4.1.34 of PPW’ with ‘4.1.26-4.1.35 of PPW11’ .	Updated PPW reference	AP1.3 minor editing change
mec 045	STR5 Policy context table	Replace PPW10 with PPW11 Amend 3.45-3.48 to 3.49-3.52 Amend 4.1-4.1.55 to 4.1-4.1.54	Updated PPW reference	AP1.3 minor editing change
mec 046	STR6 5.46	Replace PPW10 with PPW11 Amend 3.57 to 3.61	Updated PPW reference	AP1.3 minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 047	STR6 5.46	In 5 th sentence of para 5.46 delete 'Deposit'.	To update the written statement	minor editing change
mec 048	STR6 Policy context table	Replace PPW10 with PPW11 Amend 3.57-3.59 to 3.61–3.63	Updated PPW reference	AP1.3 minor editing change
6. Strategic Policies – Supporting a Prosperous Economy				
mec 049	STR7 6.12	Amend PPW10 to PPW11	Updated PPW reference	AP1.3 minor editing change
mec 050	STR7 Policy context table	Replace PPW10 with PPW11 Amend '5.6.2, 5.6.6, 5.6.8' with ' 5.6.3, 5.6.8, 5.6.10 '.	Updated PPW reference	AP1.3 minor editing change
mec 051	STR8 Policy context table	Replace PPW10 with PPW11 replace 7.1.3 with 5.4.8 replace 7.1.4, 7.1.5 with 5.4.3 replace 7.3.2, 7.6.5 with 5.6.8	Updated PPW reference	AP1.3 minor editing change
mec 052	STR9 6.19	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
Mec 053	STR9 6.22	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 054	STR9 6.24	Replace PPW10 with PPW11	Updated PPW reference	AP1.3

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
				minor editing change
mec 055	STR9 Policy Context Table	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 056	STR10 6.27	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 057	STR10 Policy context table	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
7. Strategic Policies – Meeting Housing Needs				
mec 058	STR11 7.9	Replace 2 nd and 3 rd sentence with: ‘PPW11 requires in para 4.2.10 that the ‘development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period.’ Para 4.2.10 also requires that sites must be ‘deliverable’, stating ‘To be ‘deliverable’, sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable at the point in the trajectory when they are due to come forward for development, in order to support the creation of sustainable communities’.	Updated PPW reference Editing change – revocation of TAN1	AP1.3 AP7.5 minor editing change
mec 059	STR11 7.10	In penultimate sentence in para 7.10 replace “will enable a 5 year supply to be secured” with “will enable an adequate supply to be secured and maintained to ensure the delivery of the Plan’s housing requirement”.	Editorial change – revocation of TAN1	AP7.5 minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 060	STR11 7.10	In last sentence of para 7.10 delete 'Deposit'	To update the written statement	minor editing change
mec 061	STR11 7.12	In last sentence of 7.12 replace 'on the back of TAN1' with ' on the back of the now revoked TAN1 '.	Editorial change – revocation of TAN1	AP7.5 minor editing change
mec 062	STR11 7.13	In the first sentence replace '3.39 of PPW' with ' 3.43 of PPW11 ' and in third sentence replace '3.40 of PPW' with ' 3.44 of PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 063	STR11 7.15	Replace '4.4.4 of PPW' with ' 4.2.22 of PPW11 '	Updated PPW reference	AP1.3 minor editing change
mec 064	STR11 7.17	Replace 'fig 3 of PPW' with ' fig 4 of PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 065	STR11 Policy context table	Replace PPW10 with PPW11 Replace '3.37 – 3.44' with ' 3.41-3.48 '.	Updated PPW reference	AP1.3 minor editing change
mec 066	STR12 Policy Context table	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
8. Strategic Policies – Valuing the Environment				
mec 067	STR13 Para 8.13	Replace '... paras 3.54 and 3.55 of PPW10' with ' ... paras 3.58 and 3.59 of PPW11 '.	To update the Plans cross reference to PPW11 in	AP12.6 / AP1.3

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
			respect of the protection of BMV agricultural land.	minor editing change
mec 068	STR13 Policy context table	Replace PPW10 with PPW11 , replace '3.56' with ' 3.60 ' and replace '3.60-3.74' with ' 3.64-3.78 '.	Updated PPW reference	AP1.3 minor editing change
mec 069	STR14 8.14	In second sentence replace PPW with PPW11 and replace 'PPW10' with ' PPW11 '. Delete the last sentence of para 8.14 commencing 'Welsh Government advises ...' as not in PPW11.	Updated PPW reference	AP1.3 minor editing change
mec 070	STR14 8.16	Replace 'PPW10 3.43' with ' PPW11 3.47 '.	Updated PPW reference	AP1.3 minor editing change
mec 071	STR14 Policy context table	Replace PPW with PPW11 Replace paras '3.45-3.46' with ' 3.49 – 3.50 ' Replace '3.51-3.52' with ' 3.55 – 3.56 ' Replace '3.6' with ' 6.6 ' ; Replace '6.9' with ' 6.8 '	Updated PPW reference	AP1.3 minor editing change
mec 072	STR15 8.22	Replace PPW with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 073	STR15 Policy context table	Replace PPW with PPW11	Updated PPW reference	AP1.3 minor editing change

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
mec 074	STR16 Policy context table	Replace PPW with PPW11	Updated PPW reference	AP1.3 minor editing change
9. Development Management Policies – Creating Sustainable Places and Communities				
mec 075	PC1 9.2	Replace ‘Planning Policy Wales paragraph 3.56’ with ‘ PPW11 paragraph 3.60 ’.	Updated PPW reference	AP1.3 minor editing change
mec 076	PC3 9.7	Replace ‘para 2 of PPW10’ with ‘ para 3.3 of PPW11 ’.	Updated PPW reference	AP1.3 minor editing change
mec 077	PC5 9.15	Replace ‘para 4.1.8 of PPW10’ with ‘ para 4.1.9 of PPW11 ’.	Updated PPW reference	AP1.3 minor editing change
mec 078	PC5 9.17	Replace ‘para 4.1.53 of PPW10’ with ‘ para 4.1.52 of PPW11 ’	Updated PPW reference	AP1.3 minor editing change
10. Development Management Policies – Supporting a Prosperous Economy				
mec 079	PE7 10.14	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 080	PE9 10.20	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 081	PE11 10.28	Replace PPW with PPW11	Updated PPW reference	AP1.3

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
				minor editing change
mec 082	PE11 10.29	Replace PPW with PPW11	Updated PPW reference	AP1.3 minor editing change
11. Development Management Policies – Meeting Housing Needs				
mec 083	HN1 11.2	At end of first sentence of para 11.2 replace ‘Joint Housing Land Availability Study’ with ‘ Housing Land Monitoring Statement ’.	Editing change – revocation of TAN1	AP7.5 minor editing change
mec 084	HN1 11.4	In para 11.4 replace ‘Joint Housing Land Availability Study (JHLAS)’ with ‘ Housing Land Monitoring Statement ’.	Editing change – revocation of TAN1	AP7.5 minor editing change
mec 085	HN8 11.32	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
12. Development Management Policies – Valuing the Environment				
mec 086	EN4 12.16	Replace ‘6.3.11 of PPW10’ with ‘ para 6.3.12 of PPW11 ’.	Updated PPW reference	AP1.3 minor editing change
mec 087	EN6 12.23	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 088	EN7	In criteria a replace ‘sensitive’ with ‘ sensitive ’.	Typographical error	Minor Change MC5

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
				LDP-KPD-MC1
mec 089	EN11 12.41	Replace Planning Policy Wales with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 090	EN11	Replace references to PPW with PPW11 .	Updated PPW reference	AP1.3 minor editing change
mec 091	EN11 12.43 P184	Replace 'Planning Policy Wales' and 'PPW' with ' PPW11 '.	Updated PPW reference	AP1.3 minor editing change
mec 092	EN13 12.46	Amend para 5.7.16 of PPW10 to para 5.7.14 of PPW11	Updated PPW reference	AP1.3 minor editing change
mec 093	EN14 12.51	Replace PPW with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 094	EN16 12.61	Replace Planning Policy Wales with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 095	EN23 12.76	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
mec 096	EN23 12.77	Replace references to PPW10 with PPW11	Updated PPW reference	AP1.3

mec Ref	Policy / Para	minor editing change (for information only)	Reason	Action Point or Other Source
				minor editing change
mec 097	EN26 12.87	Replace PPW10 with PPW11	Updated PPW reference	AP1.3 minor editing change
13. Monitoring				
14. Appendix 1 – Housing Commitments				
15. Appendix 2 – Supplementary Planning Guidance				
Appendices				

5. Updated Monitoring Framework

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
Indicators required by Legislation									
SO11	STR1 STR11 [HN1] [HN3]	STR1 STR11 [HN1] [HN3]	MI2 Number of net additional market and affordable houses	Total annual build rate of 463 per annum / LHMA target of 238 affordable units per annum and affordable housing target of 151 units per annum and Affordable Housing Background Paper	Delivery below Plan's annual build rate / target for at least two consecutive years	PPW10 TAN4 PPW11 LDP Reg 37 To determine whether housing completions are in line with Plan.	FCC / Developers / Infrastructure Providers	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
Key Indicators applicable to all Plans									
SO11	STR1 STR11 [HN1]	STR1 STR11	MI1 Housing Land Supply Annual level of housing completions	Min 5 year supply AABR as specified in adopted housing trajectory	Below 5 year supply for at least two consecutive years. Over 10% Below AABR for at least two consecutive years.	PPW10 TAN4 LDP Reg 37 PPW11 LDP Manual Ed.3 (Table 29)	FCC / Developers / Infrastructure Providers	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
SO12	STR2	STR2	MI3 Spatial Distribution of Housing	Spatial Distribution to settlement tiers as set out in explanation to STR2	Variation of +/- 10% from the expected distribution for at least two consecutive years	PPW11 The Plan Strategy sets out an apportionment of growth to each tier in the settlement hierarchy in terms of completions, commitments and allocations.....	FCC / Developers / Infrastructure Providers	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
SO11	STR1	STR1 HN1 HN3	MI4 The level of housing completions (private and affordable) monitored against the housing requirement. Total cumulative housing completions monitored against the anticipated cumulative completion rate	Annual build rate as per the Housing Trajectory (market and affordable) Cumulative housing completions as specified in the adopted housing trajectory	Delivery of market/affordable housing below trajectory for at least two successive years Cumulative housing completions below cumulative completion rate specified in adopted trajectory for at least two consecutive years	To ensure that the housing is being delivered PPW11 LDP Manual Ed.3 (Table 29)	FCC / Developers / Infrastructure Providers	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
SO11 SO12	STR11	HN1	MI5 Housing Allocations – number of dwellings delivered.	Annual completions figure as per the adopted housing Trajectory	Annual completions falling below levels in adopted trajectory for at least two consecutive years	The Plans detailed housing allocations are an important part of the Plans housing provision	FCC / Developers / Infrastructure providers?	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
SO14 SO12	STR3	STR3 HN4	MI6 Warren Hall – number of dwellings delivered	Annual completions figure as per the adopted housing Trajectory	Annual completions falling below levels in adopted trajectory for at least two consecutive years	Strategic Sites form an important part of Plans housing provision and the Plans strategy to deliver strategic mixed use sites	FCC / Developers / Infrastructure providers?	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
SO11 SO12	STR3	STR3 HN1	MI7 Northern Gateway – number of dwellings delivered	Annual completions figure as per the adopted housing Trajectory	Annual completions falling below levels in adopted trajectory for at least two consecutive years	The Northern Gateway Strategic Sites form a significant part of Plans housing provision and the Plans strategy to deliver strategic mixed use sites	FCC / Developers / Infrastructure providers?	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
SO11 SO12	STR11	STR11	MI8 Small Sites Allowance – number of dwellings delivered	60 dwellings per annum for each year of	Small sites completions either above or below 60 dwellings per	Ensure contribution of small sites allowance to plans overall housing	FCC Developers	JHLAS Annual Housing Land	Keep monitoring Further investigation /

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
				the remaining Plan period	annum for at least two consecutive years	provision, is being achieved.		Monitoring Exercise	review required
SO11 SOza q12	STR11	STR11	MI9 Windfall Allowance - -- number of dwellings delivered	50 dwellings per annum for each year of the remaining Plan period Annual and cumulative windfall completions as specified in the adopted housing trajectory	Windfall sites completions either above or below 50 dwellings per annum for at least two consecutive year. Annual and cumulative windfall completions falling below levels in adopted trajectory for at least two consecutive years	Ensure contribution of windfall sites allowance to plans overall housing provision, is being achieved.	FCC Developers	JHLAS Annual Housing Land Monitoring Exercise	Keep monitoring Further investigation / review required
SO11	STR11	HN3	MI10 Level of affordable housing completions against Plans overarching affordable housing target	Target of affordable houses in Affordable Housing Background Paper.	Deviation of delivery by number from Affordable Housing Background Paper for at least two consecutive years	Ensure that the Plan is delivering sufficient amount of affordable housing.	FCC Planning FCC Housing Strategy	JHLAS Annual Housing Land Monitoring Exercise & Housing Strategy monitoring	Keep monitoring Further investigation / review required
SO11	STR11	HN3	MI11 Tenure of affordable housing completions	Tenure split (social rented and intermediate) in line with the need identified in LHMA and the Affordable Housing background paper	Deviation of delivery by tenure from Affordable Housing Background Paper for at least two consecutive years	Ensure that the Plan is delivering appropriate tenure of affordable housing.	FCC Planning FCC Housing Strategy	Planning Register Aff Housing returns	Keep monitoring Further investigation / review required
SO8 SO9	STR1 STR8	PE1	MI12 Employment Land Take up on Allocations	Take up on employment land allocations	No take up on employment land allocations for at least two consecutive years	Ensure that development is being achieved on the Plans	FCC Planning	Planning Register	Keep monitoring Further investigation /

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
						employment allocations			review required
SO8 SO9	STR1 STR7	STR1	MI13 Job Growth	8-10,000 jobs	No trigger	To monitor whether job growth over the Plan period meets the aspirational target	FCC Regeneration	ONS	Keep monitoring Further investigation / review required
SO11	STR1 STR11	HN3	MI14 Delivery of affordable housing thresholds and percentage targets for each sub-market area	Delivery as per HN3 and Affordable Housing Background Paper	Deviation above or below the target for at least two consecutive years	Ensure that the Plan is delivering affordable housing.	FCC Planning Service FCC Housing Strategy	Planning Register	Keep monitoring Further investigation / review required
SO11 SO1 SO4	STR1 STR11	HN3 HN1	MI15 Viability – trends in house prices, land values, build costs.	Scheme viability and delivery of planning obligations in line with Viability Study	Deviation (positive or negative in terms of a 5% change in house prices) compared to Viability Study for at least two consecutive years A 5% deviation (positive or negative) between house prices, land values & build costs compared to Viability Study for at least two consecutive years	To ensure that housing development remains viable in delivering planning obligations in the context of changing financial parameters	FCC Planning District Valuer		Keep monitoring Further investigation / review required
SO11	STR1 STR11	HN1	MI16 Rate of development on key local housing allocations (completions, take up and infrastructure schemes)	Delivery as per housing trajectory	Deviation (positive or negative) compared to housing trajectory for at least two consecutive years	To ensure local housing allocations in HN1 are delivering at the rate specified in the housing trajectory	FCC Planning	Planning Register JHLAS	Keep monitoring Further investigation / review required

