

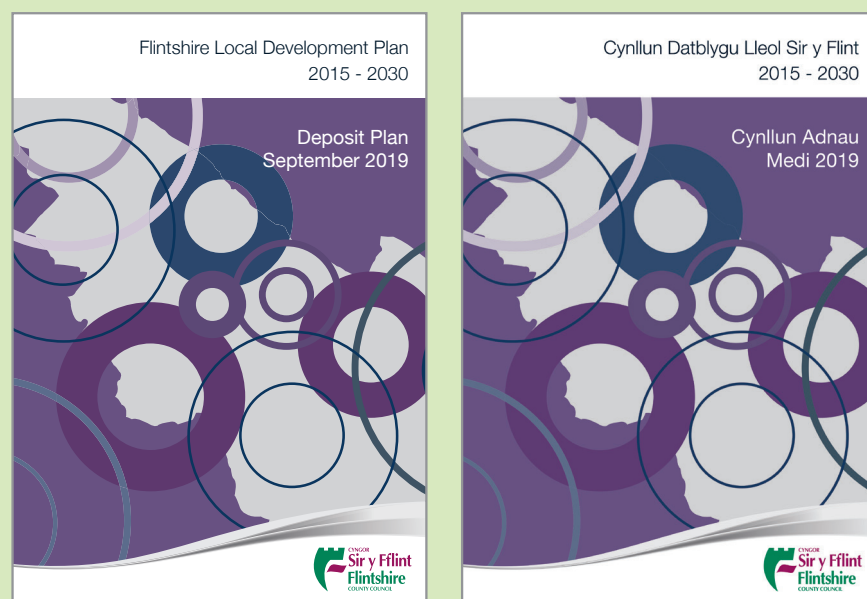
Flintshire Local Development Plan Consultation



The Council has prepared a plan about how Flintshire should grow and be developed up to 2030. In line with the plan's strategy, the aim is to facilitate the creation of thousands of new jobs and also to provide 7,950 new homes. The plan also sets out where new development will take place as well as planning policies that provide guidance and control on a range of relevant issues. This is your opportunity to consider the soundness of the Council's plan, and make formal representations.

What is the LDP?

- It is the Council's proposed land use plan covering the period from 2015 to 2030
- It will be used to guide and manage development
- It provides certainty of what will happen, where and when
- It provides a framework to determine planning applications



Purpose of public consultation

- It is important to allow the public and stakeholders to see the plan in context of its evidence base and make representations
- The key is to consider if the plan is sound in terms of Welsh Government guidance on the 3 'tests of soundness' i.e.:
 1. **Does the plan fit?** (i.e. Is it clear that the LDP is consistent with other plans?)
 2. **Is the plan appropriate?** (i.e. is the plan appropriate for the area in the light of the evidence?)
 3. **Will the plan deliver?** (i.e. is it likely to be effective in ensuring that new housing developments are built?)
- Representations can either support all or specific parts of the plan or object to it. If objecting, consideration needs to be given to say why the plan is not sound, and how should it change
- All representations made will first be considered by the Council before being submitted to Welsh Government who will appoint an independent Planning Inspector who will carry out a formal Examination of the plan's soundness.

Ymgynghoriad ar Gynllun Datblygu Lleol Sir y Fflint i'w Archwilio gan y Cyhoedd



Mae'r Cyngor wedi paratoi cynllun yngl n â sut y dylai Sir y Fflint dyfu a chael ei datblygu hyd at 2030. Yn unol â strategaeth y cynllun, y nod yw hwyluso creu miloedd o swyddi newydd a hefyd i ddarparu 7,950 o gartrefi newydd. Mae'r cynllun hefyd yn amlinellu ym mhle bydd datblygiadau newydd yn digwydd yn ogystal â pholisiau cynllunio sy'n darparu arweiniad a rheolaeth ar ystod o faterion perthnasol. Dyma eich cyfle i ystyried pa mor gadarn yw cynllun y Cyngor, a gwneud sylwadau ffurfiol.

Beth yw'r CDLI?

- Dyma gynllun defnydd tir arfaethedig y Cyngor ar gyfer y cyfnod rhwng 2015 a 2030
- Bydd yn cael ei ddefnyddio i arwain a rheoli datblygiadau
- Mae'n rhoi sicrwydd o'r hyn a fydd yn digwydd, ble a phryd
- Mae'n darparu fframwaith i bennu ceisiadau cynllunio

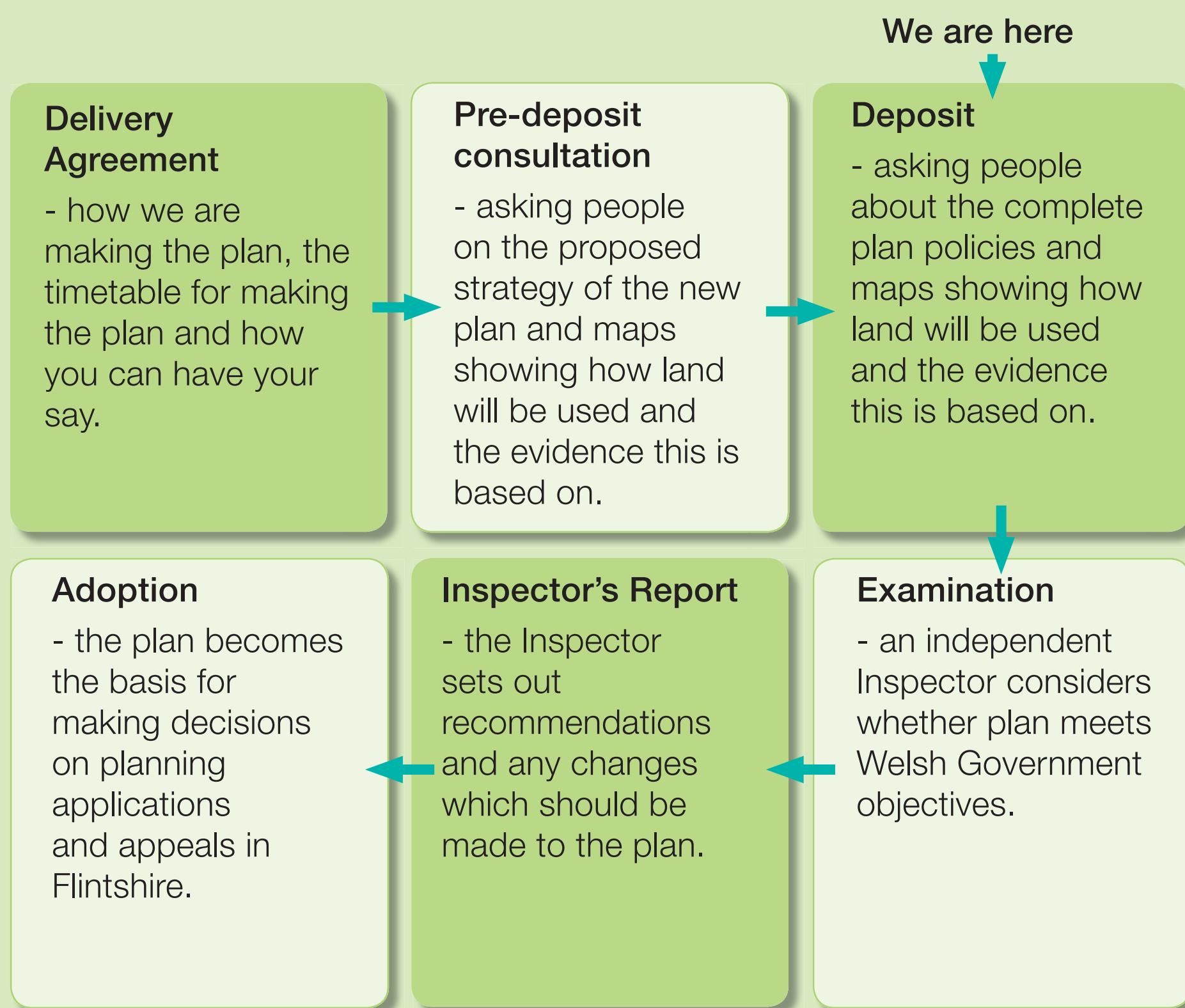
Pwrpas yr ymgynghoriad cyhoeddus

- Mae'n bwysig caniatáu i'r cyhoedd a budd-ddeiliaid weld y cynllun yng nghyd-destun ei sail tystiolaeth a gwneud sylwadau

- Yr hyn sy'n allweddol i'w ystyried yw cadernid y cynllun o ran canllawiau Llywodraeth Cymru ar y 3 'prawf cadernid' h.y.:
 1. **A yw'r cynllun yn cyfateb?** (h.y. A yw'n glir fod y CDLI yn cyd-fynd â chynlluniau eraill?)
 2. **A yw'r cynllun yn briodol?** (h.y. a yw'r cynllun yn briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?)
 3. **A fydd y cynllun yn cyflawni?** (h.y. mae'n debygol o fod yn effeithiol wrth sicrhau bod datblygiadau tai newydd yn cael eu hadeiladu?)
- Gall sylwadau naill ai gefnogi holl rannau'n cynllun neu rannau penodol ohono neu wrthwynebu iddynt. Os ydych yn gwrthwynebu, rhaid rhoi ystyriaeth i ddweud pam nad yw'r cynllun yn gadarn, a sut y dylai newid.
- Bydd pob un o'r sylwadau a wneir yn cael eu hystyried gan y Cyngor cyn cael eu cyflwyno i Lywodraeth Cymru a fydd yn penodi Arolygydd Cynllunio annibynnol a fydd yn cynnal Archwiliad ffurfiol o gadernid y cynllun.



Key stages to plan making

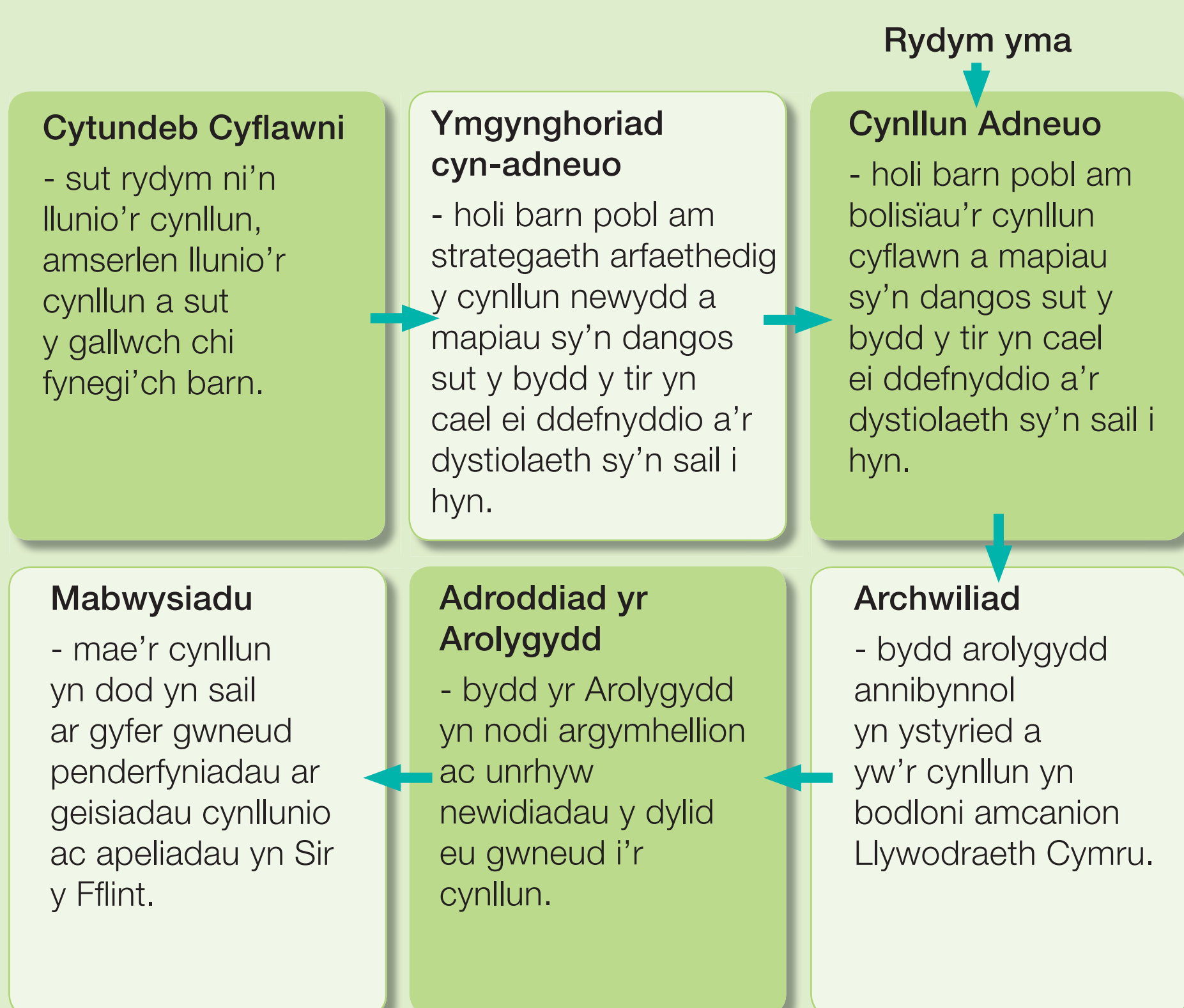


- The plan has been prepared in a step by step manner with input from a range of stakeholders, interested parties and the public at each stage.
- Prior to producing the Deposit LDP, a number of earlier consultation and engagement stages have been carried out relating to the Delivery Agreement, the Key Messages Document, the Strategic Options and the LDP Preferred Strategy.
- These earlier engagement and consultation stages have informed and helped shape the progression of the plan to 'Deposit Stage'
- The Deposit Stage is the publication of the Councils detailed plan which contains land use policies and proposals for consultation.
- The Council is now required to 'test' the plan's soundness in two ways – by allowing the public to consider its soundness (this consultation); then by submitting the plan for formal Examination by a Planning Inspector (Autumn 2020).