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
SO11 SO12	STR12	HN8	<p>MI17 Gypsy and Traveller sites / pitches built on the following allocated sites:</p> <p>Mi17.1: Magazine Lane, Ewloe</p> <p>Mi17.2: Gwern Lane, Cae Estyn, Hope</p> <p>Mi 17.3: Riverside, Queensferry</p> <p>Mi 17.4: Castle Park, Flint</p>	<p>Identified need to be fully met by 2030.</p> <p>1. Planning permission to be granted on allocated site by 01.04.23 . 2. 9 pitches to be provided by 01.04.25.</p> <p>1. Planning permission to be granted on allocated site by 01.04.23 . 2. 4 pitches to be provided by 01.04.25</p> <p>1. Planning permission to be granted on allocated site by 01.04.23 . 2. 10 pitches to be provided by 01.04.26</p> <p>1. Planning permission to be granted on allocated site by 01.04.23 . 2. 6 pitches to</p>	<p>No planning permission on allocated site</p> <p>1. No planning permission on allocated site by 01.04.23 . 2. No pitches delivered by 01.04.25.</p> <p>1. No planning permission on allocated site by 01.04.23 . 2. No pitches delivered by 01.04.25.</p> <p>1. No planning permission on allocated site by 01.04.23 . 2. No pitches provided by 01.04.26</p> <p>1. No planning permission on allocated site by 01.04.23 .</p>	To ensure that the Plan is meeting identified needs through site implementation	FCC Planning Service FCC Housing Strategy	Planning Register	Keep monitoring Further investigation / review required

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
				be provided by 01.04.26	2. No pitches provided by 01.04.26				
'Locally Specific and Contextual Indicators'									
SO11 SO12	STR12	HN9	MI18 Gypsy and Traveller sites / pitches built on 'windfall' sites	No target	Any permission for gypsy and traveller site which is not allocated	To monitor whether allocated sites are sufficient to cater for need over the Plan period and to inform future GTAA	FCC Planning FCC Housing Strategy	Planning Register	Keep monitoring Further investigation / review required Feed into future GTAA
SO16	STR13	EN2	MI19 Loss of green barrier wedges	No loss of green-barrier wedges unless considered to be in line with national policy	Any permission granted contrary to policy and national policy	To ensure no development which would lead to loss of green barrier or harm to its openness	FCC Planning	Planning Register	Keep monitoring Further investigation / review required
SO1 SO2 SO7 SO10	STR9	PE8	MI20 Loss of retail units in Primary Shopping Areas	No loss of retail units which are contrary to policy	Granting of permission contrary to policy	To ensure that Primary Shopping Areas retain a mix of retail and other uses which contribute to the centres vitality and viability	FCC Planning/ FCC Regeneration	Planning Register Health Checks	Keep monitoring Further investigation / review required
SO1 SO2 SO7 SO10	STR9	PE7	MI21 New major retail development within defined centres	All major retail development to be within defined centres	Granting of permission outside of defined centres	To ensure that major retail development takes place within defined centres	FCC Planning	Planning Register	Keep monitoring Further investigation / review required
SO10	STR9	PE11	MI22 New major retail development outside of defined centres	No major retail permissions contrary to national policy	Granting of permission contrary to national policy	To ensure that major retail development takes place within defined centres	FCC	Planning Register	Keep monitoring Further investigation /

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
									review required
SO1 SO2 SO7 SO10	STR9	STR9	MI23 Take up on retail commitments	Implementation of existing retail planning permissions	Expiry of planning permissions	The non-take up of existing retail commitments may allow scope for other retail development	FCC	Planning Register	Keep monitoring Further investigation / review required
SO1 SO2 SO7 SO10	STR9	PE9	MI24 Vacant retail units	Vacancy levels improving or no worse than levels in 2019 Retail Study	Vacancy levels increase	To ensure that the vitality and viability of town and district centres is not prejudiced by vacant units	FCC Planning/ FCC Regeneration	Town and District Centre Surveys	Keep monitoring Further investigation / review required
SO1 SO4	STR6	PC12	MI25 Loss of community facilities	No loss of community facilities unless in accordance with policy	Granting of permission not in accordance with policy	To ensure the retention of local community facilities where possible	FCC Planning	Planning Register	Keep monitoring Further investigation / review required
SO9 SO13 SO19	STR16		MI26 The extent of primary land won aggregates permitted as a % of the total capacity required	No target	No trigger	Ensuring that the Plan delivers necessary aggregates	FCC Operators	Planning Register/ North Wales Regional Aggregate Working Party Report Regional Technical Statement 2 nd review and accompanying appendix for North Wales	Keep monitoring Further investigation / review required

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
SO9 SO13 SO19	STR16	STR16	MI27 Amount of sand and gravel/hard rock reserves	Maintain a landbank of 10 years for hardrock and 7 years for sand and gravel	Lanbank falls below 7/10 years	Ensuring that sufficient mineral reserves can be maintained	FCC / WCBC Operators	Planning Register/ North Wales Regional Aggregate Working Party Report Regional Technical Statement 2nd review and accompanying appendix for North Wales	Keep monitoring Further investigation / review required
Monitoring Indicators MI28-MI 51 to remain as worded in Deposit Plan. New Monitoring Indicators MI52-MI63 to be added, as shown below.									
SO1 SO12 SO15	STR4 STR6	PC5 PC12 EN1 EN2	MI52 Provision of new/ updated guidance on Services, Facilities & Infrastructure	Production of new SPGN (to include a review of existing Developer Contributions to Education SPGN No. 23)	No SPGN produced within 1 year of LDP adoption date	To ensure new/ updated guidance is provided on the provision of services, facilities & infrastructure, and the requirements for developer contributions	FCC Planning FCC Highways FCC Education		Keep monitoring Further investigation / review required
SO16 SO18	STR4	PC2 PC3 HN5 HN6	MI53 Provision of updated guidance on Extensions and Alterations to Dwellings	To review & update existing SPGN No. 1 within 2 years of LDP adoption date	SPGN No. 1 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to the extension and alteration of dwellings	FCC Planning		Keep monitoring Further investigation / review required
SO16 SO18	STR4	HN2 PC3	MI54	To review & update existing SPGN No. 2	SPGN No. 2 not updated within 2	To ensure up to date guidance is provided in relation	FCC Planning		Keep monitoring

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
			Provision of updated guidance on Space around Dwellings	within 2 years of LDP adoption date	years of LDP adoption date	space around dwellings			Further investigation / review required
SO17 SO18	STR13	EN7	MI55 Provision of updated guidance on Trees and Development	To review & update existing SPGN No. 4 within 2 years of LDP adoption date	SPGN No. 4 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to trees and development	FCC Planning		Keep monitoring Further investigation / review required
SO16 SO18	STR4	PC2 PC3 HN4-B	MI56 Provision of updated guidance on the Conversion of Rural Buildings	To review & update existing SPGN No. 5 within 2 years of LDP adoption date	SPGN No. 5 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to the conversion of rural buildings	FCC Planning		Keep monitoring Further investigation / review required
SO17 SO19	STR13	EN2 EN6	MI57 Provision of updated guidance on Nature Conservation and Development	To review & update existing SPGN No. 4 within 2 years of LDP adoption date	SPGN No. 4 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to Nature Conservation and Development	FCC Planning		Keep monitoring Further investigation / review required
SO11 SO12	STR2 STR11	HN1 HN2 HN3	MI58 Provision of updated guidance on Affordable Housing	To review & update existing SPGN No. 9 within 1 year of LDP adoption	SPGN No. 9 not updated within 1 year of LDP adoption	To ensure up to date guidance is provided in relation to Affordable Housing	FCC Planning FCC Housing Strategy		Keep monitoring Further investigation / review required
SO11 SO12 SO13	STR2	HN1 HN3 HN4 HN4-C	MI59 Provision of updated guidance on New Housing in the Open Countryside, re Infill Development in Groups of Housing.	To review & update the relevant sections of existing SPGN No. 10 within 2 years of LDP adoption date	Relevant sections of SPGN No. 10 not reviewed & updated within 2 years of LDP adoption date	To ensure up to date guidance is provided on New Housing in the Open Countryside in relation to infill Development in Groups of Housing	FCC Planning		Keep monitoring Further investigation / review required
SO4 SO7	STR4 STR5	PC2 PC4 PC5	MI60 Provision of updated guidance on Parking Standards	To review & update existing SPGN No.11	SPGN No. 11 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to Parking Standards	FCC Planning FCC Highways		Keep monitoring Further investigation /

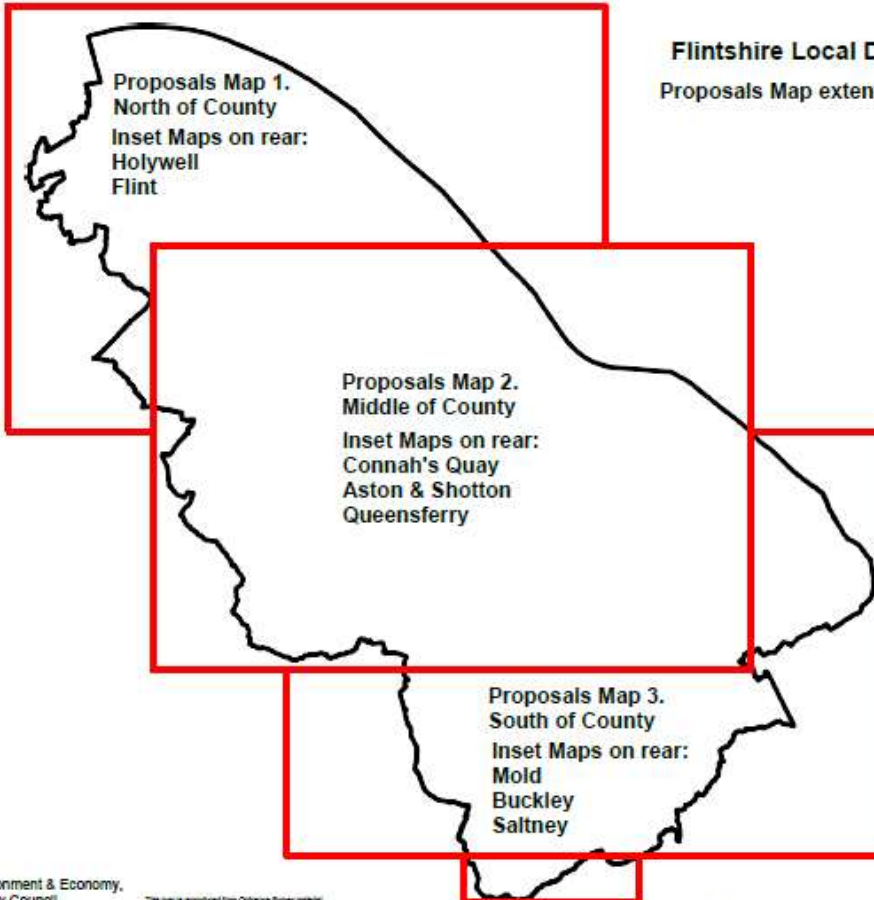
LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
									review required
SO1 SO4	STR5 STR6	PC5 PC12	MI61 Provision of updated guidance on the retention of Local Facilities	To review & update existing SPGN No.24 within 2 years of LDP adoption date	SPGN No. 24 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to the retention of Local Facilities	FCC Planning		Keep monitoring Further investigation / review required
SO1 SO14	STR14	PC2 EN14 EN15	MI62 Provision of updated guidance on SUDS and the Management of Surface Water in New Development	To review & update existing SPGN No.29 within 2 years of LDP adoption date	SPGN No. 29 not updated within 2 years of LDP adoption date	To ensure up to date guidance is provided on the Management of Surface Water in New Development	FCC Planning FCC Technical Services		Keep monitoring Further investigation / review required
SO17 SO18	STR4 STR13	EN1 PC2	MI63 Provision of updated guidance on Outdoor Play Space in relation to New Developments	To review & update existing Draft SPGN No.13 'Outdoor Play Space and New Development within 1 year of LDP adoption date	SPGN No. 13 not updated within 1 year of LDP adoption date	To ensure up to date guidance is provided on the provision of play space in relation to new developments.	FCC Planning FCC Leisure & Tourism		Keep monitoring Further investigation / review required
SO1 SO11 SO12	STR6 STR11	PC5 PC12 HN7	MI64 Provision of updated guidance on Houses in Multiple Occupation	To review & update existing draft Advice Note In form of new SPGN within 1 year of LDP adoption date	Advice Note not updated & new SPGN not produced within 2 years of LDP adoption date	To ensure up to date guidance is provided in relation to Houses in Multiple Ownership	FCC Planning FCC Housing Strategy		Keep monitoring Further investigation / review required
SO8 SO9 SO10	STR3B STR4	PE1 HN2	MI65 Provision of guidance relating to the development of the Warren Hall Strategic Site	Production of new SPGN within 1 year of LDP adoption date	No SPGN produced within 1 year of LDP adoption date	To ensure new guidance is provided relating to the development of the Warren Hall Strategic site	FCC Planning Welsh Government		Keep monitoring Further investigation / review required
SO1 SO14	STR14	EN15	MI66 Provision of new guidance on Developer	Production of new SPGN in conjunction	No new SPGN produced within 1	To ensure new guidance is provided to assist	FCC Planning FCC Technical Services		Keep monitoring

LDP Objective	Strategic Policy	Policies to Monitor	Monitoring Indicator	Target	Trigger Point	Justification for Target and Trigger	Implementation	Source of Data	Action
			Contributions relating to Phosphates	with the Dee Catchment Phosphorous Reduction Strategy	year of LDP adoption date	developers & others on the implications of the Dee Catchment Phosphorous Reduction Strategy.	NRW		Further investigation / review required

Notes: Proposed revised new wording shown blue



Flintshire Local Development Plan
Proposals Map extents and Inset Map lists



Sub-extent of Proposals Map 3.

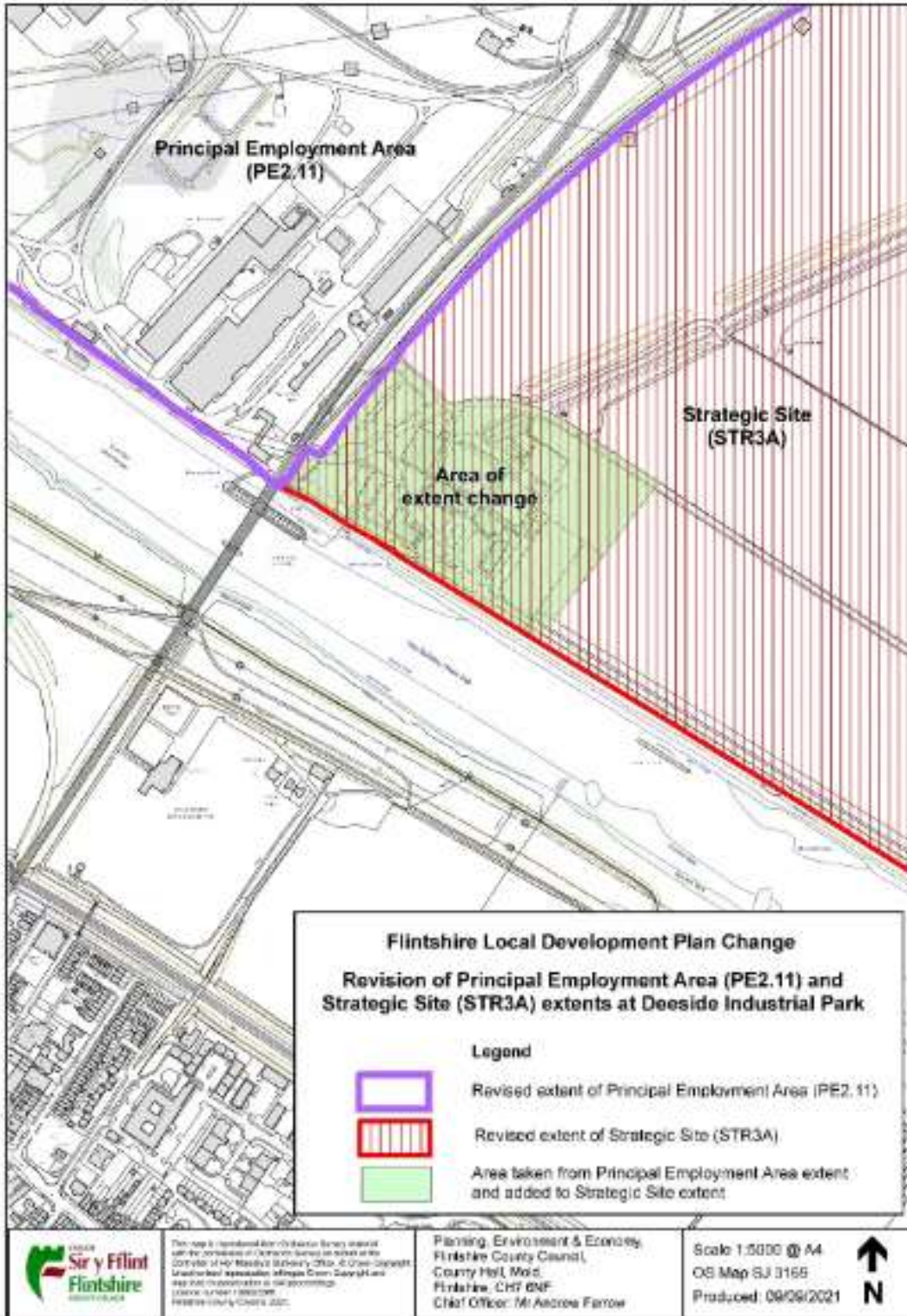


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Flintshire County Council,
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Chief Officer: Mr Andrew Farrow

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STR3A John Summers Northern Gateway





**Revisions to Settlement Boundary
Land between Bannel Lane and Chester Rd, Buckley
LDP-KSD-DEP2.3 Proposals Map 02 Front**

Legend

-  Correct settlement boundary as per LDP-KSD-DEP2.6 Proposals Map 03 Back and Interactive Proposals Map
-  Incorrect section of Settlement Boundary



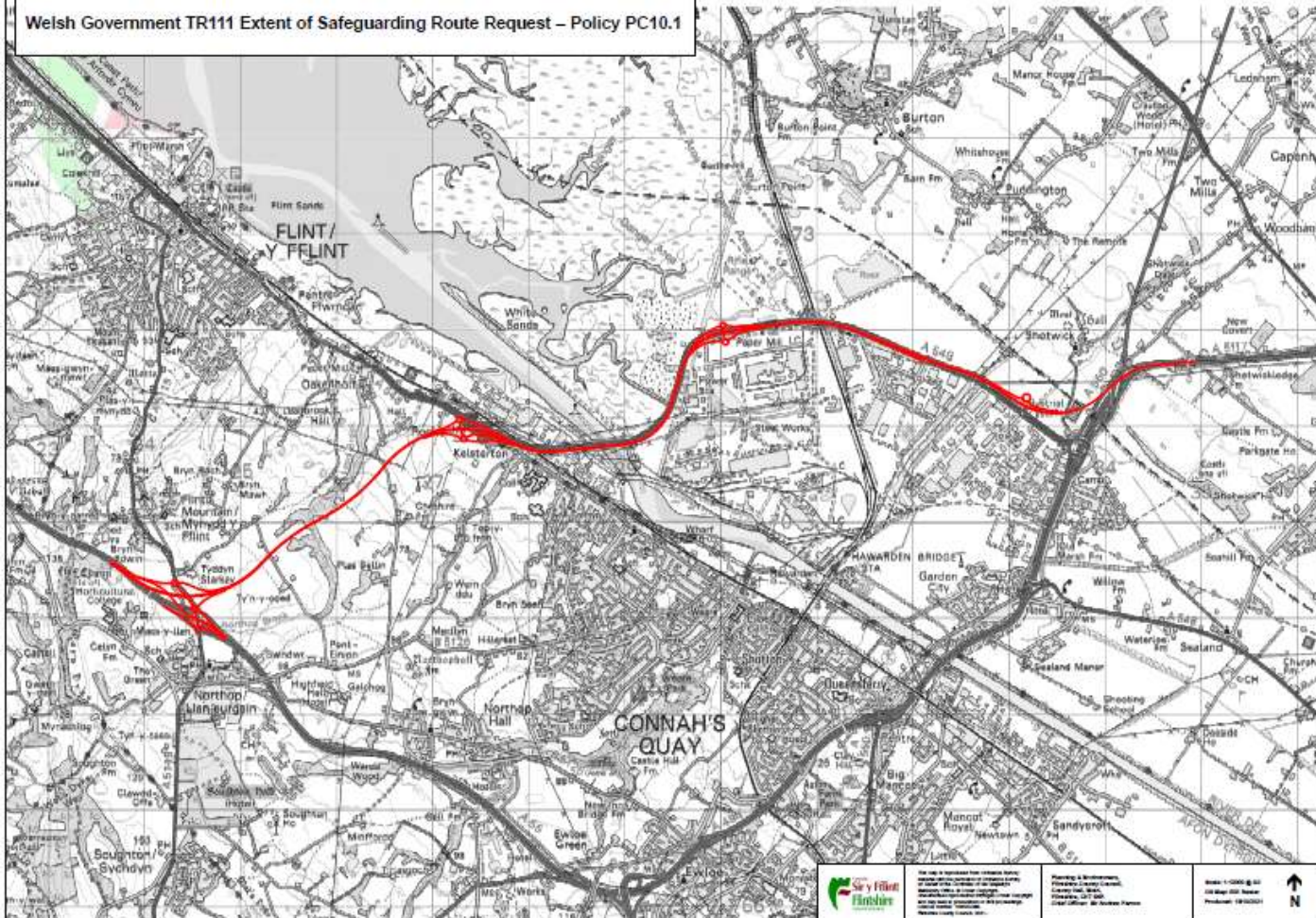
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Produced: 14/07/2021

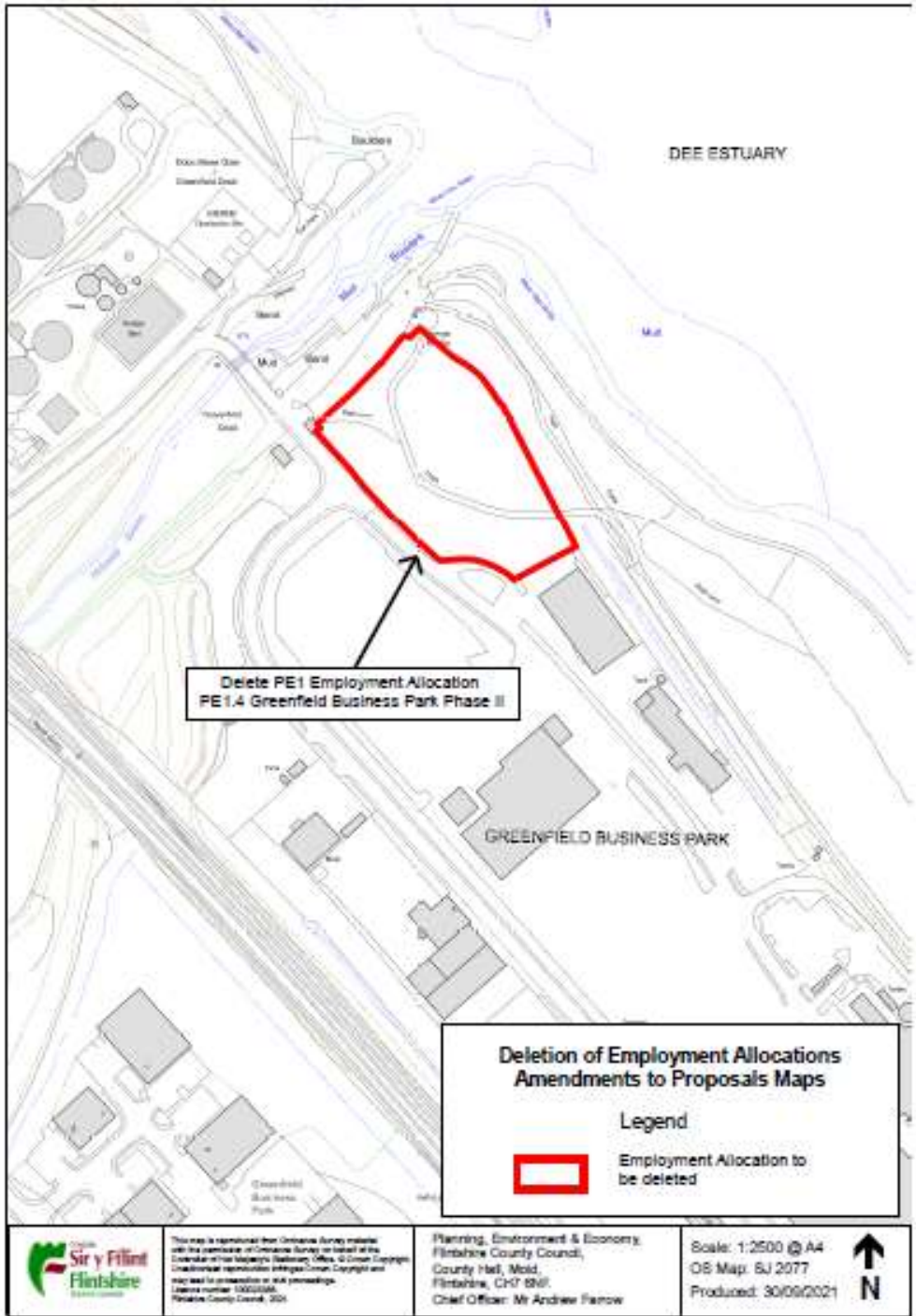


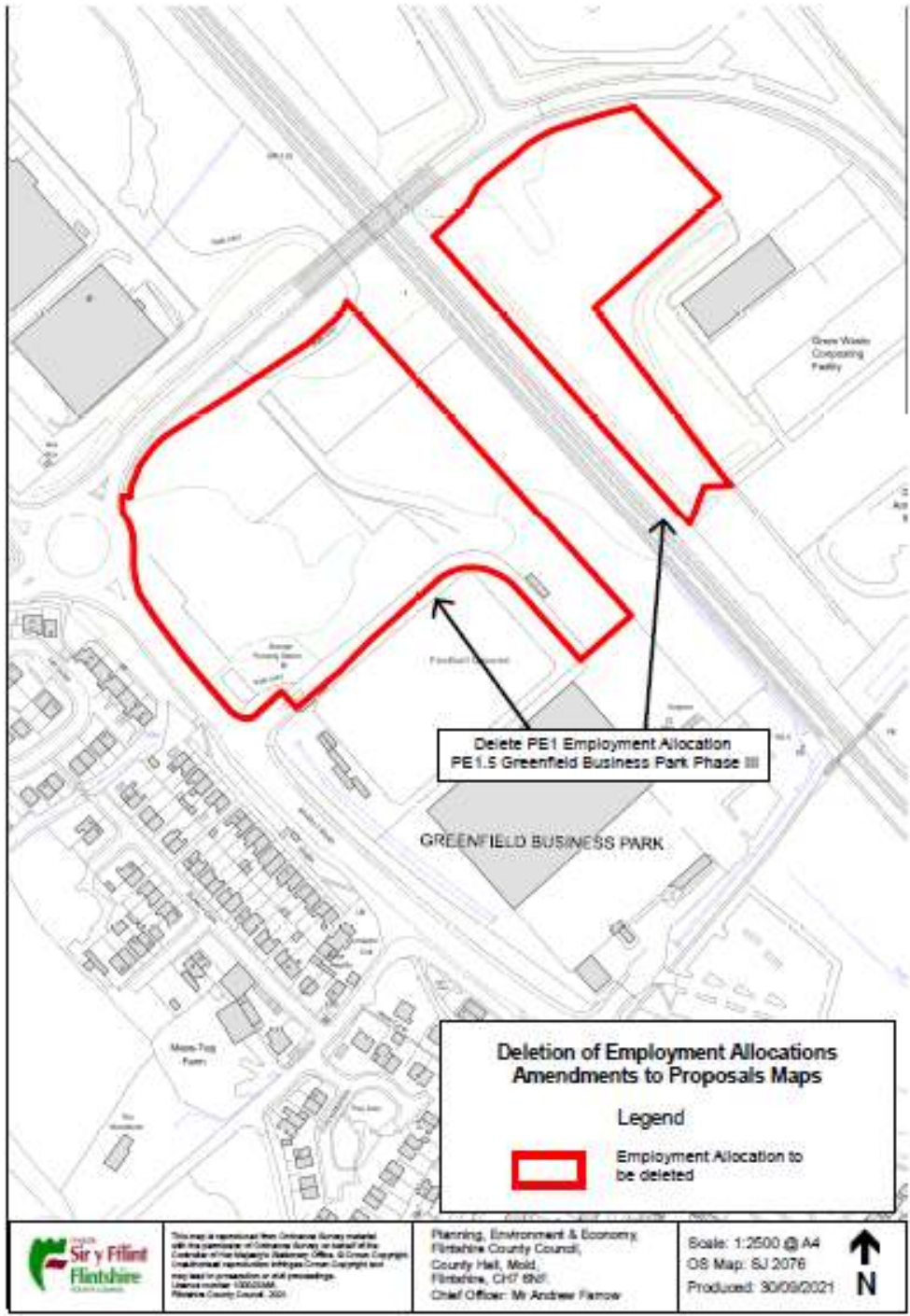
Welsh Government TR111 Extent of Safeguarding Route Request – Policy PC10.1