Ymgynghoriad ar Gynllun Datblygu Lleol Sir y Fflint i'w Archwilio gan y Cyhoedd



Camau allweddol wrth greu'r cynllun



- Mae'r cynllun wedi ei baratoi fesul cam gyda mewnbwn gan ystod o fudd-ddeiliaid, partion sydd â chysylltiad â'r cyhoedd ar bob cam.
- Cyn cynhyrchu'r CDLI i'w Archwilio gan y Cyhoedd, cynhaliwyd nifer o gamau ymgynghori ac ymgysylltu blaenorol yn ymwneud â'r Cytundeb Cyflawni, y Ddogfen Negeseuon Allweddol, y Dewisiadau Strategol a Strategaeth a Ffafirir y CDLI.
- Mae'r camau ymgysylltu ac ymgynghori blaenorol wedi llywio a helpu llunio datblygiad y cynllun i'r 'Cam Archwilio gan y Cyhoedd'
- Y Cam Archwilio gan y Cyhoedd yw pan fo cynllun manwl y Cyngor yn cael ei gyhoeddi, sy'n cynnwys polisiau defnydd tir a chynigion ar gyfer ymgynghori.
- Mae bellach angen i'r Cyngor 'brofi' cadernid y cynllun mewn dwy ffordd – drwy ganiatáu'r cyhoedd i ystyried ei gadernid (yr ymgynghoriad hwn); yna drwy gyflwyno'r cynllun ar gyfer Archwiliad ffurfiol gan Arolygydd Cynllunio (Hydref 2020).



What does the Plan represent?

- The Council's 'sound' development plan which:-
- Provides opportunities to deliver 8-10,000 jobs to support wider sub-regional economic growth for North Wales and the North West region
- Makes provision for 7,950 dwellings to meet a housing requirement of 6,950 through a 14% flexibility
- Enables the delivery of long standing mixed use strategic sites at Northern Gateway, Deeside and Warren Hall, Broughton
- Identifies sustainable locations for growth via settlement hierarchy i.e. Main Service Centres, Local Service Centres, Sustainable Villages, Defined Villages and Undefined Villages.
- Delivers an approach to affordable and specific housing needs (e.g. Gypsies and Travellers)
- Minimises amendments to green barriers and safeguards areas of land requiring protection
- Ensures viable deliverable housing sites, where infrastructure is or can be provided
- Contributes to meeting the long term national need for minerals through extensions to existing quarries.

How to make representations

A 6 week period of public consultation will take place from 30th September to 11th November 2019.

Representations can be submitted by:

- Preferably using the online consultation portal <https://consult.flintshire.gov.uk/portal/>
- e-mailing the Council at developmentplans@flintshire.gov.uk; or by
- Writing to the Council at :-

Andrew Farrow, Chief Officer - Planning, Environment and Economy, Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF.

Alternatively a comments form can be downloaded from the website www.flintshire.gov.uk/ldp

Further information and advice can be obtained from the policy team by calling the LDP helpline on **01352 703213**.

The closing date for the receipt of representations is 5pm on 11th November 2019 and late submissions will not be considered.

Ymgynghoriad ar Gynllun Datblygu Lleol Sir y Fflint i'w Archwilio gan y Cyhoedd



Beth mae'r Cynllun yn ei gynrychioli?

- Cynllun datblygu 'cadarn' y Cyngor sydd:-
- Yn darparu cyfleoedd i gyflenwi 8-10,000 o swyddi i gefnogi twf economaidd isranbarthol ar gyfer rhanbarth Gogledd Cymru a Gogledd-orllewin Lloegr
- Yn gwneud darpariaeth ar gyfer 7,950 o anheddau i gwrdd â gofyniad tai o 6,950 drwy hyblygrwydd o 14%
- Yn galluogi darparu safleoedd strategol defnydd cymysg hir-sefydledig ym Mhorth y Gogledd, Glannau Dyfrdwy a Neuadd Warren, Brychdyn
- Yn nodi lleoliadau cynaliadwy ar gyfer twf drwy hierarchaeth aneddiadau h.y. Prif Ganolfannau Gwasanaeth, Canolfannau Gwasanaeth Lleol, Pentrefi Cynaliadwy, Pentrefi Diffiniedig a Phentrefi Annifiniedig.
- Yn cyflenwi ymagwedd at anghenion o ran tai fforddiadwy a phenodol (e.e. Sipsiwn a Theithwyr)
- Yn lleihau diwygiadau i rwystrau glas a diogelu darnau o dir sydd angen eu gwarchod
- Yn sicrhau safleoedd tai hyfyw y gellir eu cyflawni, lle mae isadeiledd ar gael neu y gellir ei ddarparu
- Yn cyfrannu at gwrdd ag anghenion cenedlaethol hirdymor am fwynau drwy gael estyniadau i chwareli presennol.

Sut i wneud sylwadau

Cynhelir cyfnod 6 wythnos o ymgynghori cyhoeddus o 30 Medi i 11 Tachwedd 2019.

Gallwch gyflwyno sylwadau drwy:

- Byddai'nddymunolpebaechyndefnyddio'r porthymgynghori ar-lein <https://consult.flintshire.gov.uk/portal/>
- anfon e-bost at y Cyngor ar developmentplans@flintshire.gov.uk; neu drwy
- Ysgrifennu at y Cyngor yn:-

Andrew Farrow - Prif Swyddog – Cynllunio, yr Amgylchedd a'r Economi, Cyngor Sir y Fflint, Neuadd y Sir, yr Wyddgrug, Sir y Fflint, CH7 6NF.

Fel arall, gallwch lawrlwytho ffurflen sylwadau o'r wefan www.flintshire.gov.uk/ldp

Gallwch gael gwybodaeth a chynghor pellach gan y tîm polisi drwy ffonio'r llinell gymorth CDLI ar **01352 703213**.

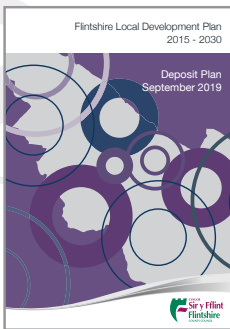
Y dyddiad cau ar gyfer derbyn sylwadau yw 5pm ar 11 Tachwedd 2019 ac ni fyddwn yn ystyried unrhyw sylwadau hwyr.



Flintshire Deposit Local Development Plan Consultation

Purpose of this consultation

The Council have prepared a Local Development Plan about how Flintshire should develop up to 2030. Flintshire will need to grow by 7,950 new homes and this plan sets out where new development will go as well as planning policies on a range of issues. This is your opportunity to make formal representations on the plan.



What is the LDP?

- It is the Council's proposed land use plan from 2015 to 2030
- It will be used to guide and manage new development
- It provides certainty of what will happen, where and when
- It provides a framework to determine planning applications

View the Flintshire Deposit Local Development Plan on the Flintshire County Council website online at www.flintshire.gov.uk/ldp

How to make representations

The 6 week public consultation from 30th September to 11th November 2019, provides your opportunity to make representations on the Deposit plan. Representations can be submitted by:

- using the online 'Objective' consultation portal <https://consult.flintshire.gov.uk/portal/>
- e-mailing developmentplans@flintshire.gov.uk
- Writing to us at :-

Andrew Farrow, Chief Officer - Planning, Environment and Economy,
Flintshire County Council, County Hall, Mold, Flintshire, CH7 6NF.

Register on the consultation portal via this link ...

<https://consult.flintshire.gov.uk/portal/> or a comments form can be obtained from the Council's website www.flintshire.gov.uk/ldp Further information and advice can be obtained from the policy team by e-mail developmentplans@flintshire.gov.uk or telephone helpline on 01352 703213.



Flintshire Deposit Local Development Plan Consultation

Where to view the Plan

The LDP will be available to view at the County Council offices at Ty Dewi Sant, Ewloe and County Hall, Mold and the Connects Offices for 6 weeks from 30th September to 11th November 2019.

1. Information Board

The LDP will also be available to view at main libraries in the County during this six week period and will be accompanied by an information board at the following locations:

30th September to 11th November 2019

Broughton Library
Buckley Library
Deeside Library
Flint Jade Jones Pavilion (Flint library is closed for refurbishment)
Holywell Library
Mancot Community Library
Mold Library

2. Drop in sessions

There will be a series of drop in sessions where you can view the plan and talk to one of our planning officers:

Location	Date and Time
Broughton - Broughton & Bretton Community Centre, Brookes Avenue,	4pm - 8pm Tuesday 1st October 2019
Buckley - (Bistre) Youth & Community Centre, Nant Mawr Road	4pm - 8pm Wednesday 2nd October 2019
Mold - Mold Parkfields Community Centre, Ash Grove	4pm - 8pm Thursday 3rd October 2019
Mancot - Mancot and Moor Village Hall, Mancot Lane	4pm - 8pm Friday 4th October 2019
Connah's Quay - The Quay Building, Fron Road,	4pm - 8pm Monday 7th October 2019
Hope - Caergwrlle Abermorddu Cefn y Bedd, Heulwen Close Community Centre, Hope	4pm - 8pm Tuesday 8th October 2019
Ewloe - Ewloe Woodside Close Community Centre	4pm - 8pm Wednesday 9th October 2019
Flint - Flint Town Hall, Market Square	4pm - 8pm Thursday 10th October 2019
Caerwys - Caerwys Memorial Institute - South Street, Caerwys To focus on minerals proposals	4pm - 8pm Tuesday 15th October 2019
New Brighton - New Brighton Community Centre, Moel Fammau Road	5pm - 8pm Friday 18th October 2019

NB: The closing date for the receipt of representations is 5pm on 11th November 2019 and late representations will not be accepted.

How to register on the portal

To make comments on the Deposit LDP go to:

<https://consult.flintshire.gov.uk/portal/>



To Register and Login click 'Login/Register'

Consultation Home

Welcome to the Flintshire Local Development Plan Consultation Portal.

All consultation events for the Flintshire Local Development Plan (2015 – 2030) will be available through this portal so that you have the opportunity to get involved and tell us what you think.

You can use this consultation portal to:

- Search and view our current and past consultations (Listed at the bottom of the page);
- Submit comments on current public consultations;
- View other comments that have been made on past public consultations;
- Register to be kept informed of future consultations that may affect you ([Portal User Guide](#));
- Use the "Login/Register" button above to receive emails about future consultations that may interest you.

Public Consultations

***The Deposit Flintshire Local Development Plan will be the subject of a 6 week public consultation exercise commencing on Monday 30th September and ending at 5.00pm on Monday 11th November 2019.**

Please register now*

To find information about a "consultation" that you are interested in simply click on the consultation title from the list below. Some consultations may require you to "log on" or "register" before you can make your comments.

Croeso i Borth Ymgynghori Cynllun Datblygu Lleol Sir y Fflint.

Bydd holl ddiwyddiadau ymgynghori Cynllun Datblygu Lleol Sir y Fflint (2015-2030) ar gael drwy'r porth hwn er mwyn i chi gael cyfle i gyfrannu a dweud eich dweud.

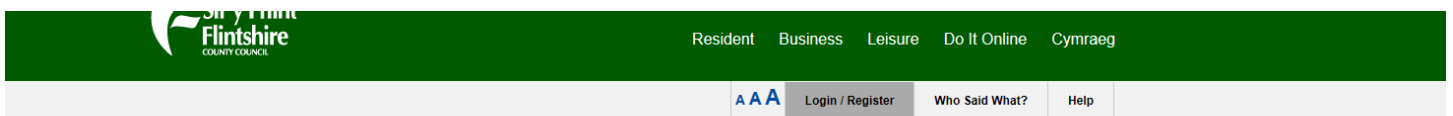
Gallwch ddefnyddio'r porth ymgynghori hwn er mwyn:

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- Cyflwyno sylwadau ar ein ymgynghoriadau cyfredol;
- Gweld sylwadau eraill a wnaed ar ymgynghoriadau cyhoeddus yn y gorffennol;
- Defnyddwch y botwm "Login/Register" uchod i dderbyn negeseuon e-bost am ymgynghoriadau yn y dyfodol a allai fod o ddiddordeb i chi.