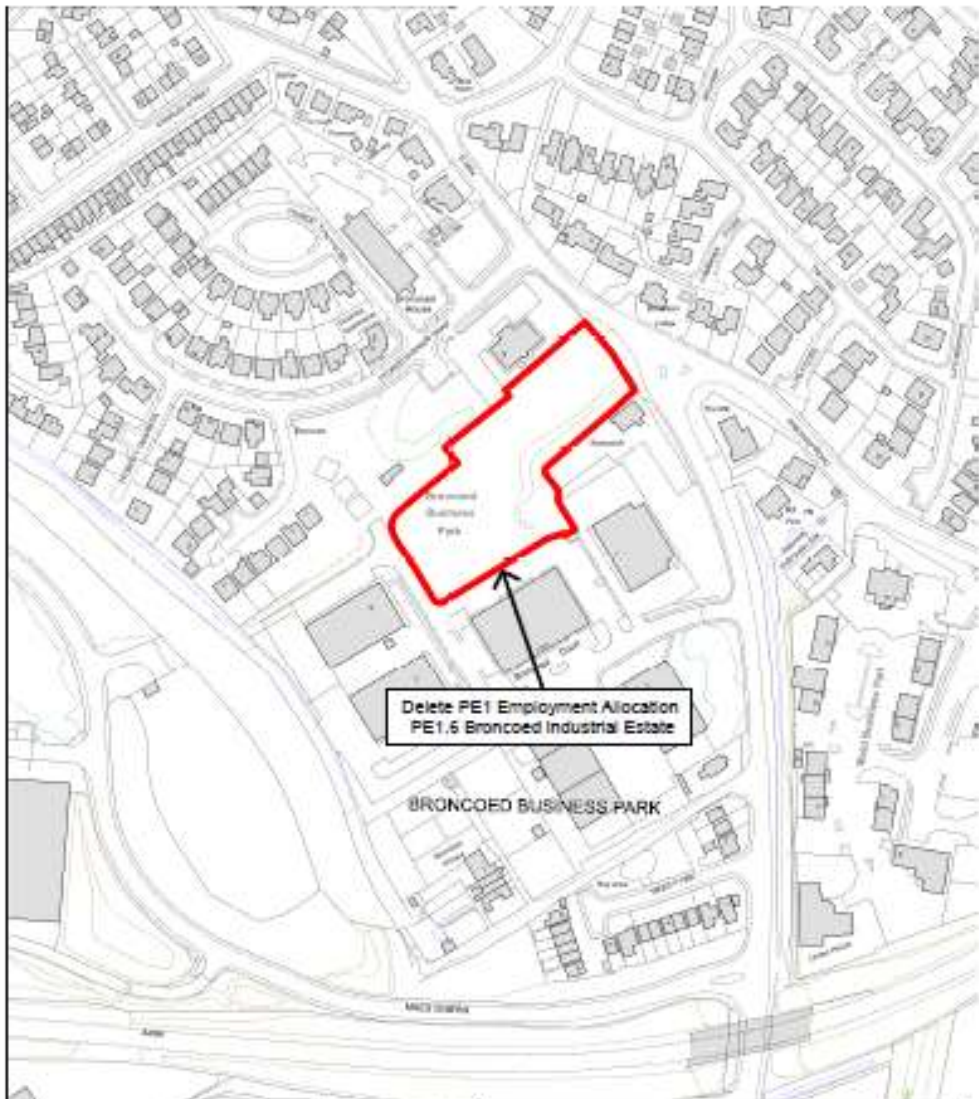


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Delete PE1 Employment Allocation
PE1.6 Broncoed Industrial Estate

BRONCOED BUSINESS PARK

**Deletion of Employment Allocations
Amendments to Proposals Maps**

Legend

 Employment Allocation to be deleted

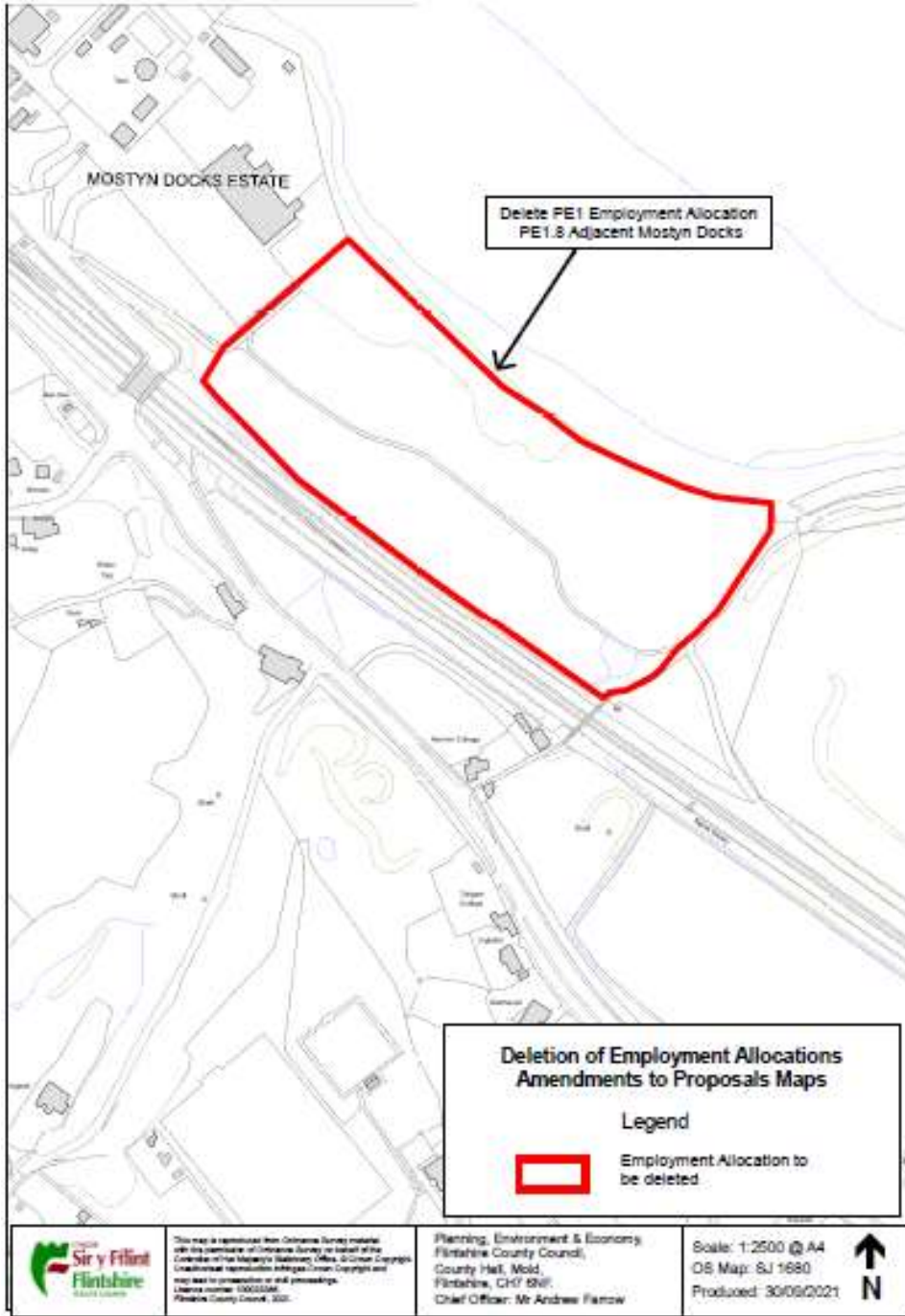


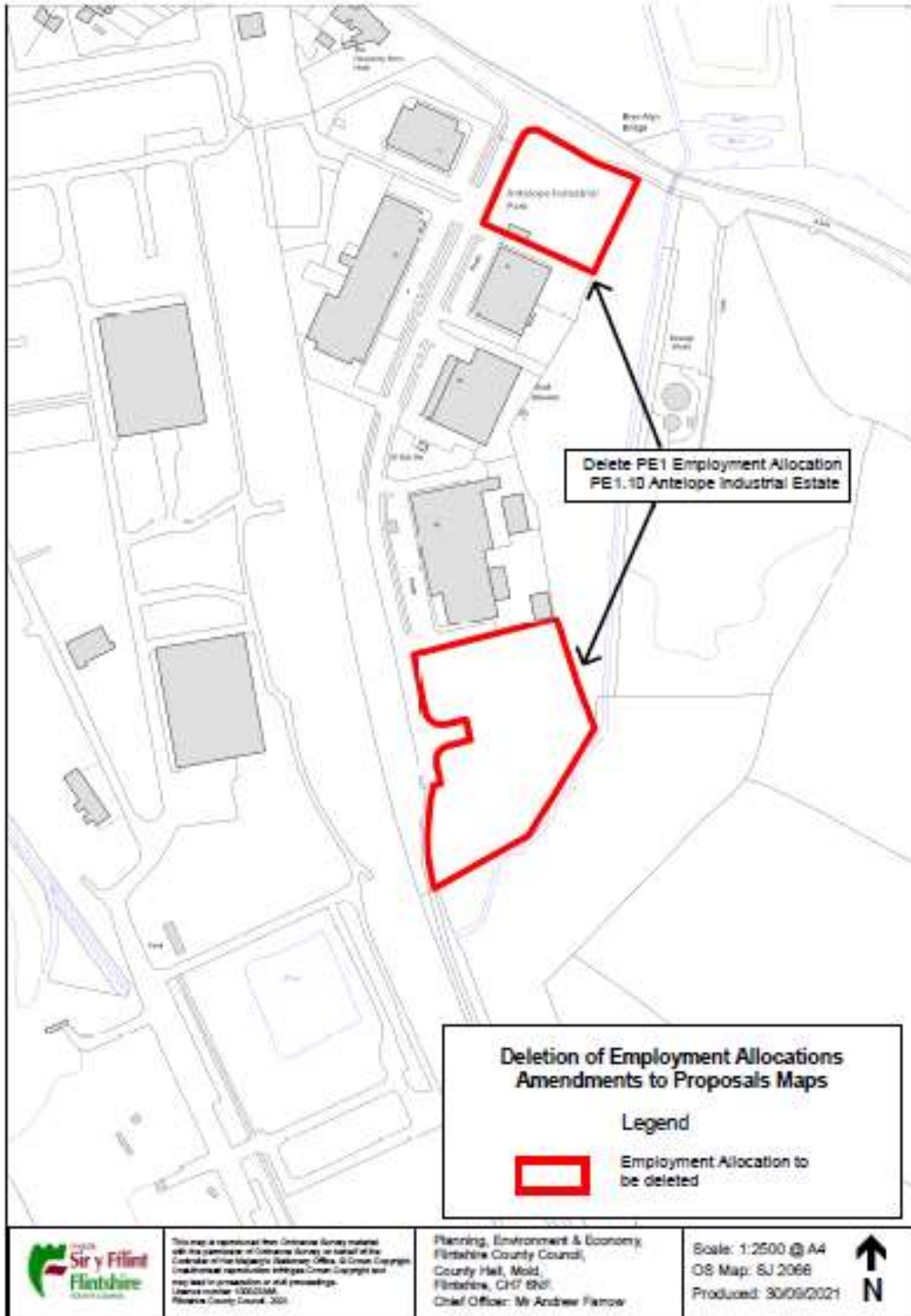
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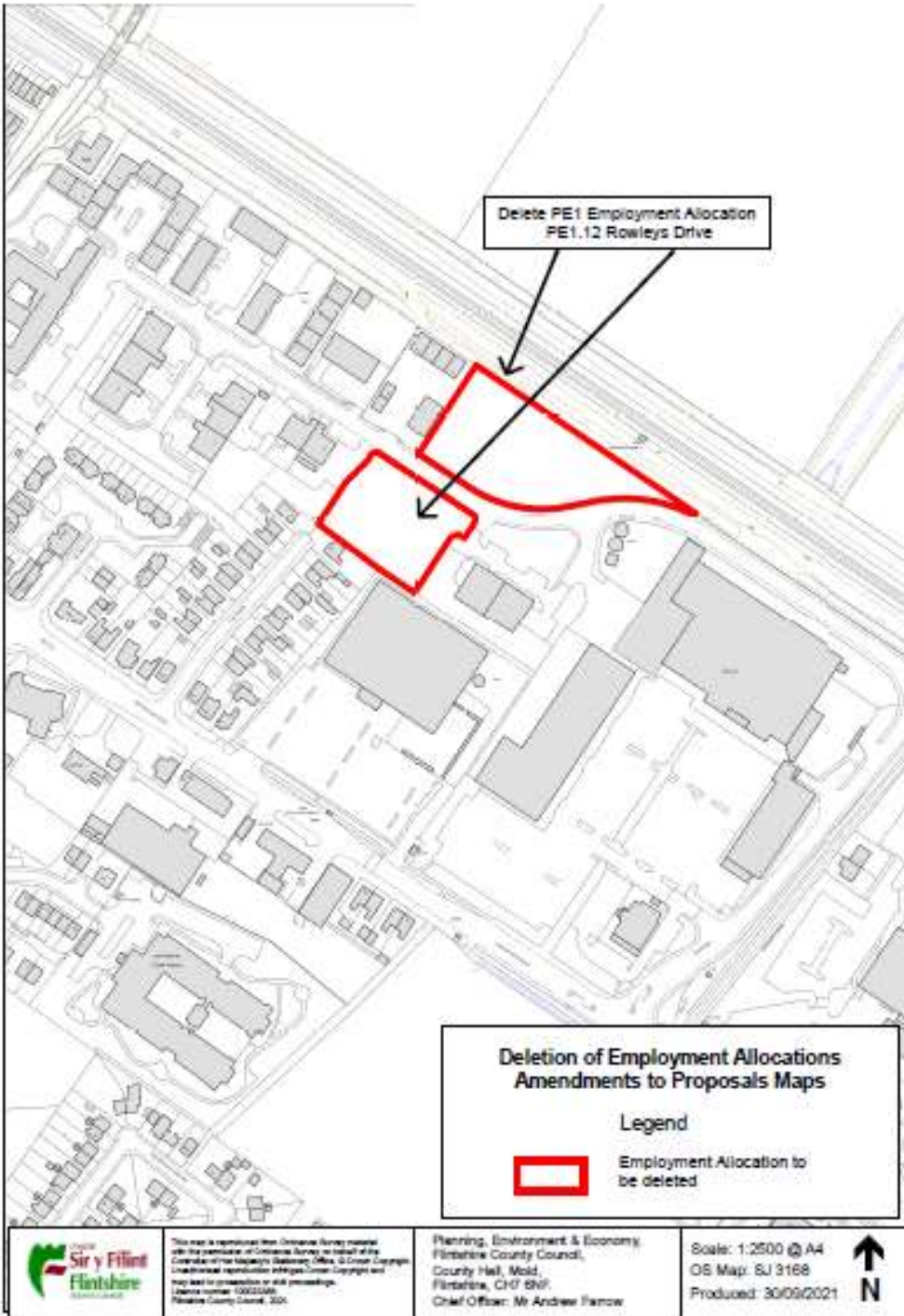
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Flintshire County Council,
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Chief Officer: Mr Andrew Parrow