Ymgynghoriadau Cyhoeddus

***Bydd cynllun datblygu lleol Sir y Fflint ar adnau yn destun ymarfer ymgynghori cyhoeddus 6 wythnos a fydd yn dechrau ddydd Llun 30 Medi ac yn dod i ben am 5.00 pm ddydd Llun 11 Tachwedd 2019.**

]



Consultation Home

Welcome to the Flintshire Local Development Plan

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Public Consultations

***The Deposit Flintshire Local Development Plan will be the subject of a 6 week public**

A screenshot of the login/register form. It has a key icon and the title 'Login'. There are fields for 'Username' and 'Password'. Below these fields is a 'Login' button with a right-pointing arrow. Below the 'Login' button are three links: 'Register', 'Forgotten Password?', and 'Forgotten Username?'. The 'Register' link is circled in red.

Login with your details or click register if you have not registered before

Consultation Home

Registration

Registering with this site has many key benefits including the option to participate in "sign-in required" consultations and the ability to save, track and manage your comments. Simply select the registration option that applies to you:

Consultee

Register as a consultee if you wish to make comments expressing:

- your own opinions (i.e. personal views) or
- the opinions of your organisation (i.e. views expressed on behalf of a single organisation that you work within).


 [Register as Consultee](#)

Agent

Register as an Agent if you will be making comments on behalf of:

- other individuals that you represent or
- third-party organisations that you represent.

Note: This can include your client's views and those of individuals / organisations who have given you authority to express their views.

 [Register as Agent](#)

Register as a consultee or an agent.

Consultation Home

Consultee Registration

Please complete the following information and select OK. We will then send you an activation email to confirm your account.

My Account

Name & Email

Title

Given Name

Family Name

Email Address

Username

Password

Confirm Password

I agree to the Terms and Conditions Yes No

We want you to know exactly why we need your registration details. Please state that you have read and agreed to these Terms and Conditions before you continue.

I agree to your Privacy policy and would like to register as a consultee/agent Yes No

We want you to know exactly how we use your information - see our Privacy policy for further information on how we take care of and process your data.

* denotes required field

Fill in your details and click 'Yes' if you agree to the terms & Conditions and Privacy Policy.

Reply Reply All Forward IM
Fri 27/09/2019 10:01
consult@objective.co.uk
Flintshire County Council: Consult Registration
To DevelopmentPlans



Dear Sir/Madam

You are now registered on the Flintshire County Council Consult system.

In order for your account to be activated please click the following link:

<https://consult.flintshire.gov.uk/common/activate.jsp?guid=C159422E-B84A-321A-098A-4FB7813BD0E2>

If the link appears to be broken, please try copying the entire link into the address bar on your web browser.

This e-mail has been automatically generated by the Consult software.

The information contained in this e-mail or in any attachments is confidential and is intended solely for the named addressee only. Access to this e-mail by anyone else is unauthorised. If you are not the intended recipient, please notify the administrator and do not read, use or disseminate the information. Opinions expressed in this e-mail are those of the sender and not necessarily the company. Although an active anti-virus policy is operated, the company accepts no liability for any damage caused by any virus transmitted by this e-mail, including any attachments.

You should now receive an activation email. Please click the link in the email to activate your account.

How to comment on the Deposit Local Development Plan (LDP) online

Go To: <https://consult.flintshire.gov.uk/portal/>

STEP ONE:



Sign in

Consultation Home

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Gallwch ddefnyddio'r porth ymgynghori hwn er mwyn:

- Chwilio a gweld ein hymgyngoriadau cyfredol a rhai'r gorffennol (Wedi'u rhestru ar waelod y dudalen);
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- Defnyddwch y botwm "Llogon/Register" uchod i dderbyn negeseuon e-bost am ymgynghoriadau yn y dyfodol a allai fod o ddiddordeb i chi.

Ymgynghoriadau Cyhoeddus

***Bydd cynllun datblygu lleol Sir y Fflint ar adnau yn destun ymarfer ymgynghori cyhoeddus 6 wythnos a fydd yn dechrau ddydd Llun 30 Medi ac yn dod i ben am 5.00 pm ddydd Llun 11 Tachwedd 2019.**

STEP TWO:

- Gallwch ddefnyddio'r porth ymgynghori hwn er mwyn:
- Chwilio a gweld ein hymgyngoriadau cyfredol a rhai'r gorffennol (Wedi'u rhestru ar waelod y dudalen);
 - Cyflwyno sylwadau ar ein hymgyngoriadau cyfredol;
 - Gweld sylwadau eraill a wnaed ar ymgynghoriadau cyhoeddus yn y gorffennol;
 - Defnyddwch y botwm "Llogon/Register" uchod i dderbyn negeseuon e-bost am ymgynghoriadau yn y dyfodol a allai fod o ddiddordeb i chi.

Scroll to the bottom of the page and click on: Deposit Local Development Plan Consultation Sept 30th

Ymgynghoriadau Cyhoeddus

***Bydd cynllun datblygu lleol Sir y Fflint ar adnau yn destun ymarfer ymgynghori cyhoeddus 6 wythnos a fydd yn dechrau ddydd Llun 30 Medi ac yn dod i ben am 5.00 pm ddydd Llun 11 Tachwedd 2019.**

Cofrestrwch nawr*

I ddod o hyd i wybodaeth am "ymgyngoriad" y mae gennych ddiddordeb ynddo, cliciwch ar deiti yr ymgynghoriad o'r rhestr isod. Effailai y bydd rhai ymgynghoriadau yn gofyn i chi "fewngofnodi" neu "gofrestru" cyn y gallwch wneud eich sylwadau.

Show Consultations for: All Topics RSS

List View Date View

Consultation	Start	End	Status
Deposit Local Development Plan Consultation 30th September 2019	30/09/19 07:00	11/11/19 17:00	open
Preferred Strategy Consultation November 2017	09/11/17 09:00	21/12/17 17:00	closed
Ymgynghoriad Strategaeth a Ffefrir Tachwedd 2017	09/11/17 09:00	21/12/17 17:00	closed

Number of items to display: 20 Page 1 of 1 Displaying 1 to 3 of 3 items

STEP THREE:



You are now on the Deposit Local Plan Landing Page. This contains information on the Deposit LDP and contains links to the interactive maps.

Consultation Home > Planning > LDP > Deposit Plan > Deposit Local Development Plan Consultation 30th September 2019

Deposit Local Development Plan Consultation 30th September 2019



LATEST INFORMATION 30th September 2019

*****DEPOSIT PLAN PUBLIC CONSULTATION *****

Flintshire County Council has published the Deposit Local Development Plan (LDP). The Deposit LDP sets out the Council's proposed planning policy framework for the period 2015 to 2030, identifying what can be built and where. Based on information gathered and responses to the previous stages of engagement and consultation the Deposit Plan sets out:

- a strategy, objectives and strategic policies,
- policies to promote and control development,
- allocations of land for housing, employment and other uses including Gypsy and Traveller sites,
- policies and proposals to protect sensitive areas, such as green spaces and green barriers.

The Deposit Plan comprises a number of key documents (Deposit Plan (written statement and proposals maps), Initial consultation report, Integrated Impact Assessment (Incorporating Sustainability Appraisal / Strategic Environmental Assessment/ Habitats Regulations Assessment)) as well as a large number of background papers and supporting evidence documents. These documents can all be viewed by clicking on the link to the consultation portal below. In addition to the pdf proposals maps an Interactive (Proposals) Map can be viewed [here](#). A constraints map, which is not a formal part of the LDP, but provides useful information on key constraints, can be viewed [here](#).

The consultation will run for a six week period from 30th September to 5pm on the 11th November 2019. Any representations received following the end of the consultation will not be considered. The consultation represents an opportunity for everyone in the plan area and beyond to view and make representations on

STEP FOUR:

consult.flintshire.gov.uk/portal/planning/ldp/ldp/ldp

The Deposit Plan comprises a number of key documents (Deposit Plan (written statement and proposals maps), Initial consultation report, Integrated Impact Assessment (Incorporating Sustainability Appraisal / Strategic Environmental Assessment/ Habitats Regulations Assessment) as well as a large number of background papers and supporting evidence documents. These documents can all be viewed by clicking on the link to the consultation portal below. In addition to the pdf proposals maps an Interactive (Proposals) Map can be viewed [here](#). A constraints map, which is not a formal part of the LDP, but provides useful information on key constraints, can be viewed [here](#).

The consultation will run for a six week period from 30th September to 5pm on the 11th November 2019. Any representations received following the end of the consultation will not be considered. The consultation represents an opportunity for everyone in the plan area and beyond to view and make representations on the LDP.

The consultation will be aided by the availability of key documents at a number of locations, as well as a number of drop in sessions where officers will be available to talk to about the Plan. For more information on these sessions can be found in the Public Notice.

There are a number of ways to make representations on the Plan, in writing, by e-mail and via the consultation portal. However, the preferred method is via the consultation portal below. To make representations you need to be registered. To register (or login if already registered) click on the login/register link above and then select register or login and follow the relevant instructions.

Once registered on the Portal it enables you to read the Plan's written statement and submit representations by clicking on the 'Read and Comment' link. There are questions placed throughout the Plan's written statement so that you can add and submit your representations online. Once you have registered you can save your comments at any particular stage and return to complete and submit at a later time.

Please note that all representations received as part of this Consultation will be publicly available once they have been processed by the Council.

All representations must be submitted by 5.00pm on Monday 11th November 2019 and late representations will not be accepted.

Any queries relating to the Plan or the consultation should be directed to developmentplans@flintshire.gov.uk or the LDP helpline [01352 703213](tel:01352703213).

Scroll to the bottom of the landing page and **click here to read and make comments on the Deposit LDP Written Statement**

[Read and comment on document](#)

[Supporting Documents](#)

By clicking on the 'Supporting Documents' tab you can view all the supporting documents for the deposit LDP

Event Information:

- Access: Login required
- Status: ✔ open (From 30/09/19 07:00 to 11/11/19 17:00)
- Privacy: If you take part: your name will not be shown, your answers will not be shown, your town/city will not be shown
- Organisation: Flintshire County Council
- Contact Name: Planning Policy
- Contact Email: developmentplans@flintshire.gov.uk
- Contact Telephone: [01352 703213](tel:01352703213)
- Other Contact Information: Andrew Farrow Chief Officer (Planning and Environment) Flintshire County Council County Hall Mold Flintshire CH7 6NF

You are now looking at the Deposit Local Development Plan written statement

STEP FIVE:

Deposit Local Development Plan Consultation 30th September 2019

Flintshire Local Development Plan Deposit Draft September 2019

1 Policy Index

2 Foreword

3 Introduction

4 Strategic Policies

5 Strategic Policies - Creating Sustainable Places and Communities

6 Strategic Policies - Supporting a Prosperous Economy

7 Strategic Policies - Meeting Housing Needs

8 Strategic Policies - Valuing the Environment

9 Development Management Policies - Creating Sustainable Places and Communities

10 Development Management Policies - Supporting a Prosperous Economy

11 Development Management Policies - Meeting Housing Needs

12 Development Management Policies - Valuing the Environment

13 Monitoring

1 Policy Index

Policy STR1: Strategic Growth

Policy STR2: The Location of Development

Policy STR3: Strategic Sites

Policy STR4: Principles of Sustainable Development, Design and Placemaking

Policy STR5: Transport and Accessibility

Policy STR6: Services, Facilities and Infrastructure

Policy STR7: Economic Development, Enterprise and Employment

Policy STR9: Employment Land Provision

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6

Add Comments

Add Comments

Click on a section to view content

Here you can click and navigate to any specific section/policy of the Deposit LDP

Click 'Add Comments' to add general comments on the Deposit LDP

STEP SIX:

STR2: The Location of Development

STR2: The Location of Development

New development will be directed to the following locations:

- 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:
 - 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:
 - i. Allocations
 - ii. Windfall market housing
 - iii. Affordable housing on sites above an area / units threshold
 - b. **Tier 2 - Local Service Centres** will be the locations for more modest levels of new housing development. Provision will include:
 - 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
 - c. **Tier 3 - Sustainable Settlements** will be the locations for housing development related to the scale, character and role of the settlement and which delivers local needs affordable housing. Provision will include:
 - 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
 - d. **In Tier 4 Defined Villages** housing development will only be permitted within settlement boundaries related to the scale, character and role of the settlement and which delivers local needs affordable housing. Provision will include:
 - i. Windfall market housing (only permitted when essential to delivering affordable housing)
 - ii. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries
 - 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.