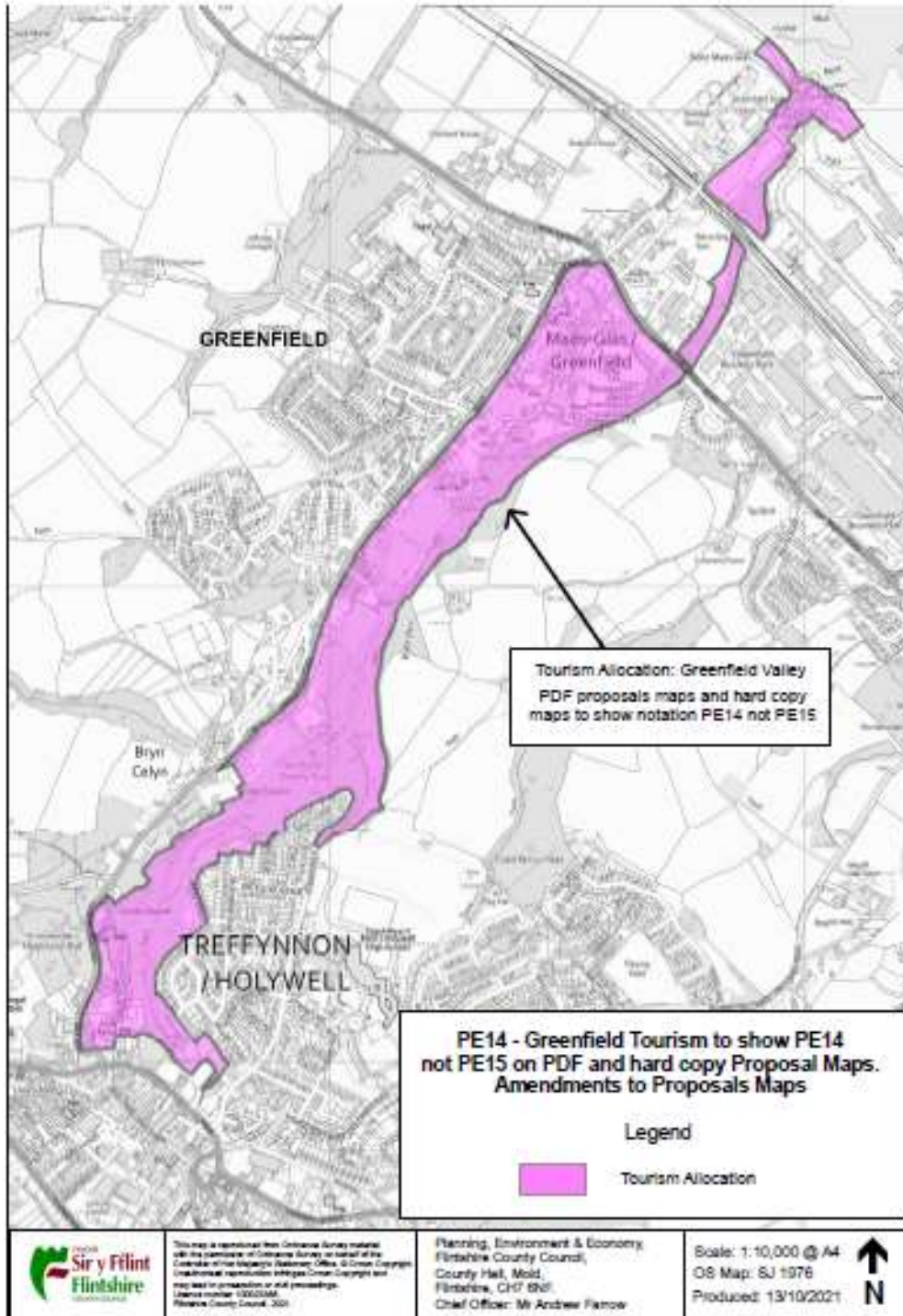
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Produced: 30/09/2021











Tourism Allocation: Greenfield Valley
 PDF proposals maps and hard copy
 maps to show notation PE14 not PE15

**PE14 - Greenfield Tourism to show PE14
 not PE15 on PDF and hard copy Proposal Maps.
 Amendments to Proposals Maps**

Legend

Tourism Allocation

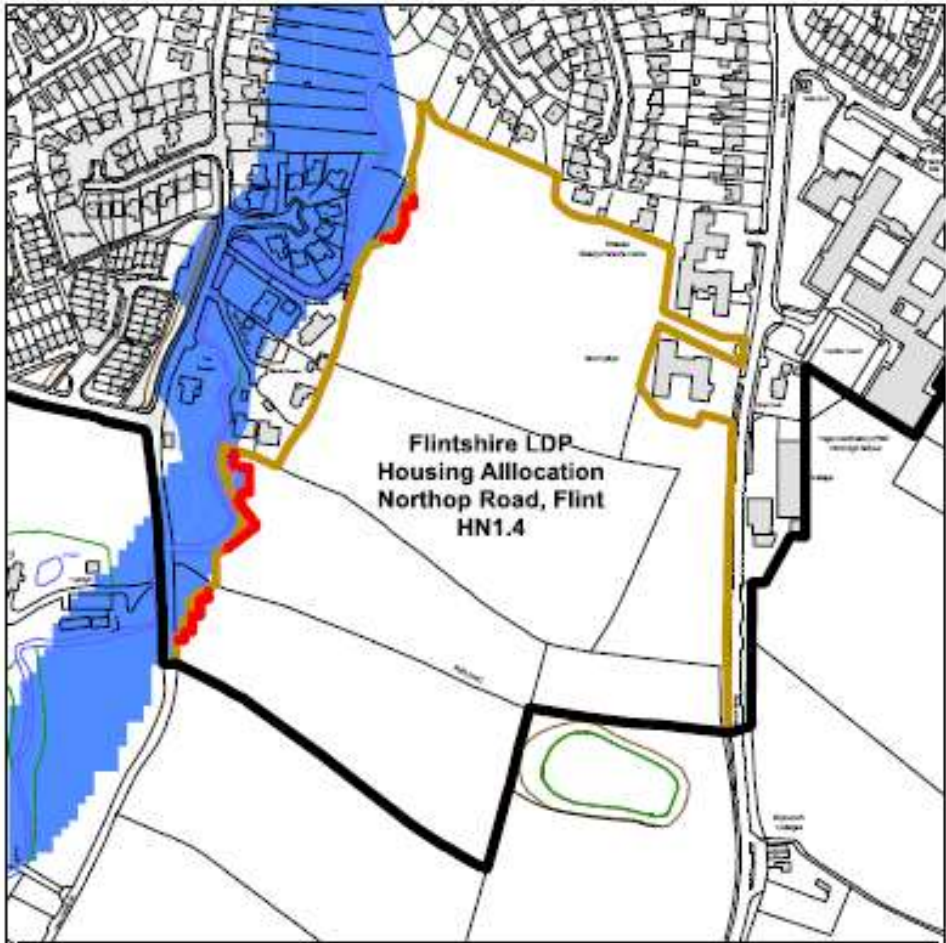


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Planning, Environment & Economy
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 Flintshire, CH7 6NF
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 OS Map: SJ 1076
 Produced: 13/10/2021





**Boundary alteration to LDP Housing Allocation
HN1.4 (Northop Road, Flint) due to correction
of adjacent TAN15 C2 Flood risk extent**

Legend

- | | |
|---|---|
| <p> Correction to Housing Allocation boundary to follow corrected TAN 15 C2 Flood risk extent</p> <p> Correct extent of TAN 15 Flood risk Zone C2</p> | <p> Current LDP Housing Allocation extent</p> <p> LDP Settlement boundary</p> |
|---|---|

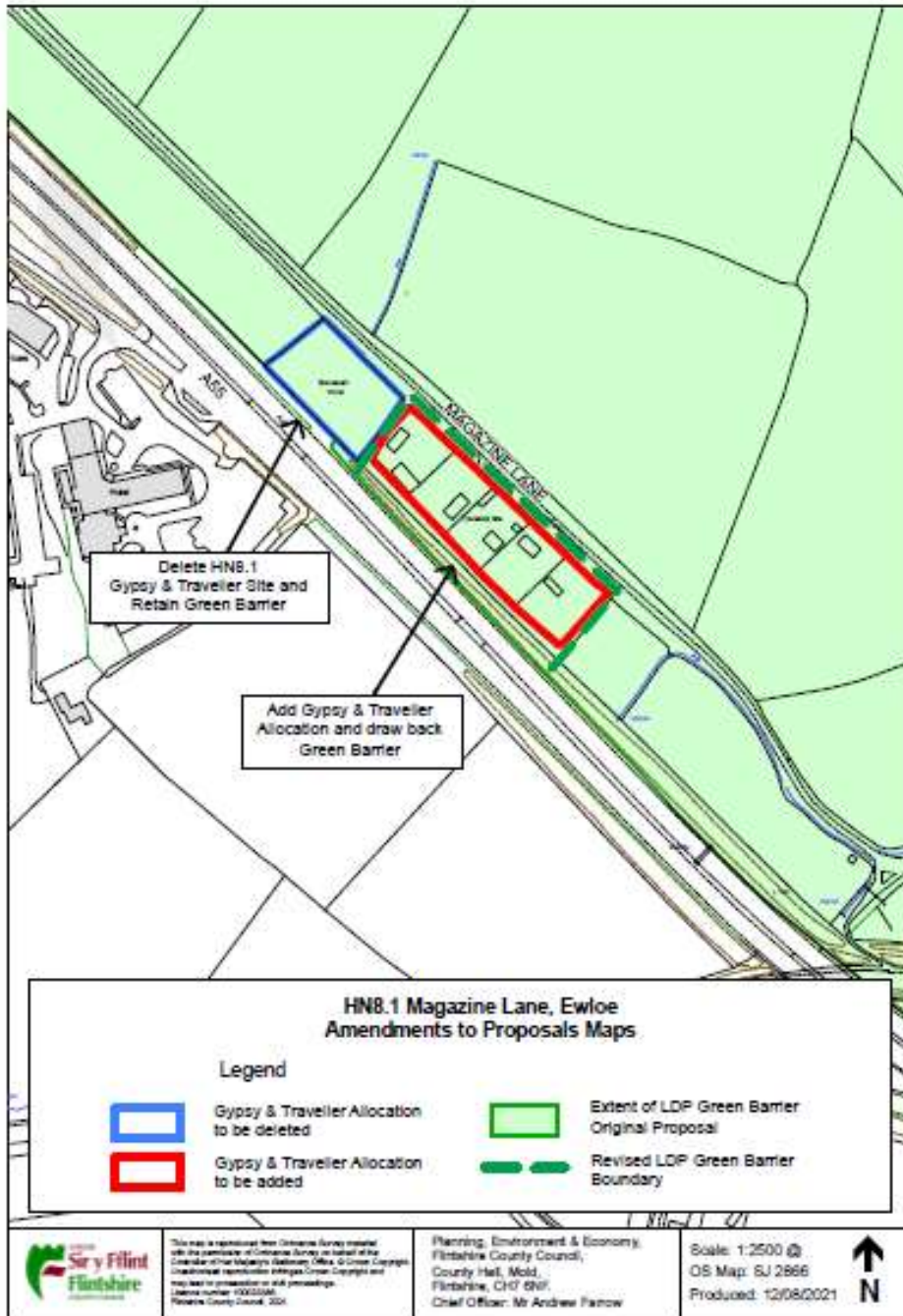


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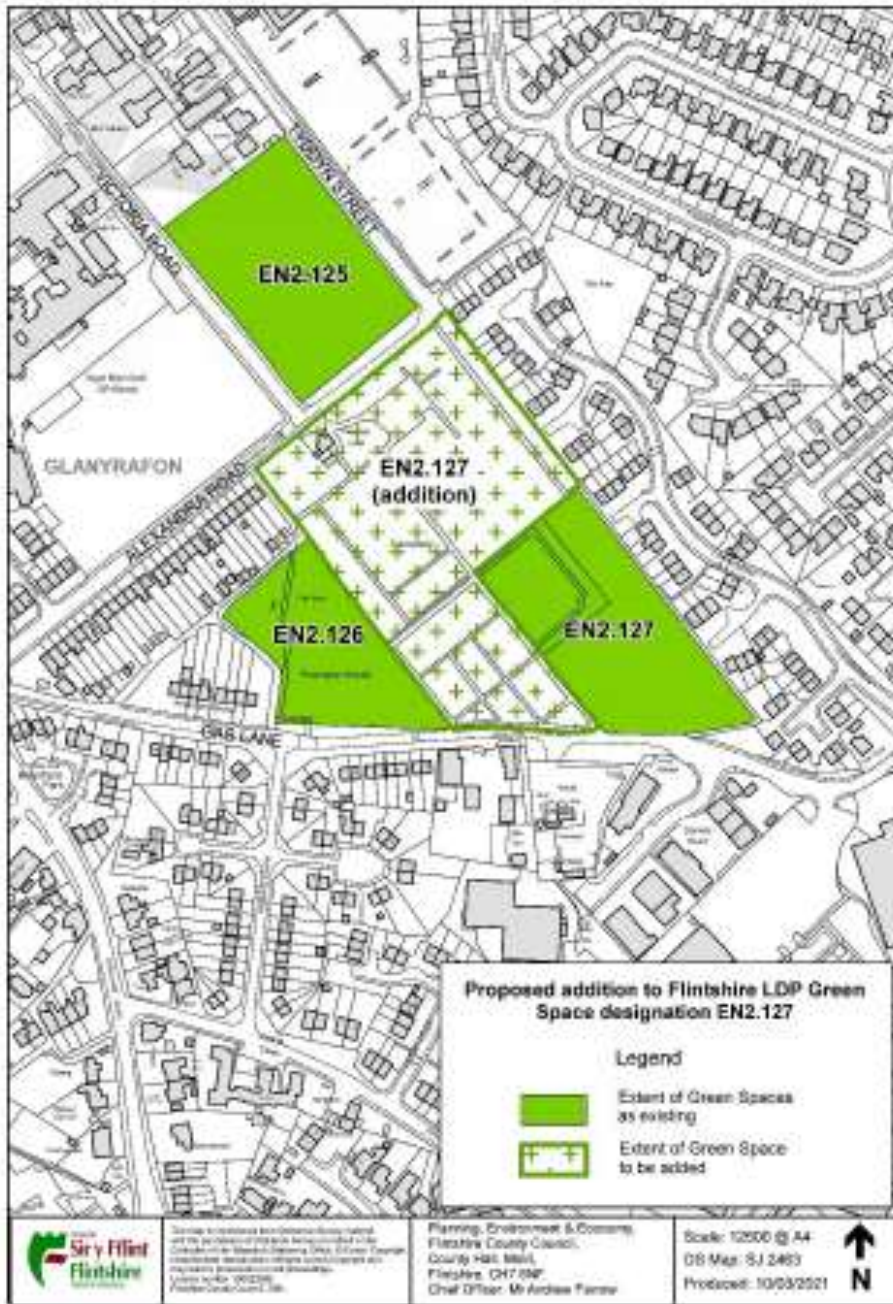
Planning, Environment & Economy,
Flintshire County Council,
County Hall, Mold,
Flintshire, CH7 9NP.
Chief Officer: Mr Andrew Farrow