The Settlement Hierarchy

Settlement Tier	Main Service Centres	Local Service Centres	Sustainable Settlements	Defined Villages	Undefined Villages
Description	Settlements with a strategic role in delivery of services and facilities	Settlements with a local role in the delivery of services and facilities	Settlements which benefit from some services and facilities	Settlements which benefit from some services and facilities with a local role	Settlements which have few or no services and facilities and which are sensitive to change

Add Comments

You can also make comments on specific policies by clicking add comment on the policy section

STEP SEVEN:

1 [GB] https://consult.flintshire.gov.uk/portal/planning/ldp/ldp?pointId=ID-5398357-2

If you do not consider the plan to be sound, which soundness tests do you think it fails?

- Legal and regulatory procedural requirements
- Fails Test 1: does the Plan fit? (Is it clear that the LDP is consistent with other plans?)
- Fails Test 2: is the Plan appropriate (Is the Plan appropriate for the area in the light of the evidence?)
- Fails Test 3: will the plan deliver? (Is it likely to be effective?)

If you have ticked one or more of the boxes above, please explain why the Plan fails the soundness test.

Leave your comment below.

- There are no more questions. **Please click Submit to finish and wait for the confirmation message.** Once submitted you will no longer be able to modify your answers. Thank you for your time.
- If you are logged in, you can save your form if you are not quite finished and would like to come back to it later. You will be able to see all unsubmitted forms in "Your Account" and submit or edit them at any time.
- Cancel if you want to disregard the answers/changes you have made since your last save.

 Previous

 Cancel  Save as draft  Submit

Here you can save your comments as draft and edit them at a later date. You will be able to see all unsubmitted comments in 'your account'

Once you have submitted your comments you will receive a confirmation email. This email may take 24 hours to arrive in your inbox.



Guide to using the Online Consultation Portal

The Consultation Portal is used to host all current and past Joint Local Plan Consultation content. The Portal homepage can be accessed

<https://consult.flintshire.gov.uk>

If this is your first time using the Consultation Portal, the Site Tour provides a detailed introduction on how to use the Portal and can be accessed [here](#).

The Online Portal has been chosen for all Plan consultation activity providing the following benefits:

- Consultees / Agents have access to a secure account and can manage their details and communication preferences through the 'My Account' area
- A record of all past submissions can be viewed at any time or exported to PDF format from the 'My Account' area
- Consultation transparency through the Plan making process is encouraged through the publishing of submission content
- Submitting comments through the Portal reduces strain on the environment through less paper and also reduces the time taken to complete / verify / respond to submissions
- Progress on submissions can be saved and accessed later for completion from the 'My Account' area
- Submitting online allows for the storing of all comments for reporting and analysis in one secure, easy to access location – this provides consistency, increases the efficiency of the overall Plan process and caters for process compliance

Registration

Existing users:

1. If you are already registered on the Portal, please do not re-register. You can use the 'forgotten username / password' links if you have forgotten your details. Alternatively, contact us at developmentplans@flintshire.gov.uk

New users

1. Click on the register / login link at the top right of the screen
2. Choose whether you are a Consultee (mostly private individuals) / Agent (making submissions on behalf of someone else)
3. Enter your details as part of the first stage of registration, use the 'username check' to ensure that you have chosen a unique username. Any question with a 'red star' are mandatory and must be filled in
4. Choose a memorable password
5. Once you click OK, for verification purposes, you will receive an Activation email to the email address provided. **You must click on the Activation link in the email to activate your account. You will not be able to log in and make comments until your account is activated**
6. Clicking on the activation link will take to the Portal to complete the final stage of registration. Enter you address details here along with your communication preferences
7. Once completed, you will now be able to log into the Portal using your chosen username and password

Accessing Consultation Content

1. Due to the nature of the formal consultation process, consultees and agents will be required to log into the Portal prior to making any submissions. This allows for their details to be submitted along with their comments therefore authenticating the submissions as verified
2. You can read save consultation documents without having to sign in
3. If the consultation period is 'Open', you can make comments which will be sent
4. directly to us
5. Consultation content can be accessed by clicking on the Event title from the consultation list. If you have been sent an email regarding an event, this will take you directly to the event

6. Clicking on 'read and comment' / 'start survey' will take you to the consultation content
7. The consultation content can be navigated via the table of contents on left of the screen or the next/previous page links at the top and bottom of the screen

Making comments

1. Comments can be made by clicking the 'add comment' links wherever a commentable item has been stipulated in the document
2. When a comment link is clicked, the questions associated with that point will appear. Fill the questions in as part of your submission
3. Once complete, click 'submit' to submit your comment. Once submitted, you cannot edit the comment any further. If you would like to save and complete at a later date, you can click 'save as draft'. Saved drafts can be accessed from the 'My Account' area once logged in
4. If your account has a valid email address associated with it and you have chosen to, you will receive an confirmation email when your comment is submitted
5. All past submissions can be viewed from the 'My Account' area

Viewing comments

Depending on the specific consultation, comment content may be published during the course of the consultation period or alternatively after the consultation is closed. If your account has a valid email address associated with it and you have chosen to, you will receive an email notification when your comment is published. Comments made by other consultees can be seen online by:

- The 'All Comments' tab on the main event page
- Clicking on 'View Comments' tabs positioned throughout the document against each commentable point
- Use the 'Who Said What' feature to use various search criteria to look for comments

If the consultation is 'closed', you can still view the document content and also what other consultees have said.

Additional Information

I've registered but I cannot login

1. Have you clicked on the activation link in the registration email to activate your account?
2. Are you using the correct details?
3. Use the forgotten password / username feature if you cannot remember your login details
4. Contact us at developmentplans@flintshire.gov.uk if you are having difficulties

Submitting Comments

I am receiving an error when trying to submit my comment

1. Check that you have answered any mandatory questions
2. Any character limits have for text based questions have been adhered to
3. The right number of options have been ranked for any ranking questions
4. Contact us at developmentplans@flintshire.gov.uk if you are having difficulties

Large submissions

1. If you are working on a large submission, it is recommended to save your comment as a draft regularly to avoid any browser / network timeout issues leading to loss of connectivity to the servers

How will my registration information be used?

Your registration information is collected to help us ensure that we consult with a representative group of people in our community. Your information is kept in a secure database, and is only available to authorised Data Controllers, whose levels of access are controlled. When you register, we invite you to be notified of any consultations or research. We will ask about specific topics that you may be interested in and for some voluntary information about yourself. This helps us to target some of our consultations according to the topics you are interested in.

If I comment will my details be made public?

In all cases your contact details will be kept private and confidential, but for most consultation events your name and comments will be publicly viewable either during or at the end of the consultation period.

Can I change my registration information?

When you register, you will choose a username and password. You can use this to update the following information. You can change your registration information online at any time within the 'My Account' area.

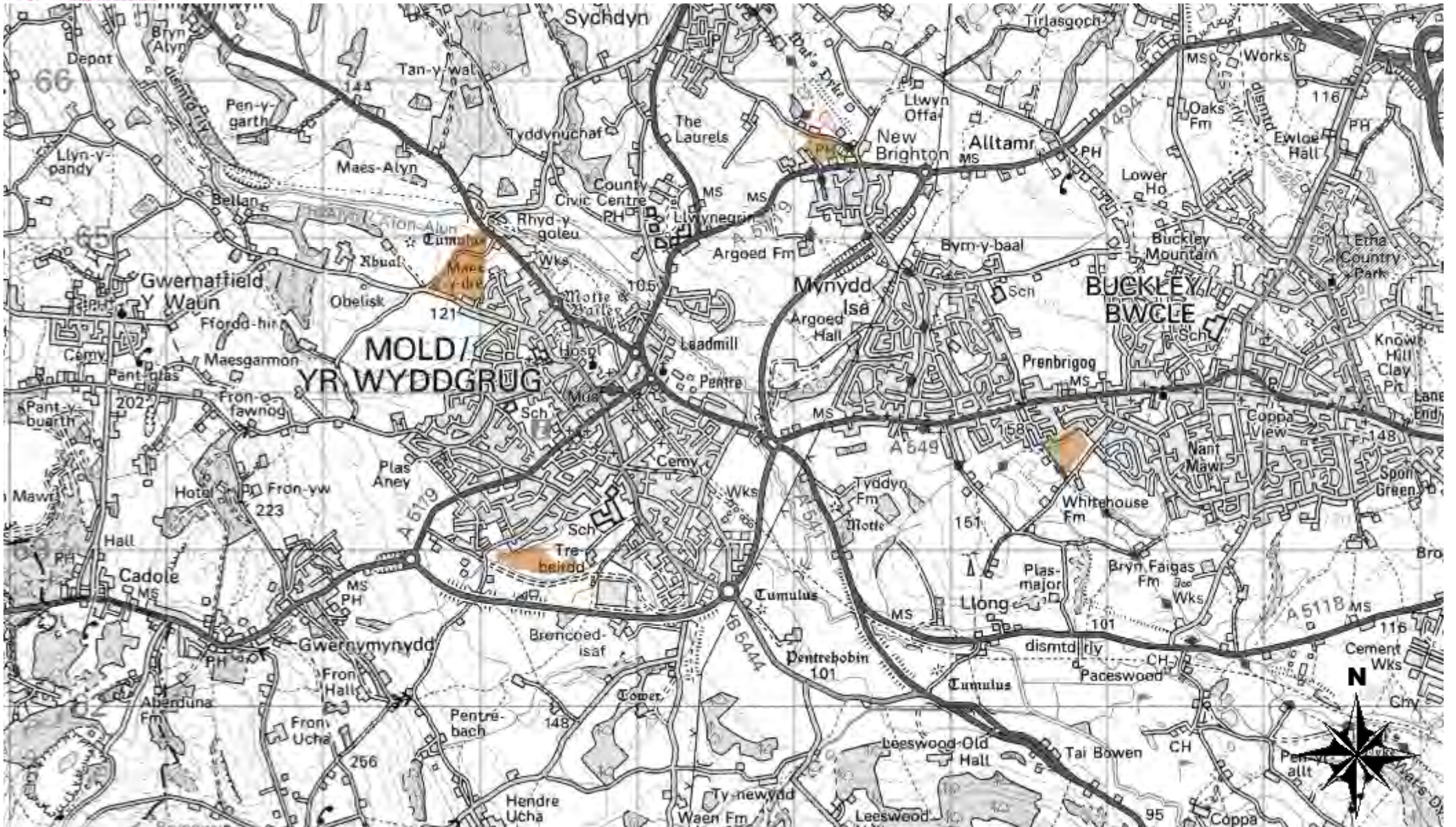
- Your contact information and some personal details
- Your areas of interest and preferred methods of contact
- Whether or not you wish to be contacted for further research or consultation

Can I remove my details from the Consultation Portal?

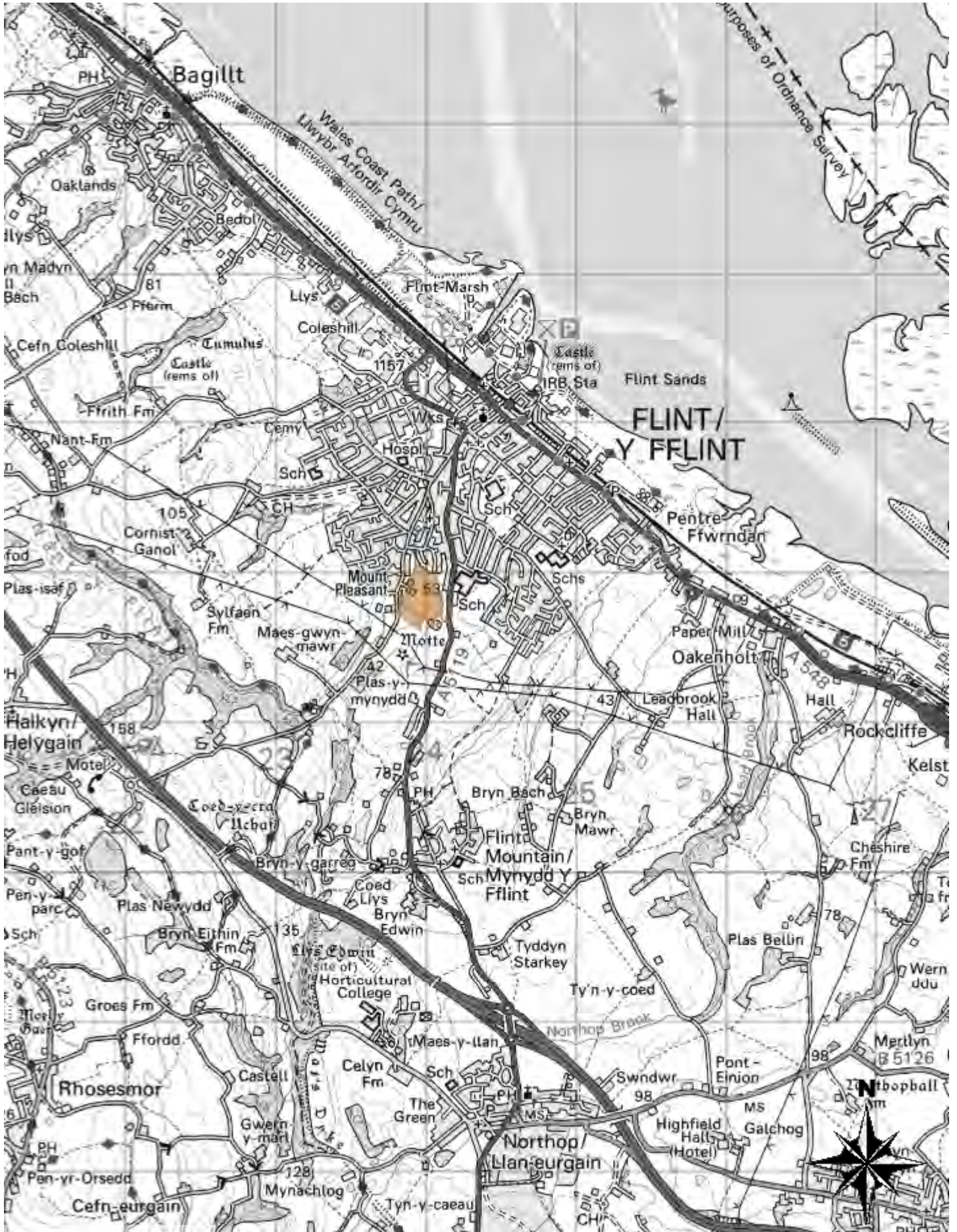
If you no longer wish to be registered with the Consultation Portal, contact us and request removal from the database. We will then no longer contact you about forthcoming consultations. Responses to consultations and research that you have already made will however need to be kept for the purposes of the Plan process.