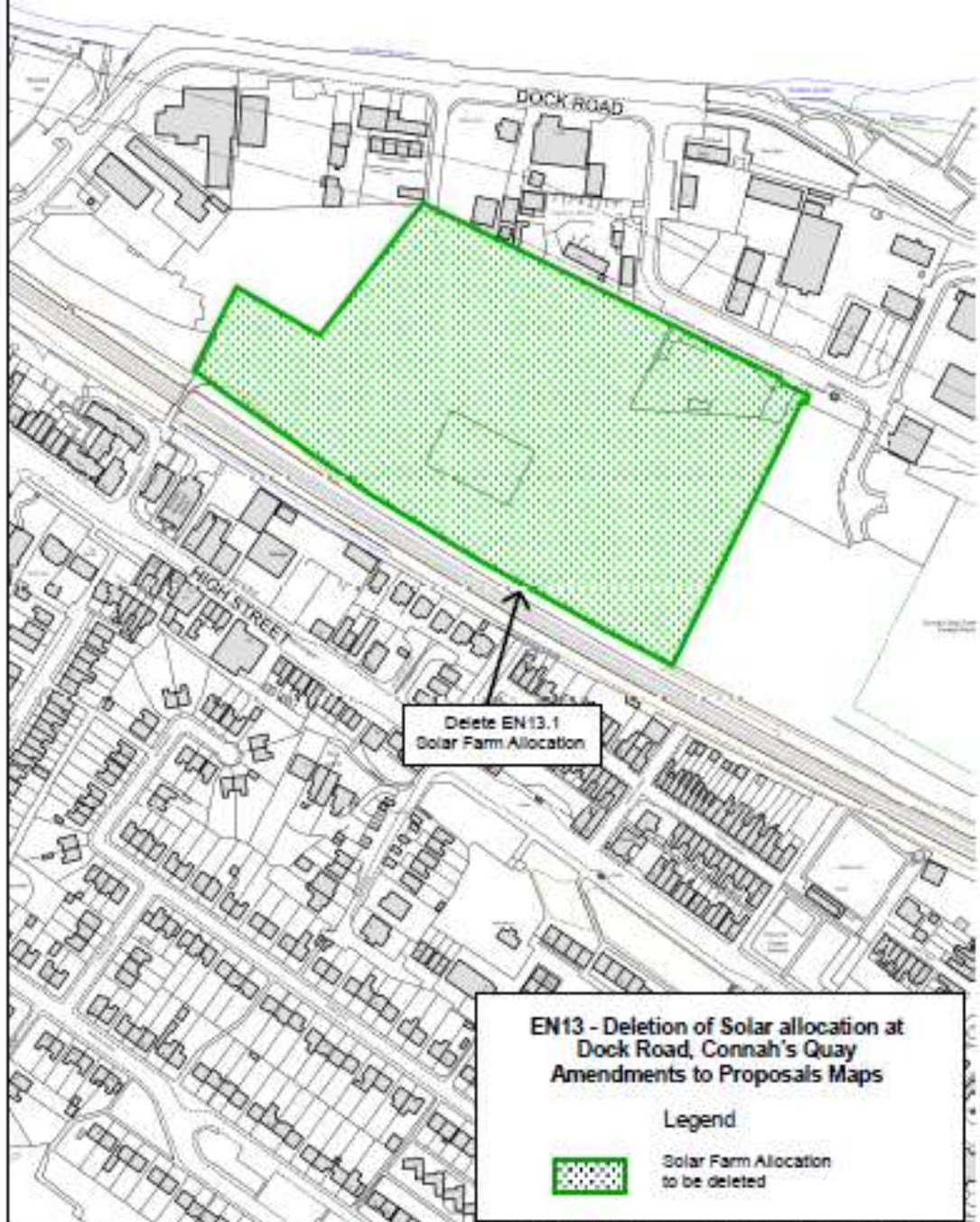
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OS Map SJ 2966
Produced: 19/09/2016












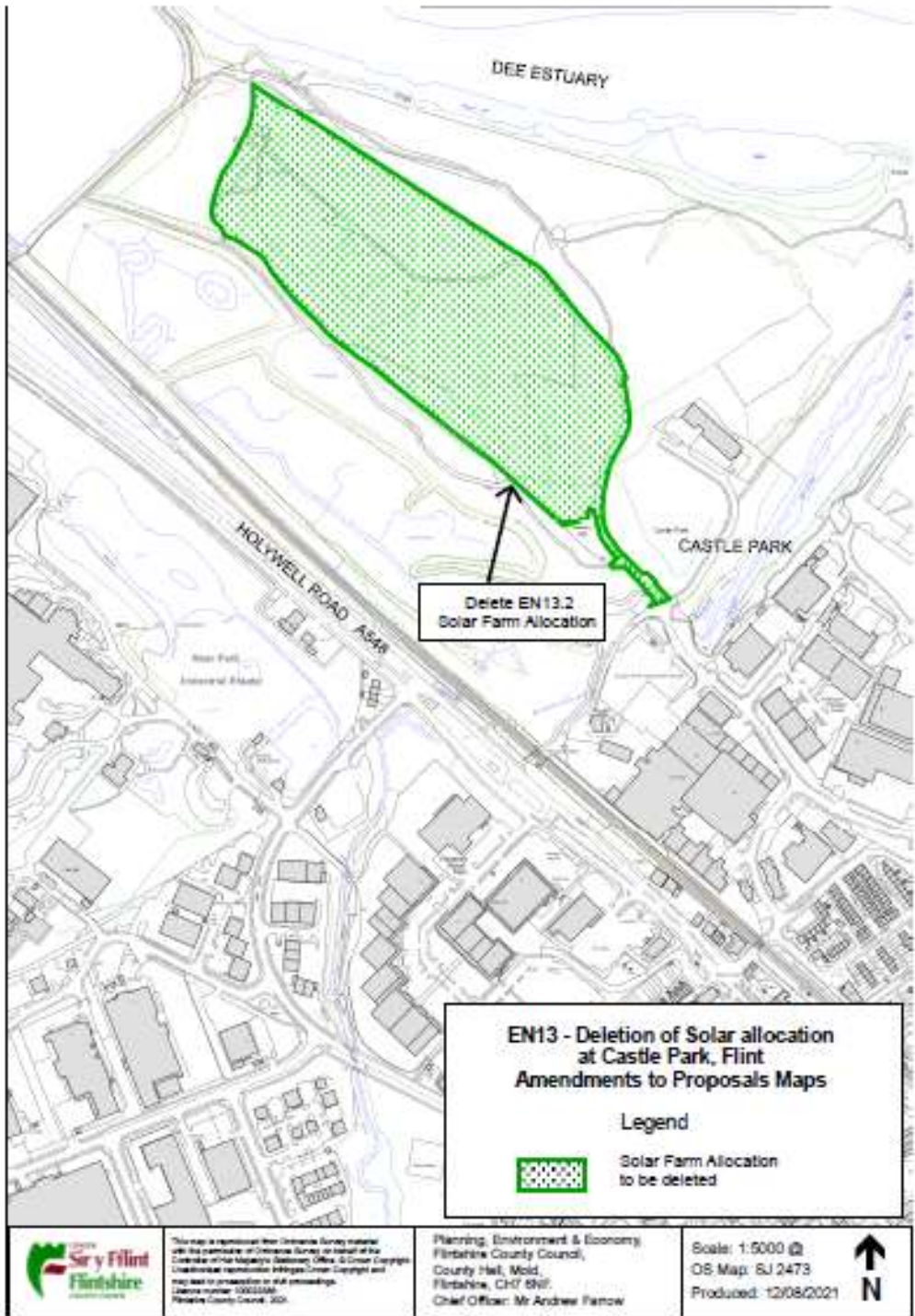


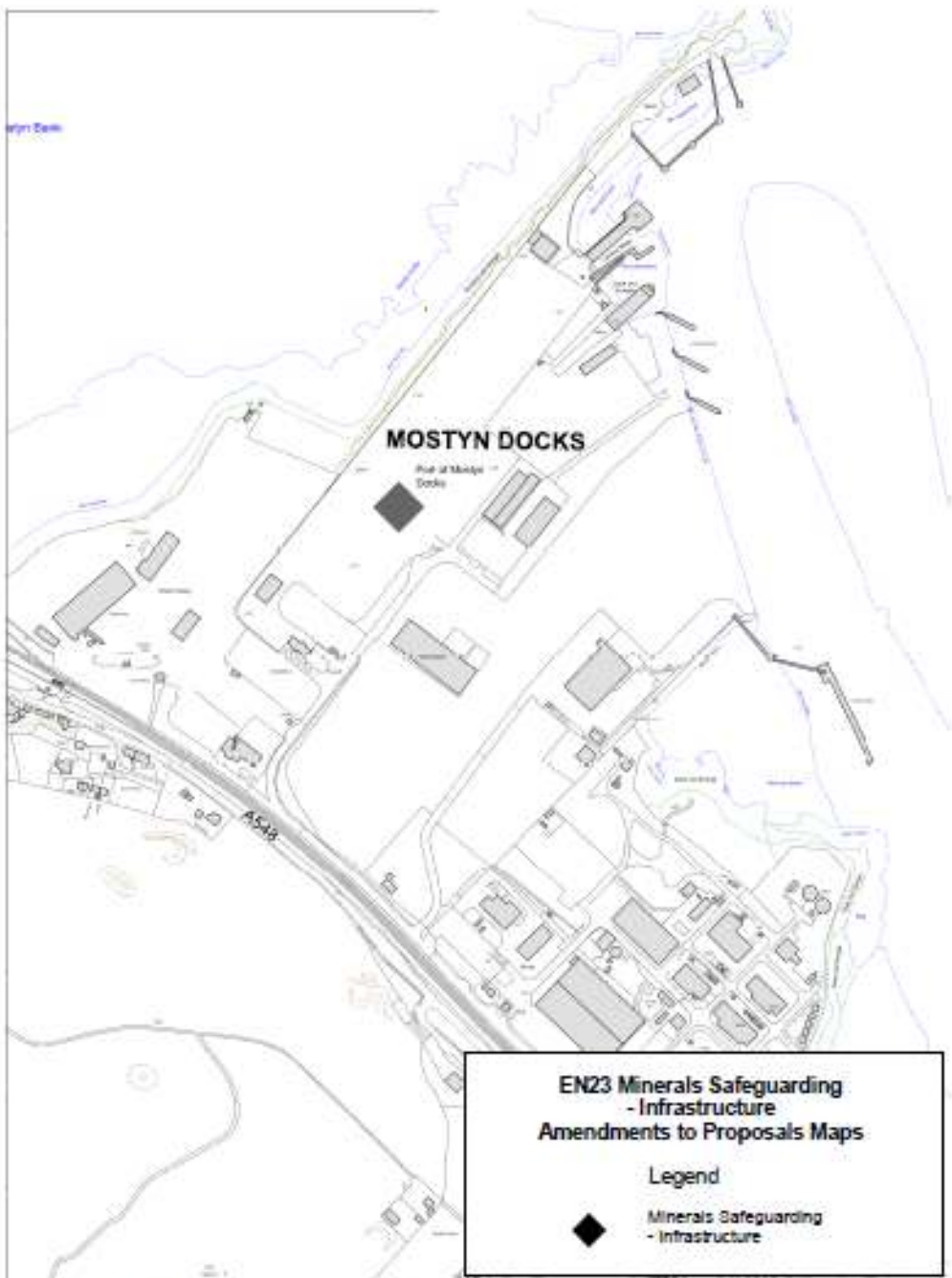
EN13 - Deletion of Solar allocation at Dock Road, Connah's Quay
Amendments to Proposals Maps

Legend

 Solar Farm Allocation to be deleted

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**EN23 Minerals Safeguarding
- Infrastructure
Amendments to Proposals Maps**

Legend

 Minerals Safeguarding
- Infrastructure

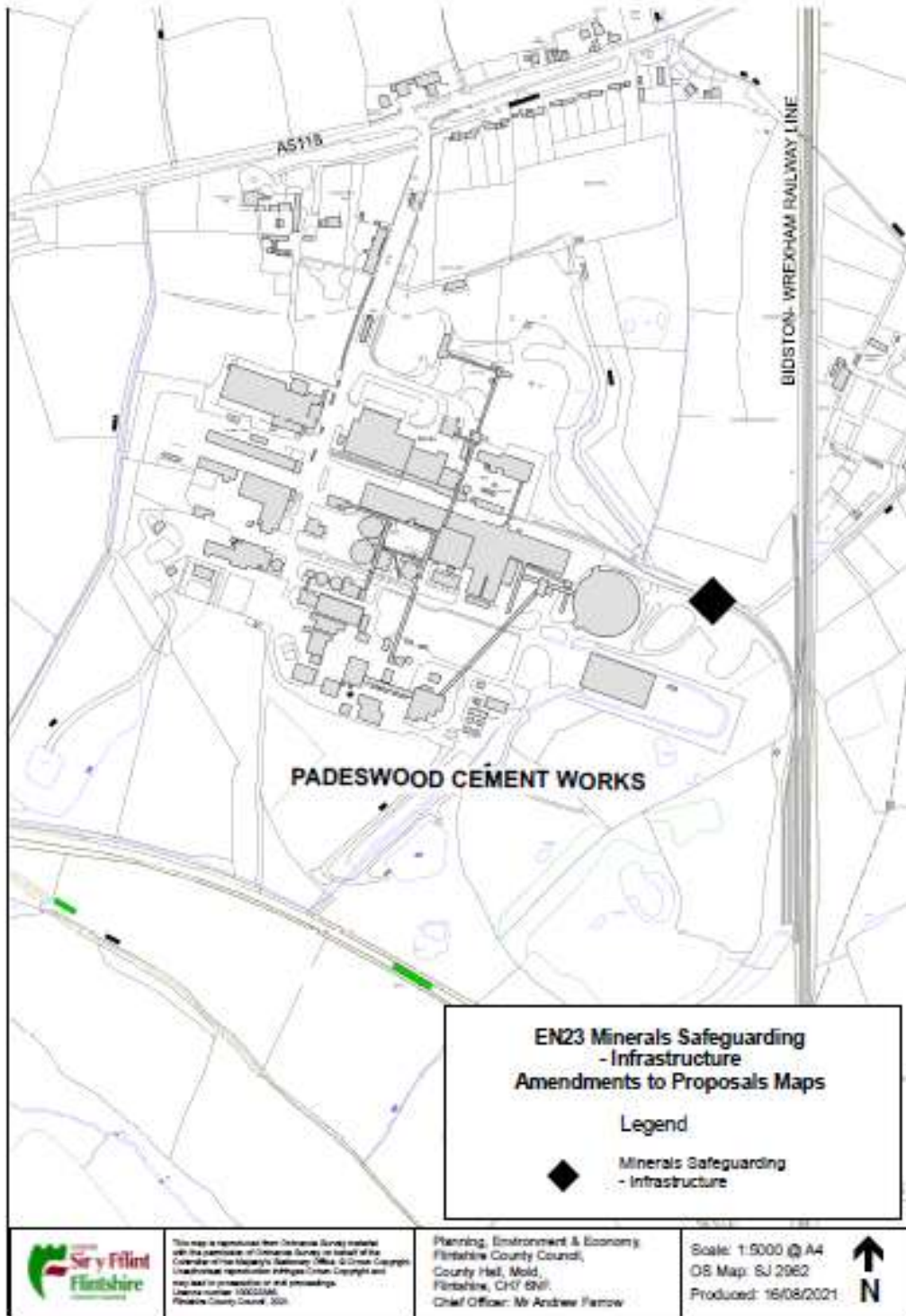


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Chief Officer: Mr Andrew Farrow