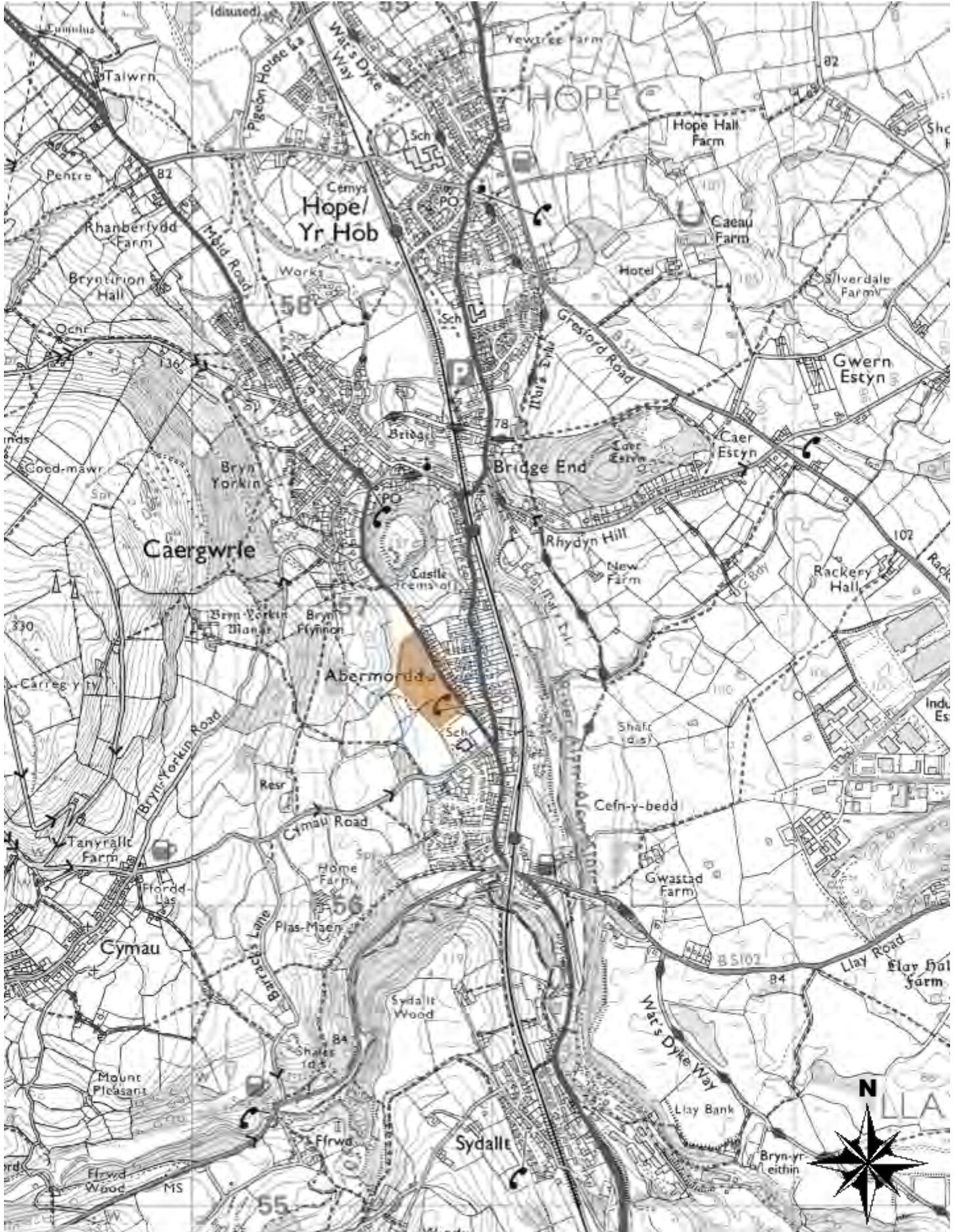
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7-August-2019

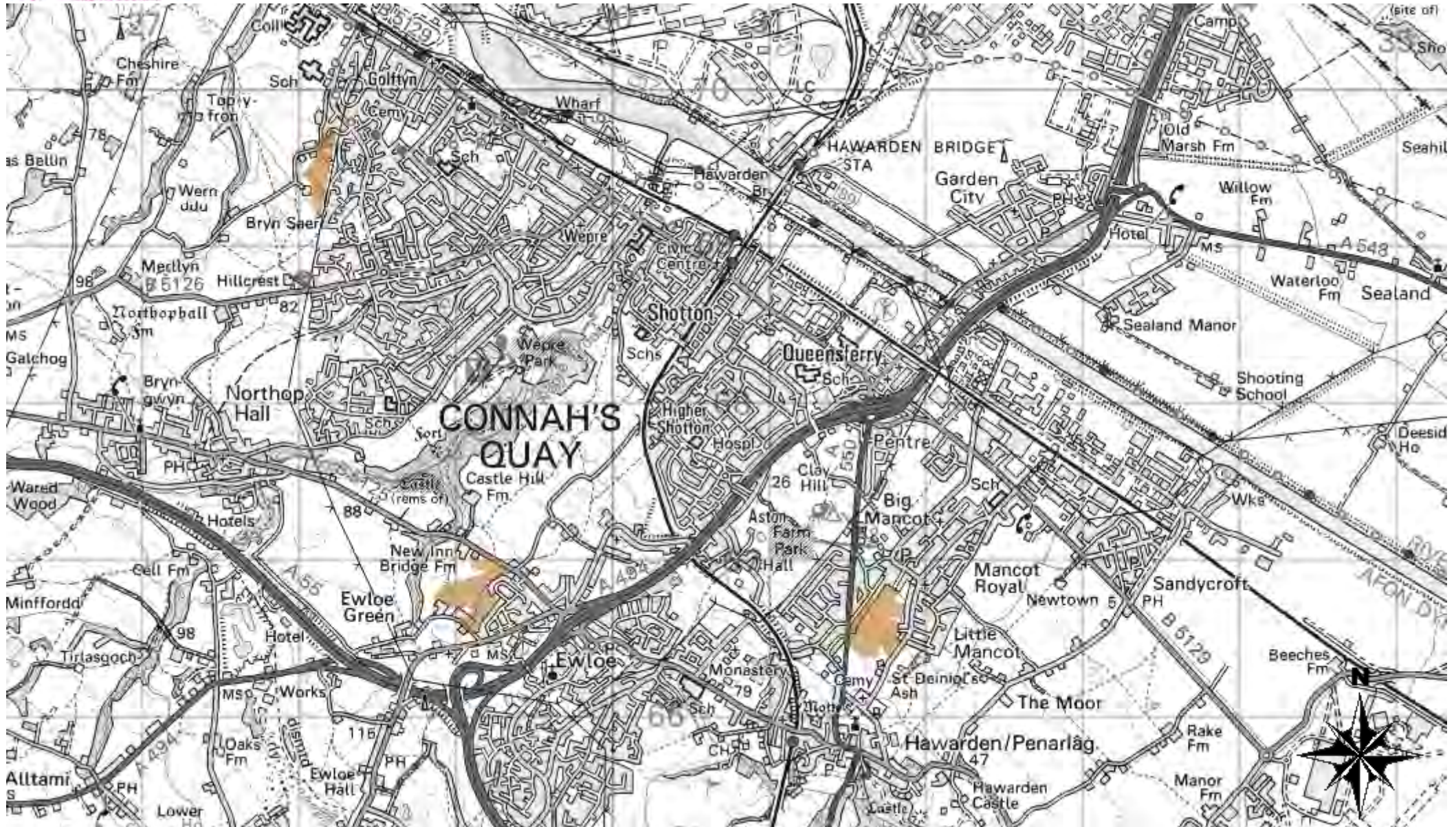


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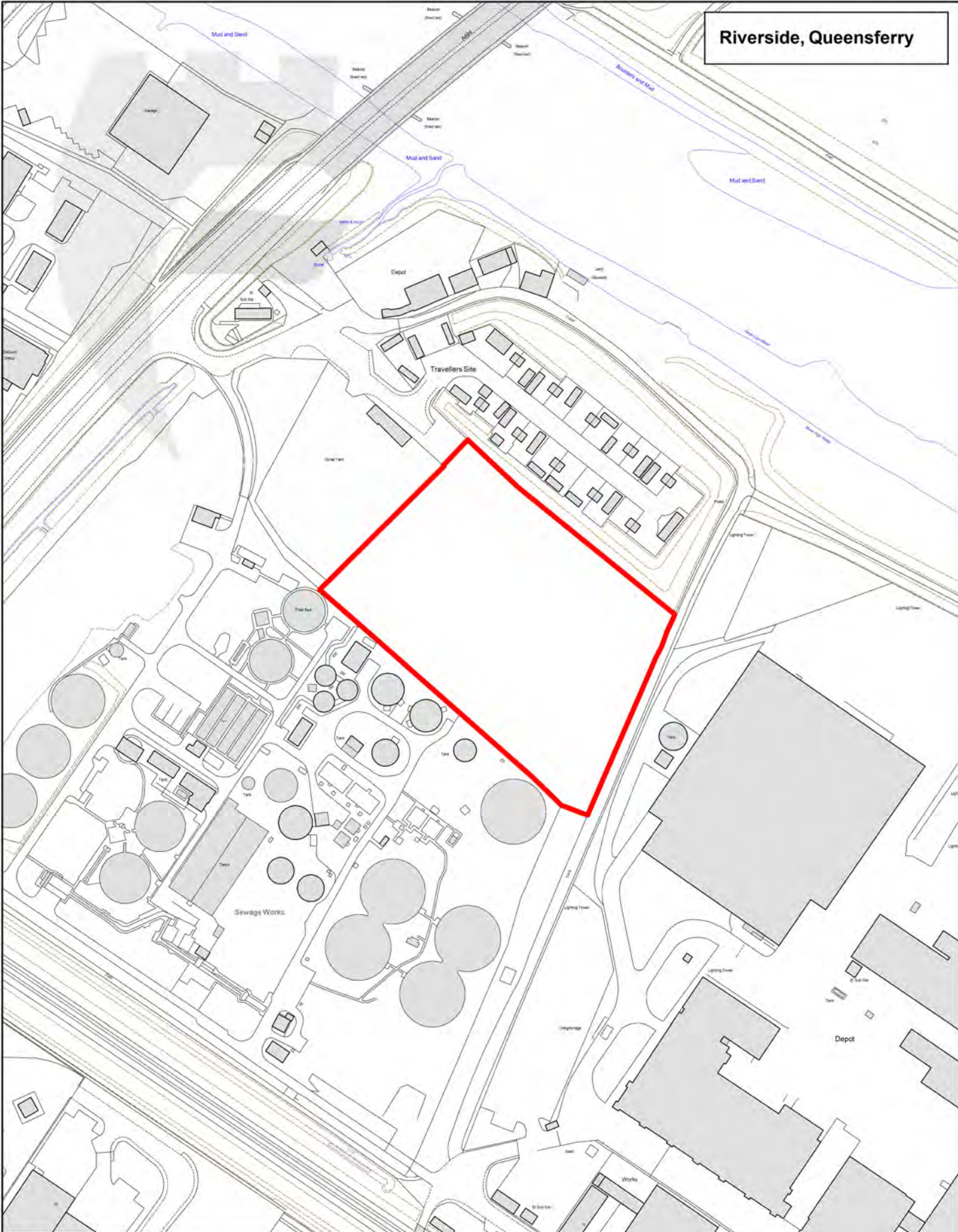
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7-August-2019



7-August-2019

Riverside, Queensferry



LDP - Possible Travellers Sites



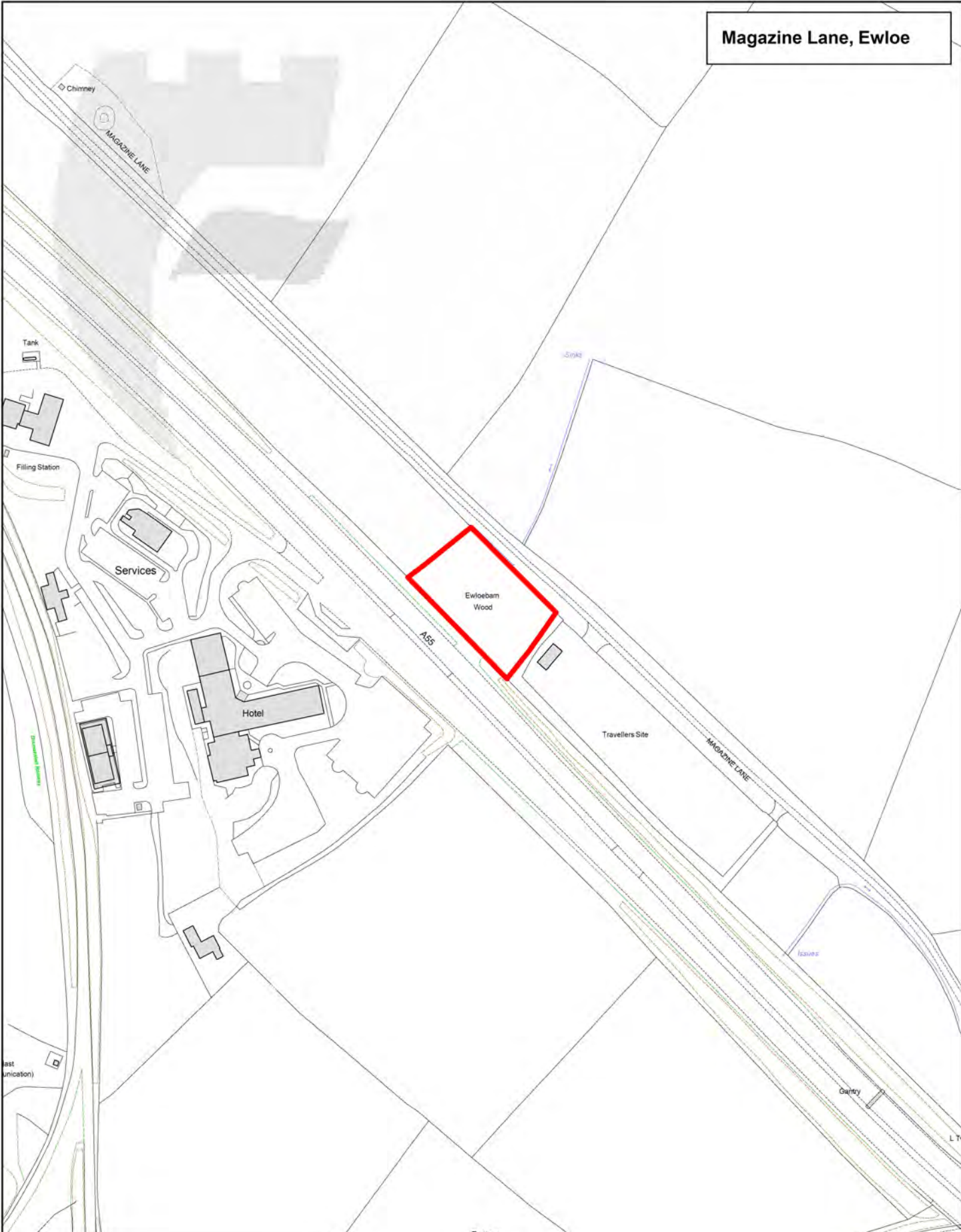
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Planning, Environment & Economy,
 Flintshire County Council,
 County Hall, Mold,
 Flintshire, CH7 6NF.
 Chief Officer: Mr Andrew Farrow

Scale 1:2500 @ A4
 OS Map SJ 3268
 Produced: 01/08/2019



Magazine Lane, Ewloe



LDP - Possible Travellers Sites



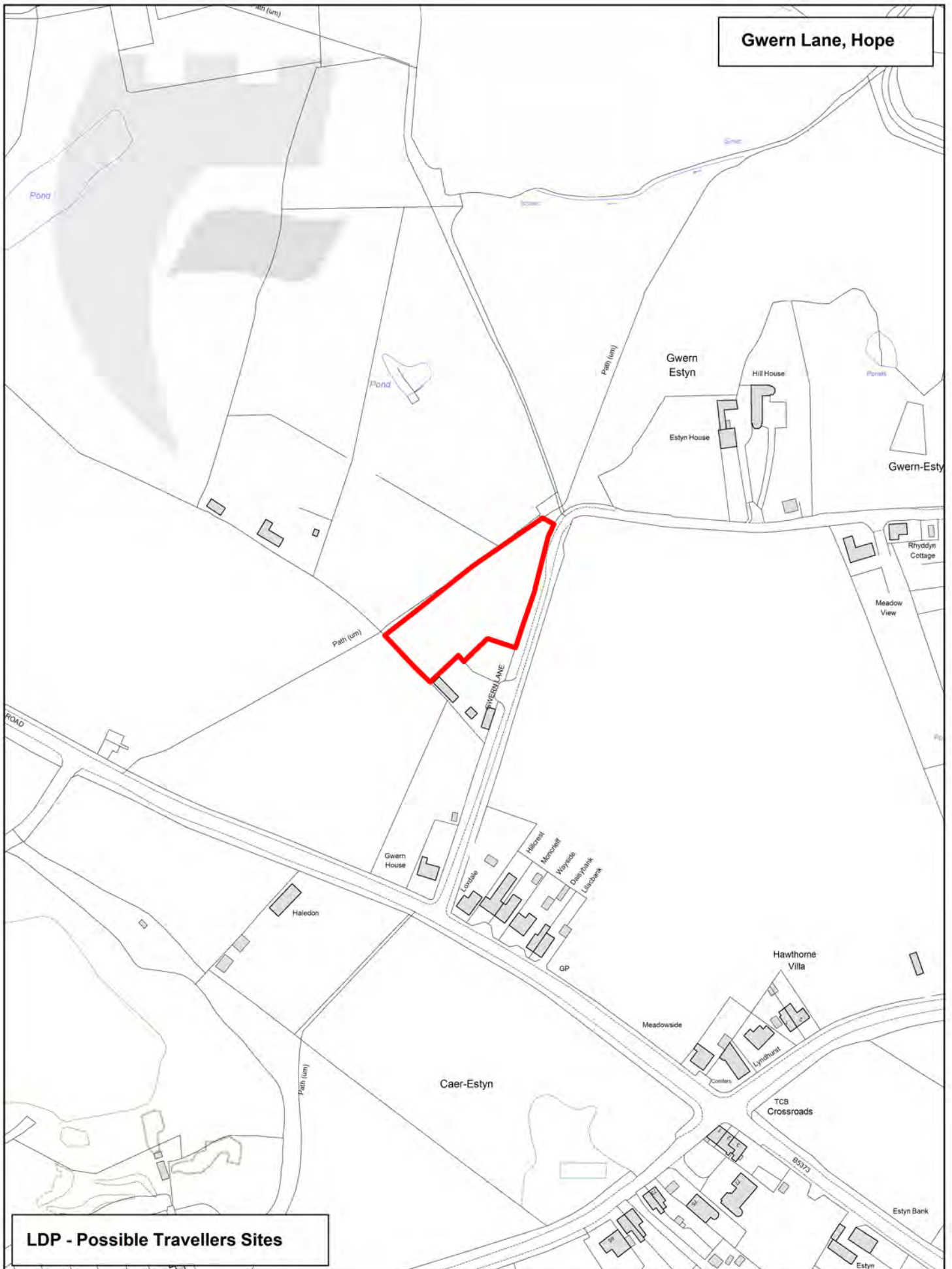
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Planning, Environment & Economy,
Flintshire County Council,
County Hall, Mold,
Flintshire, CH7 6NF.
Chief Officer: Mr Andrew Farrow

Scale 1:1250 @ A4
OS Map SJ 2866
Produced: 01/08/2019



Gwern Lane, Hope



LDP - Possible Travellers Sites



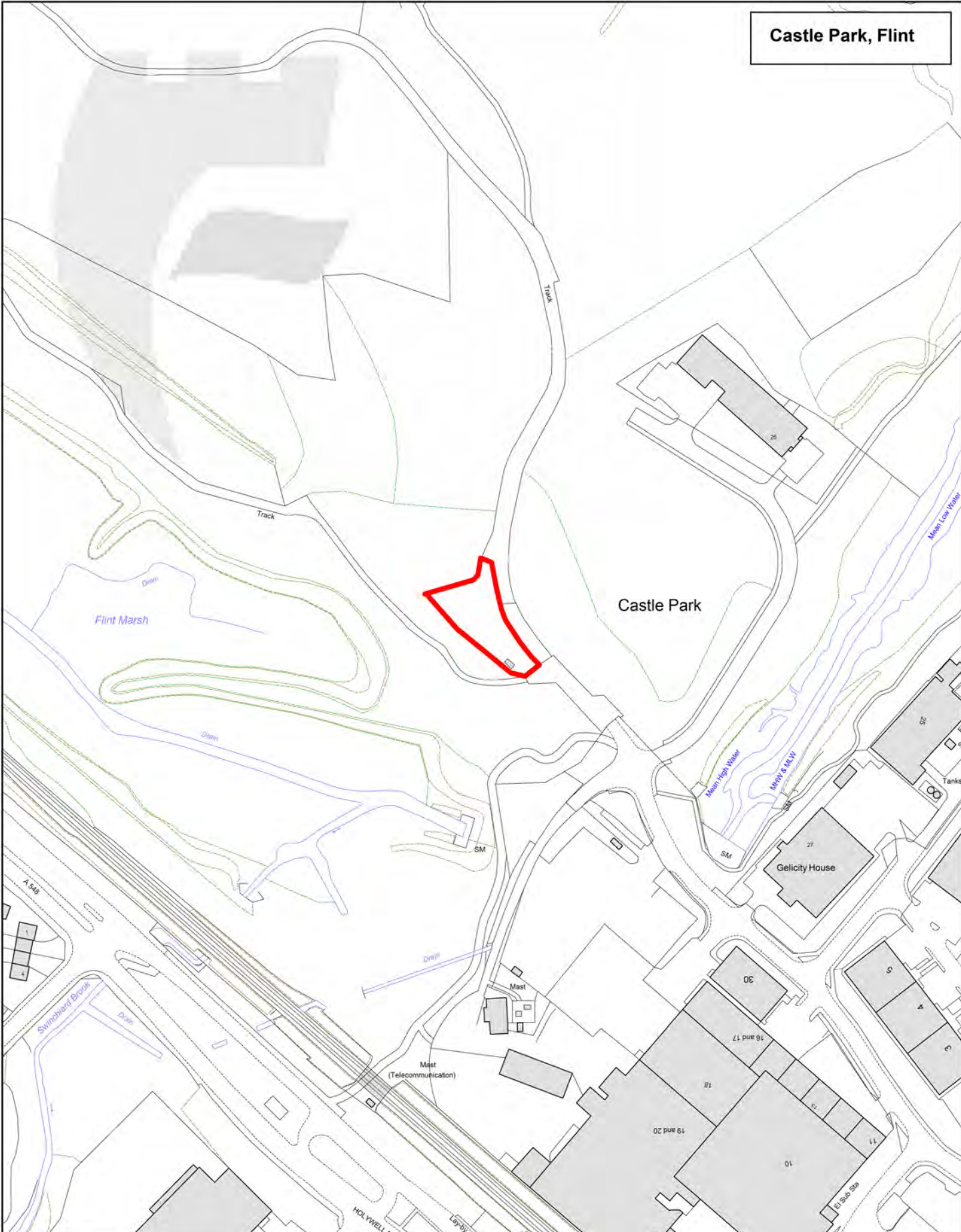
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Planning, Environment & Economy,
Flintshire County Council,
County Hall, Mold,
Flintshire, CH7 6NF.
Chief Officer: Mr Andrew Farrow