Scale: 1:5000 @
OS Map: SJ 1581
Produced: 12/08/2021





**EN23 Minerals Safeguarding
- Infrastructure
Amendments to Proposals Maps**

Legend

-  Minerals Safeguarding
- Infrastructure

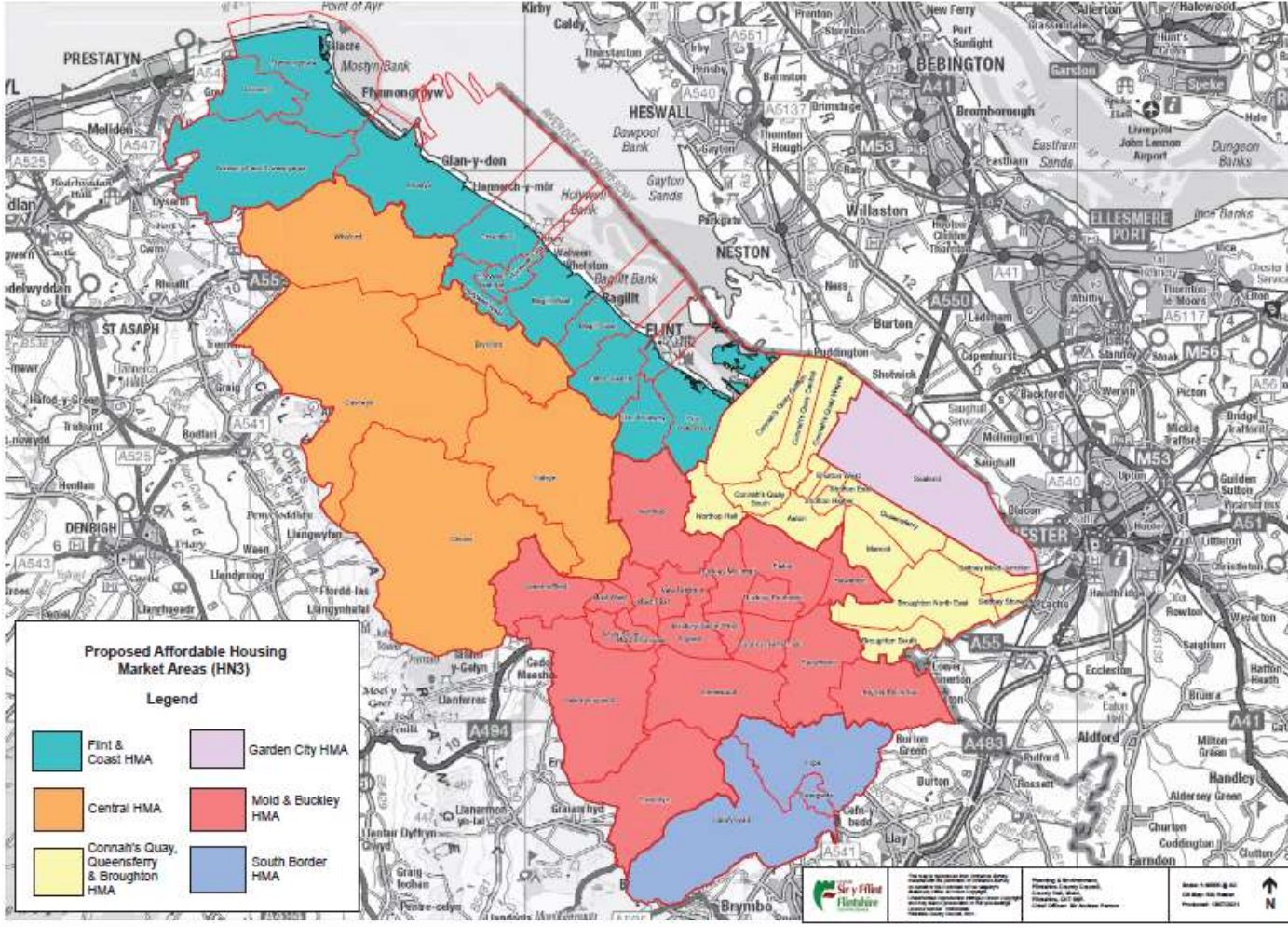


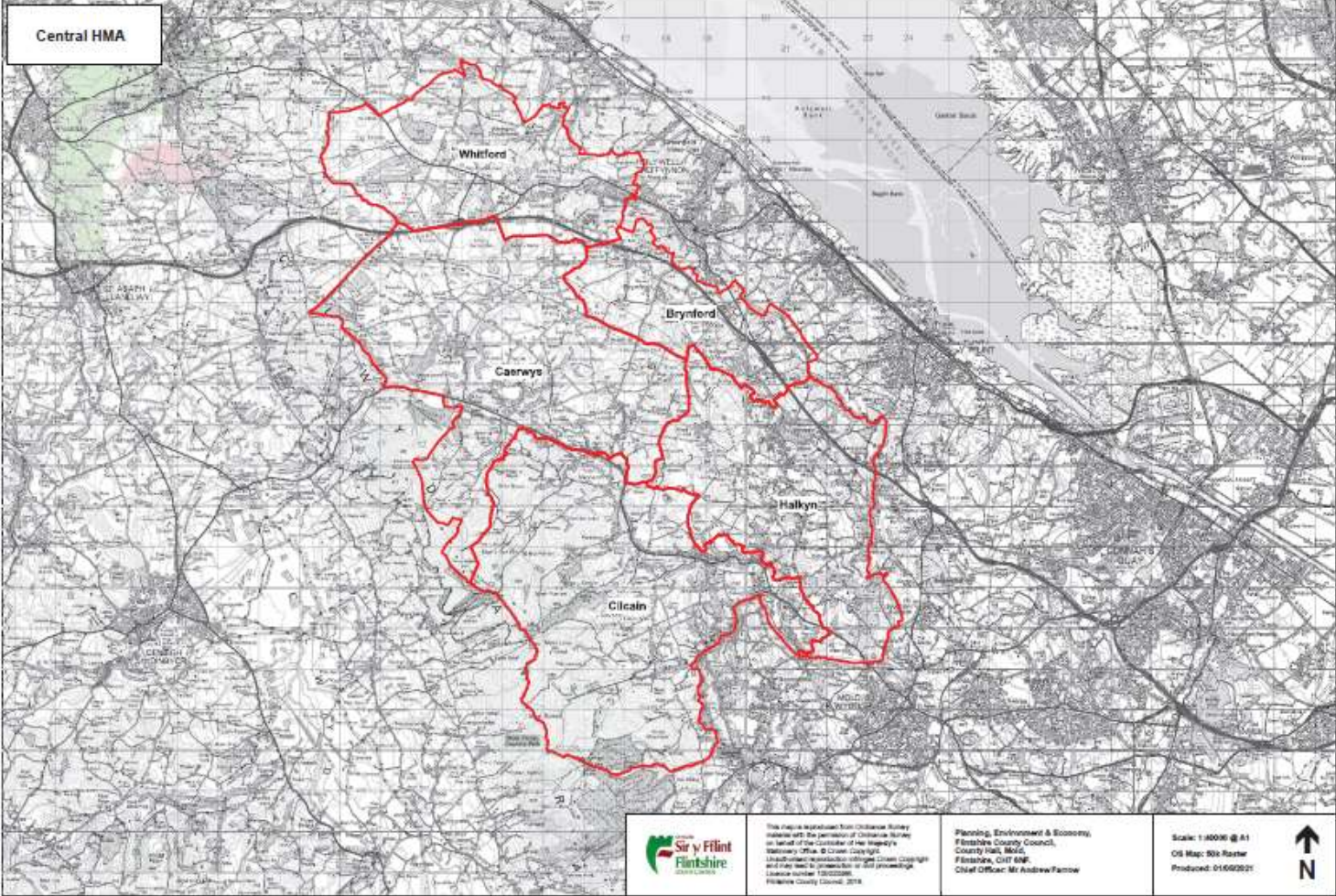
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Flintshire County Council,
County Hall, Mold,
Flintshire, CH7 6NF.
Chief Officer: Mr Andrew Farrow

Scale: 1:5000 @ A4
OS Map: SJ 2962
Produced: 16/08/2021







Central HMA

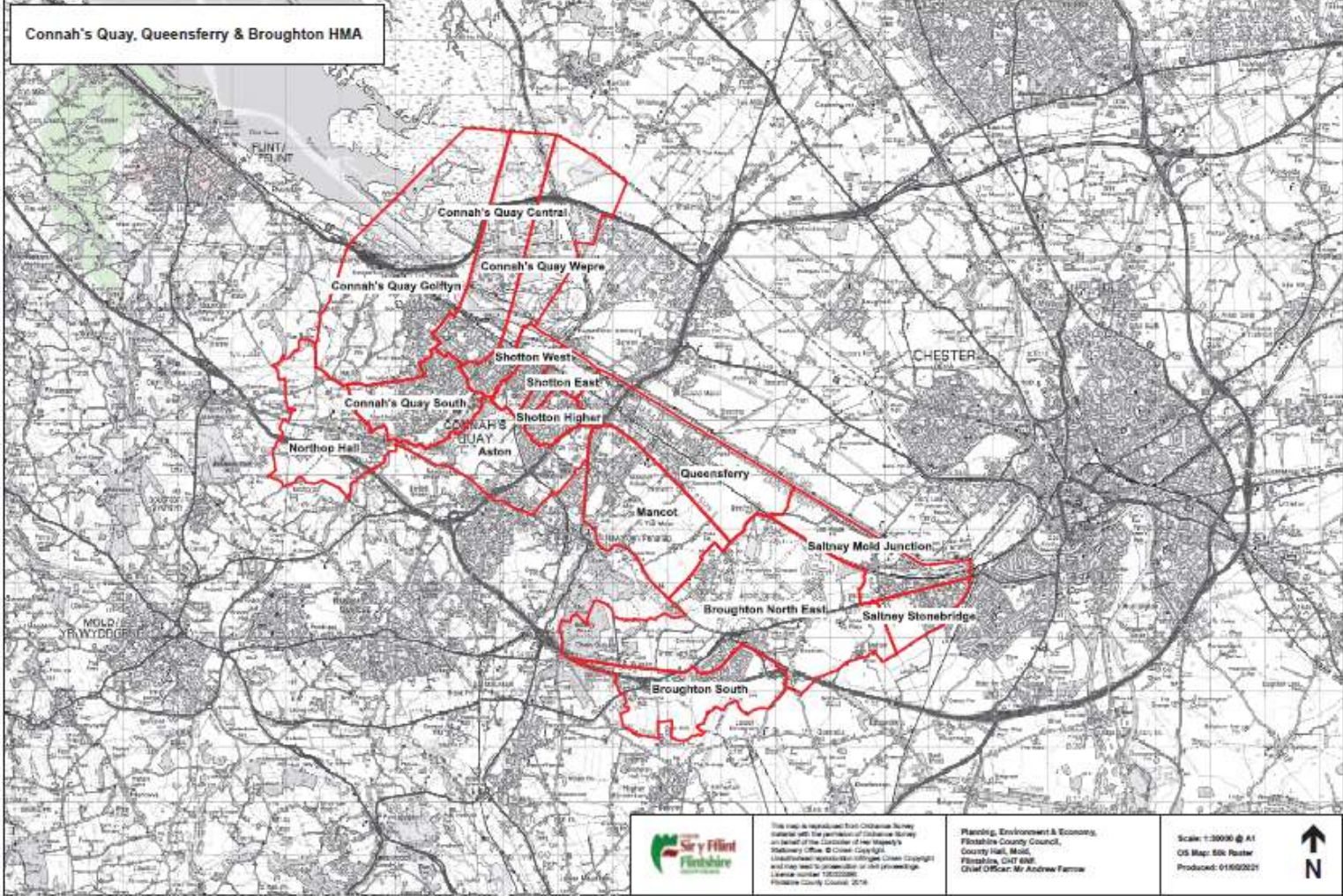


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Planning, Environment & Economy,
 Flintshire County Council,
 County Hall, Bangor,
 Flintshire, CH7 6NQ.
 Chief Officer: Mr Andrew Farrow

Scale: 1:4000 @ A1
 OS Map: 500 Romer
 Produced: 01/09/2021



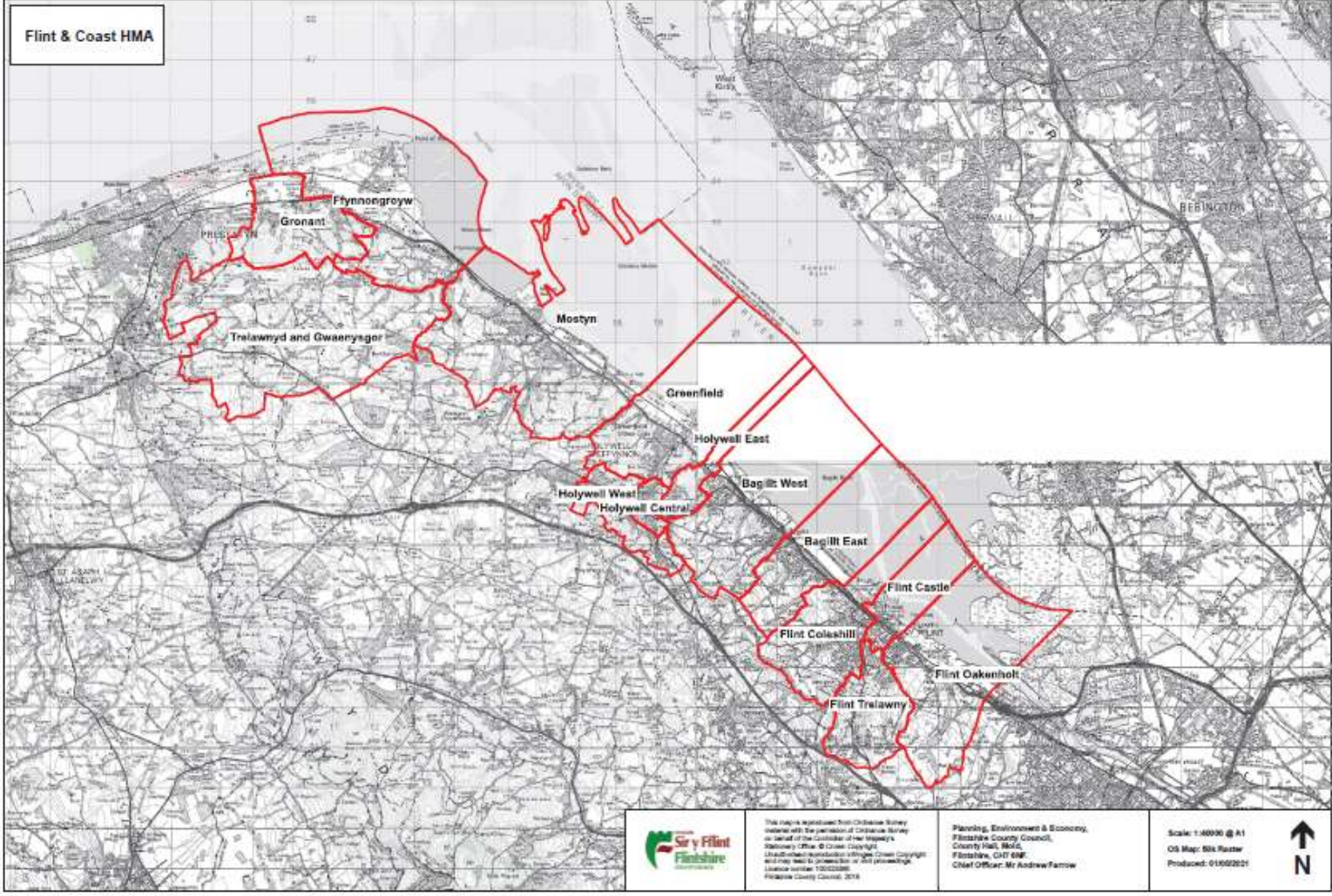


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 Flintshire County Council,
 County Hall, Mold,
 Flintshire, CH7 6NE.
 Chief Officer: Mr Andrew Farrow