Scale 1:2500 @ A4
OS Map SJ 3157
Produced: 01/08/2019



Castle Park, Flint



LDP - Possible Travellers Sites

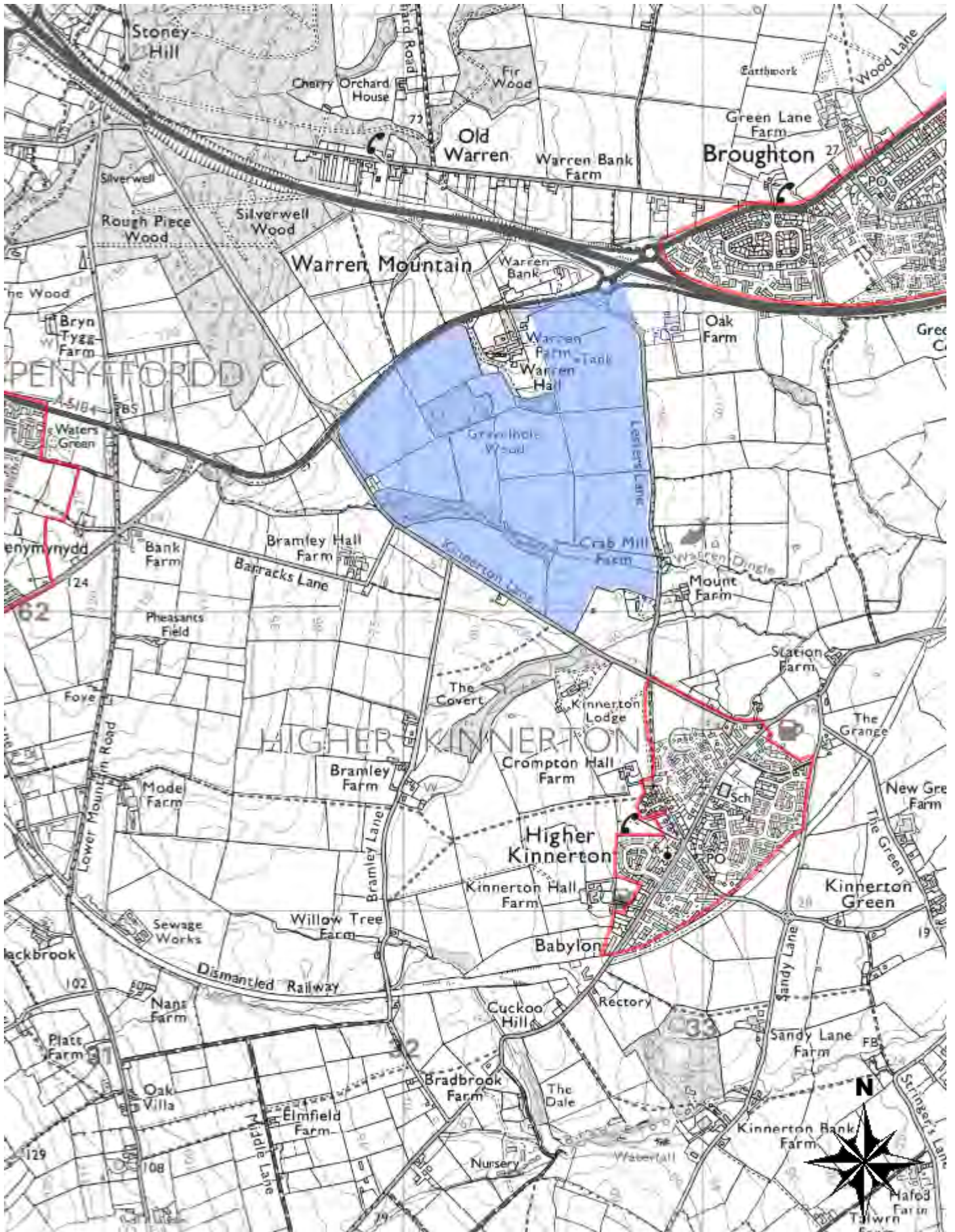


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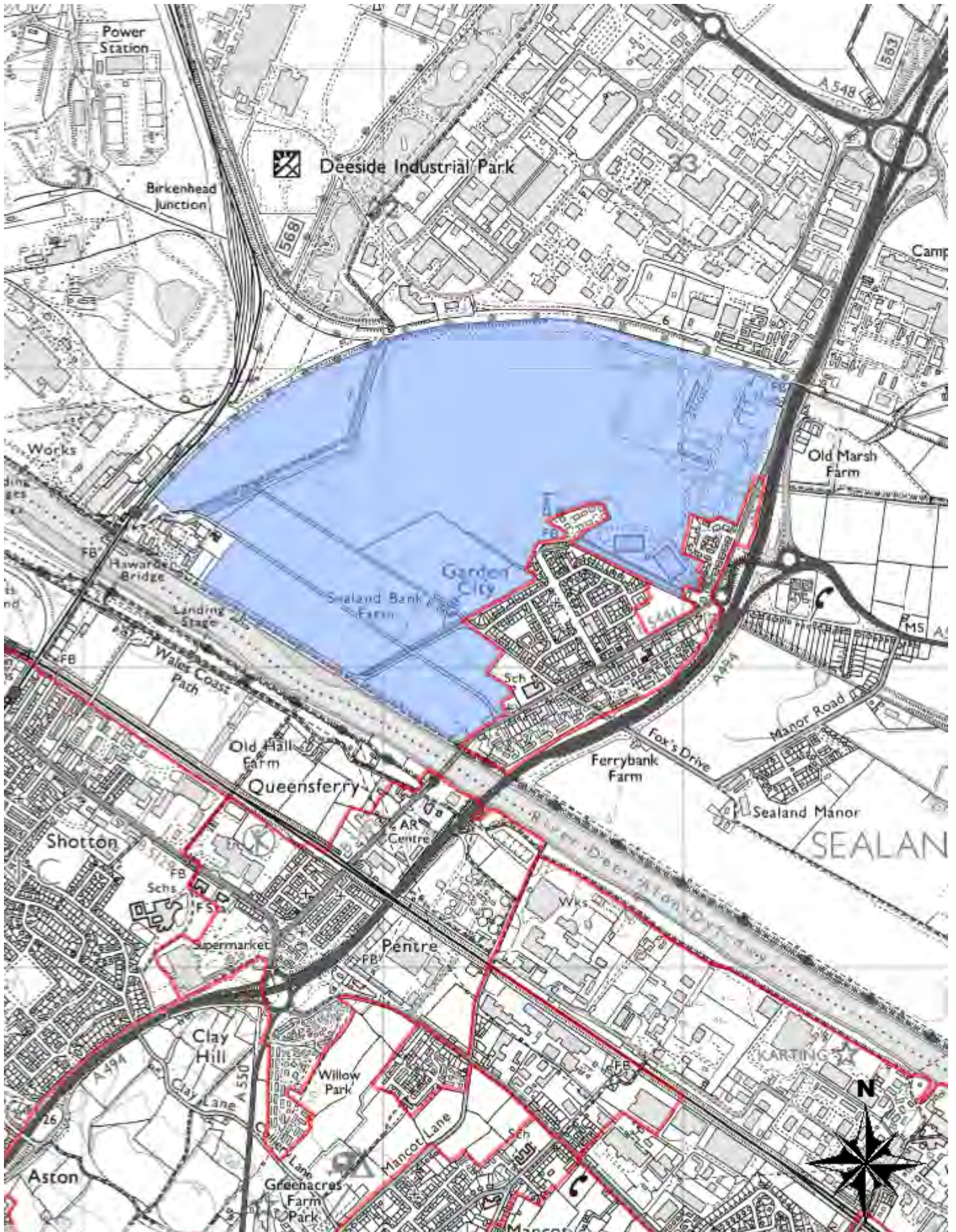
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Chief Officer: Mr Andrew Farrow