Scale: 1:30000 @ A1
 OS Map: 66K Raster
 Produced: 01/09/2021



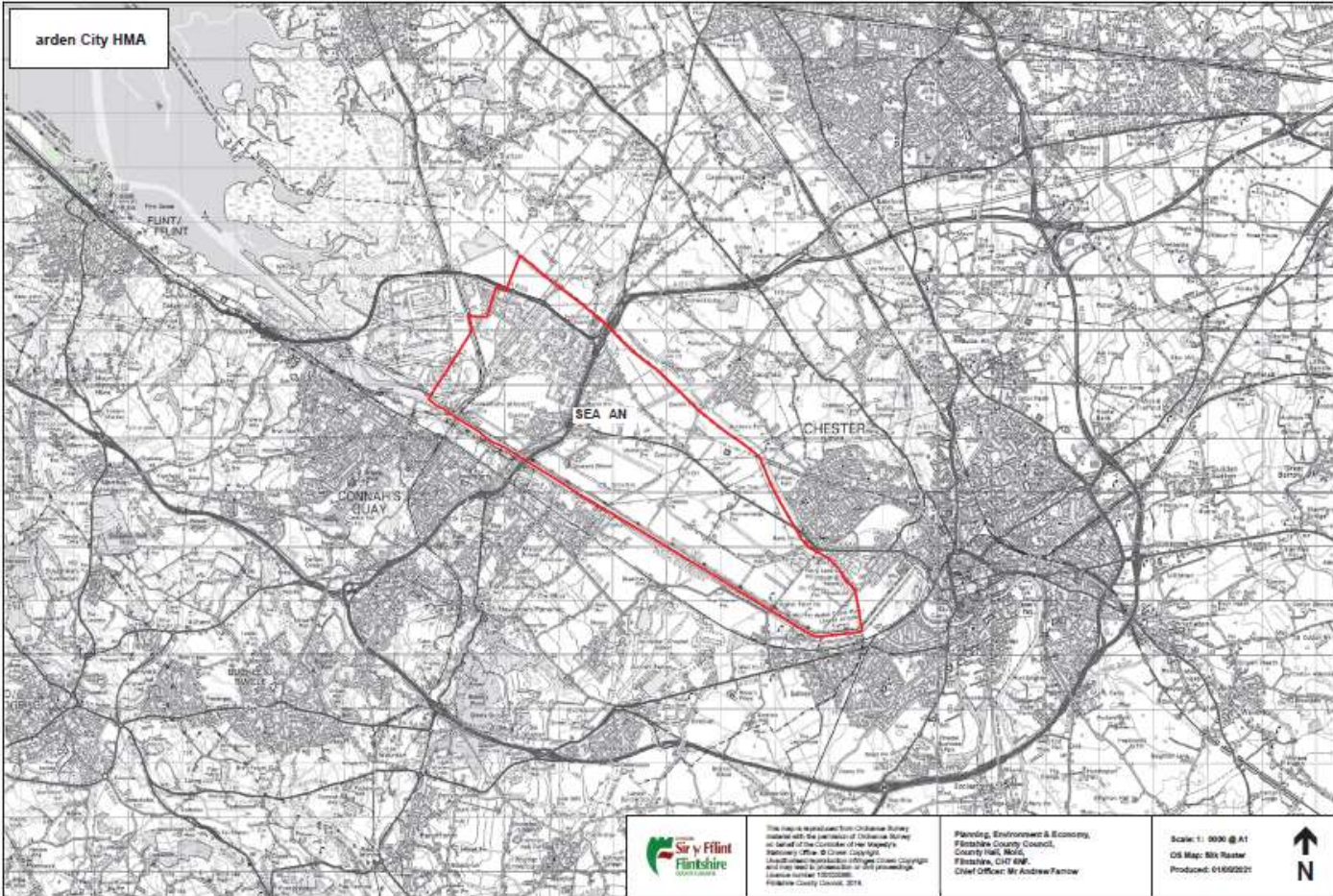


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Flintshire, CH7 6NF.
Chief Officer: Mr Andrew Farrow

Scale: 1:60000 @ A1
OS Map: 804 Raster
Produced: 01/02/2021





arden City HMA

SEA FORTH

CHESTER

CONNAH'S QUAY

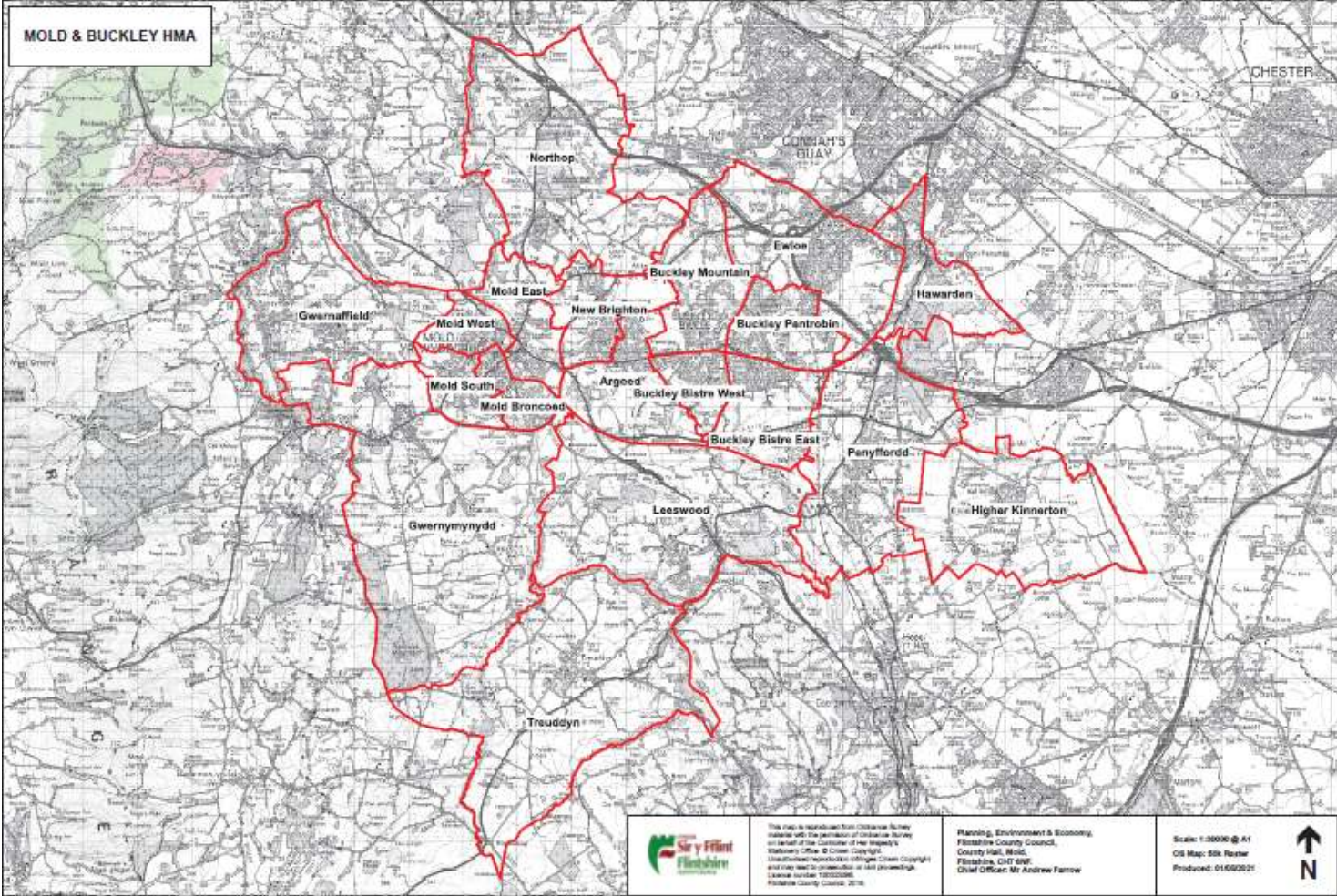


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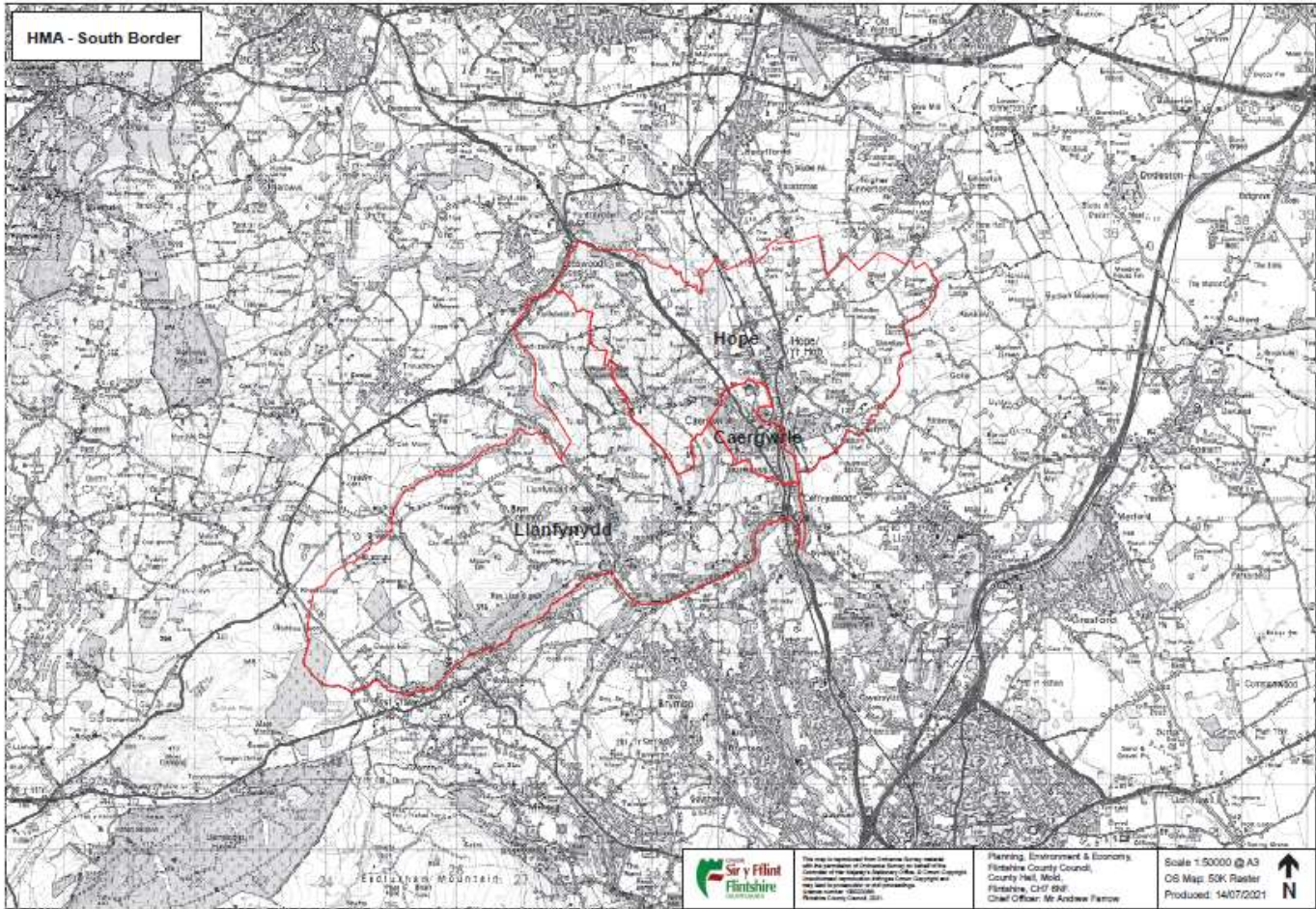
Planning, Environment & Economy,
Flintshire County Council,
County Hall, North,
Flintshire, CH7 9NF.
Chief Officer: Mr Andrew Farnor

Scale: 1: 9000 @ A1
OS Map: Nix Master
Produced: 01/06/2021





HMA - South Border



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County Hall, Mold,
Flintshire, CH7 9BQ
Chief Officer: Mr Andrew Farrow

Scale 1:50000 @ A3
OS Map 50K Raster
Produced: 14/07/2021





Key - Illustrative Land Use

- 

Employment Area 1
 Plots A, B, C & D - Industrial and distribution uses covered by planning classifications. Covered by planning classifications B2 and B8.
- 

Roadside Development
 Plots H1-H6 - Up to 125 properties comprising 2, 3 and 4 bedroom houses.
- 


District Centre
 Plots O1 & O2 - Public house, hotel, food, small shops, cafe and doctors surgery. Covered by planning classifications A1, A2, A3, B1, C1, D1 and D2.
- 

Employment Area 2
 Plot O3 - Car showrooms, petrol filling station, bike counters & small industrial units. Covered by planning classifications B1, B2, B8, D1, D2 & sui generis.

NOTE: All drawings to be read in conjunction with the Design Statement



ILLUSTRATIVE LAND USE MASTERPLAN

	
	Project Title: [Illegible]
	Client: [Illegible]
	Address: [Illegible]
Date: [Illegible]	Scale: [Illegible]
Author: [Illegible]	Check: [Illegible]
Drawn: [Illegible]	Reviewed: [Illegible]
Approved: [Illegible]	Final: [Illegible]