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Produced: 01/08/2019



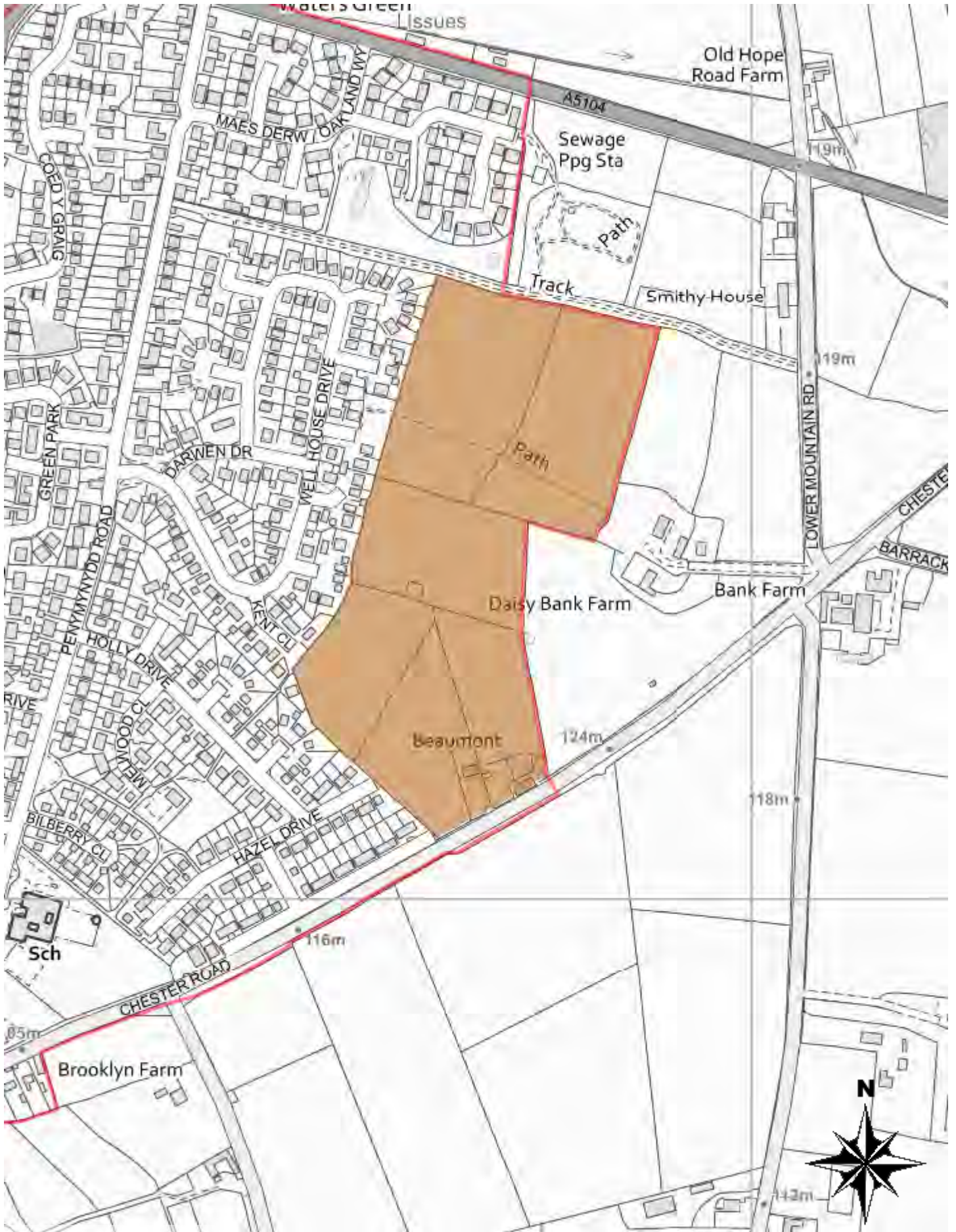


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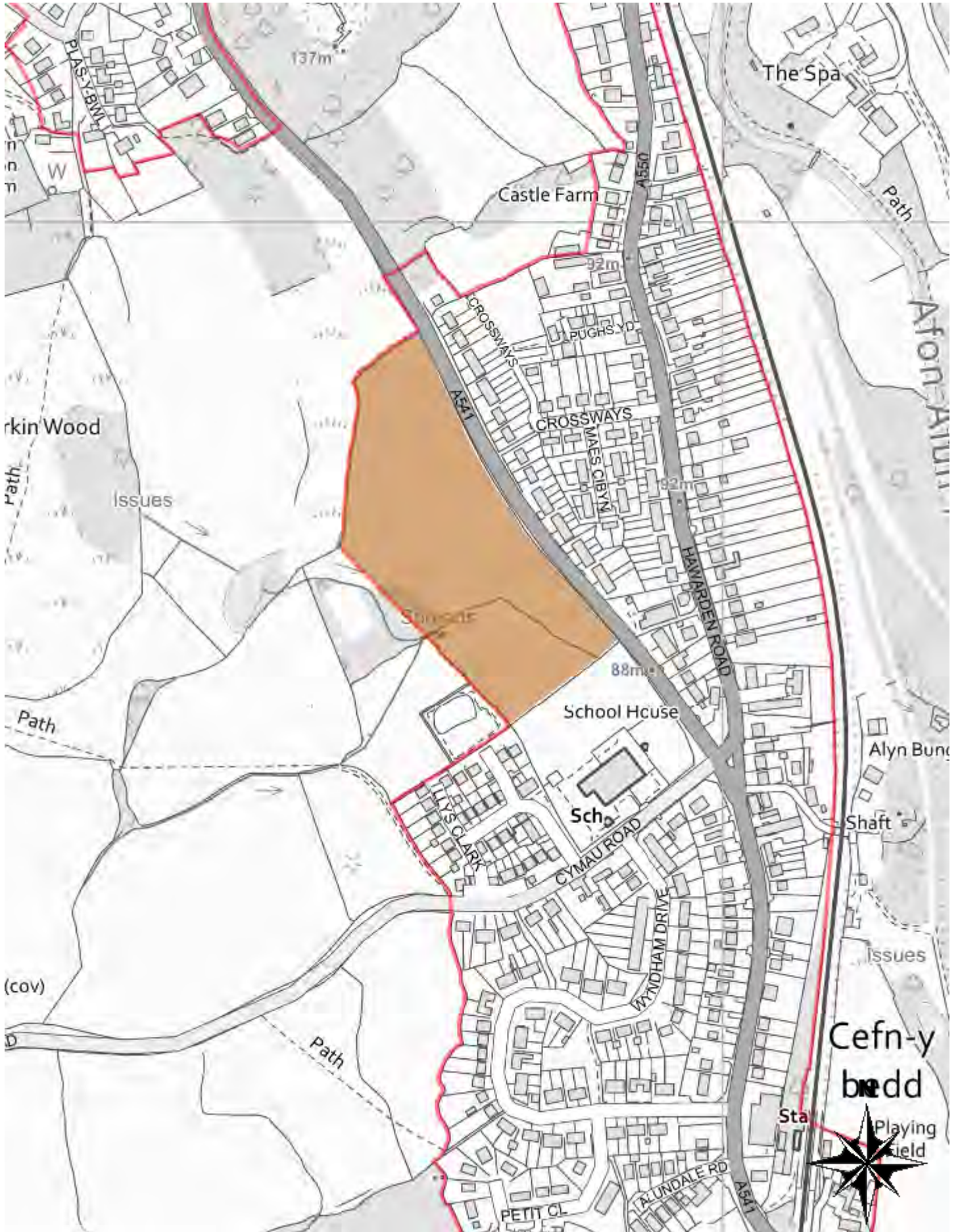
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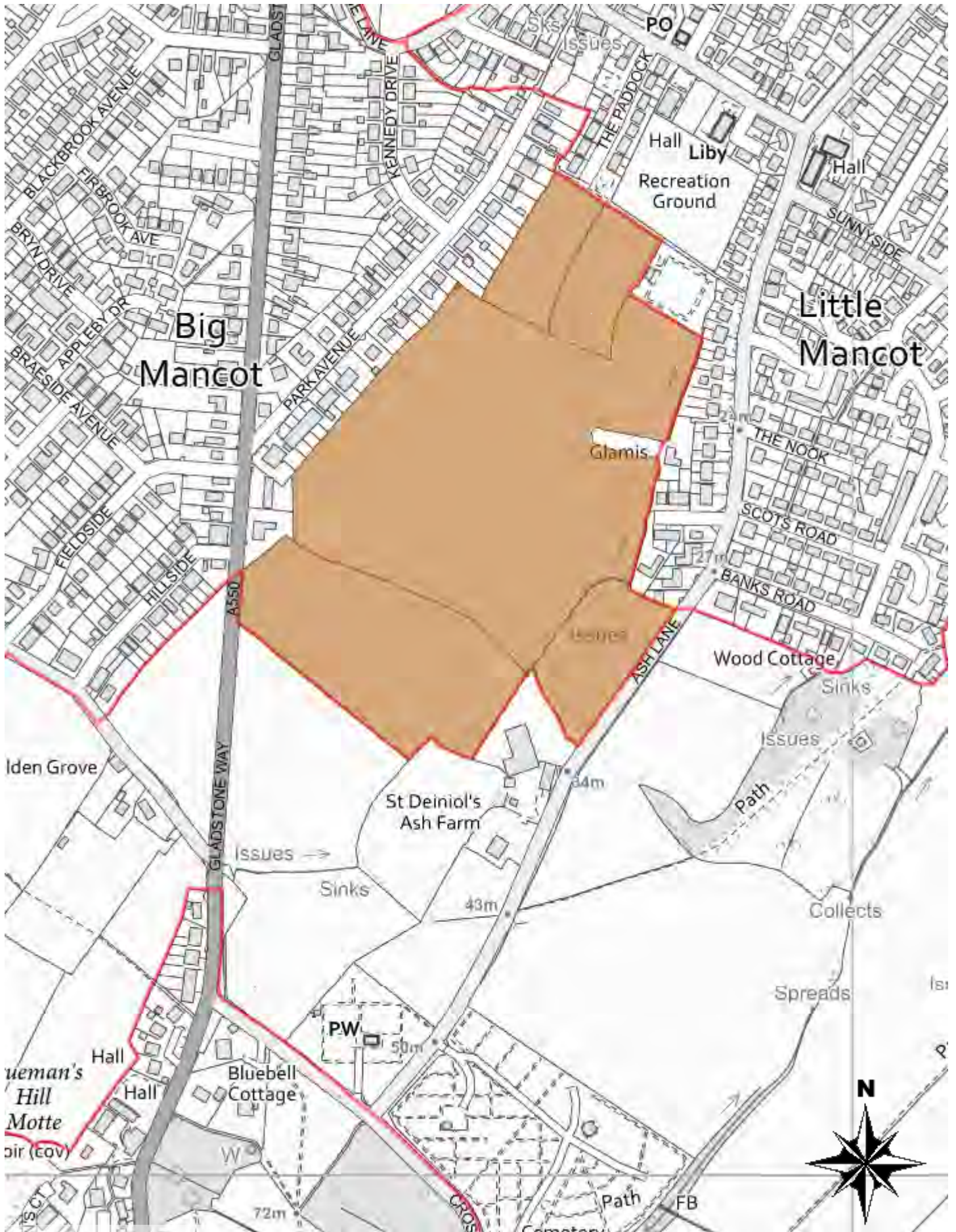


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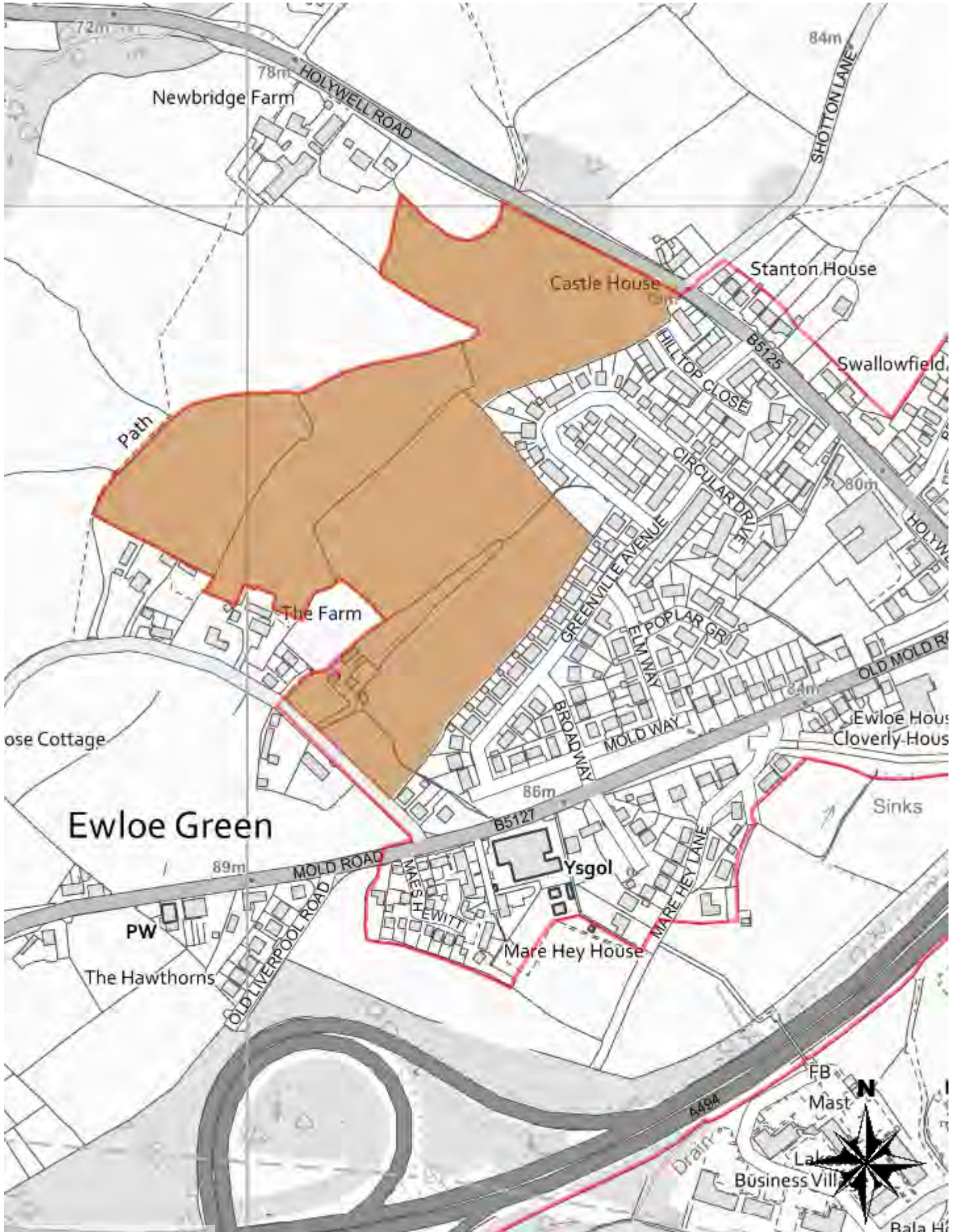
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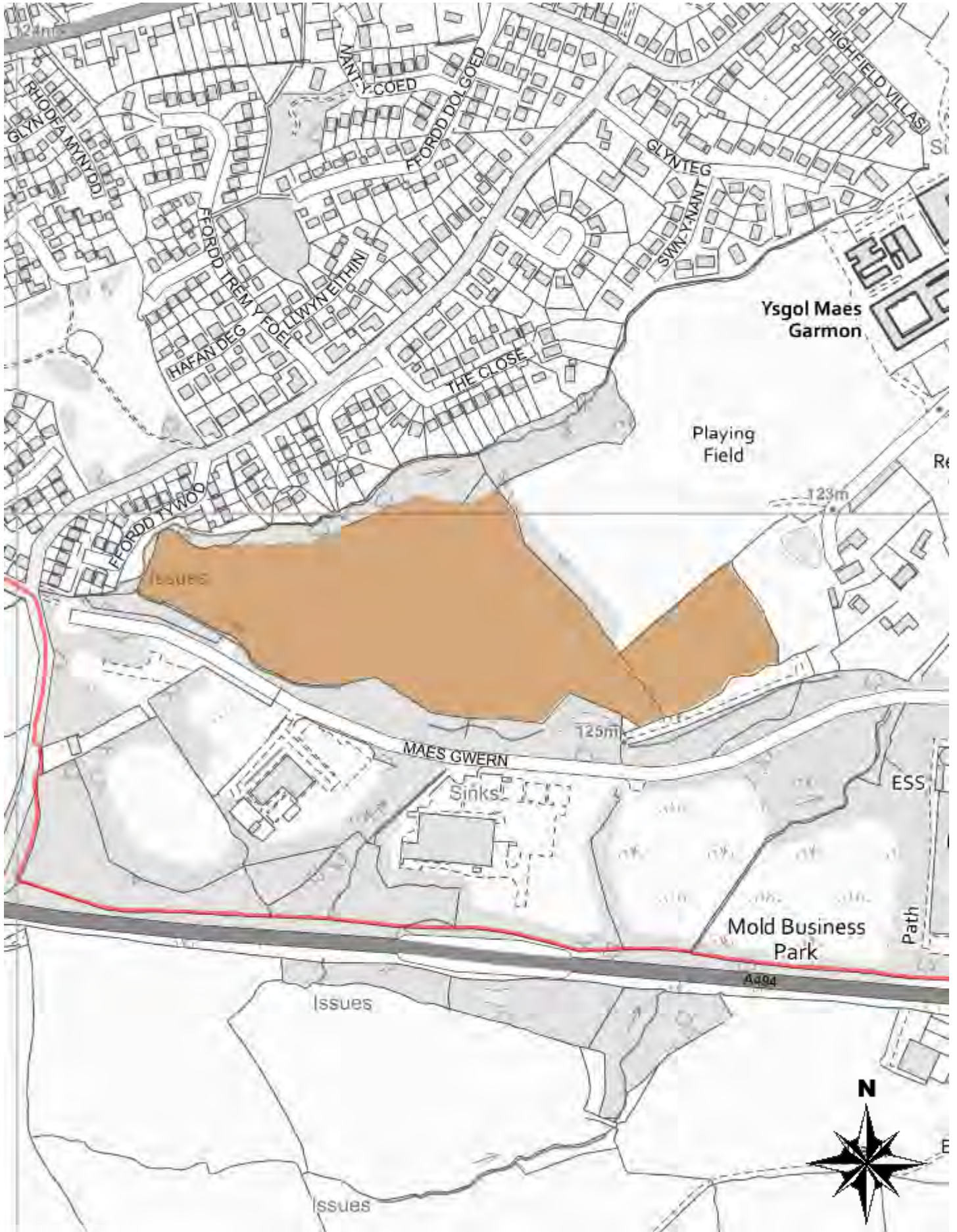
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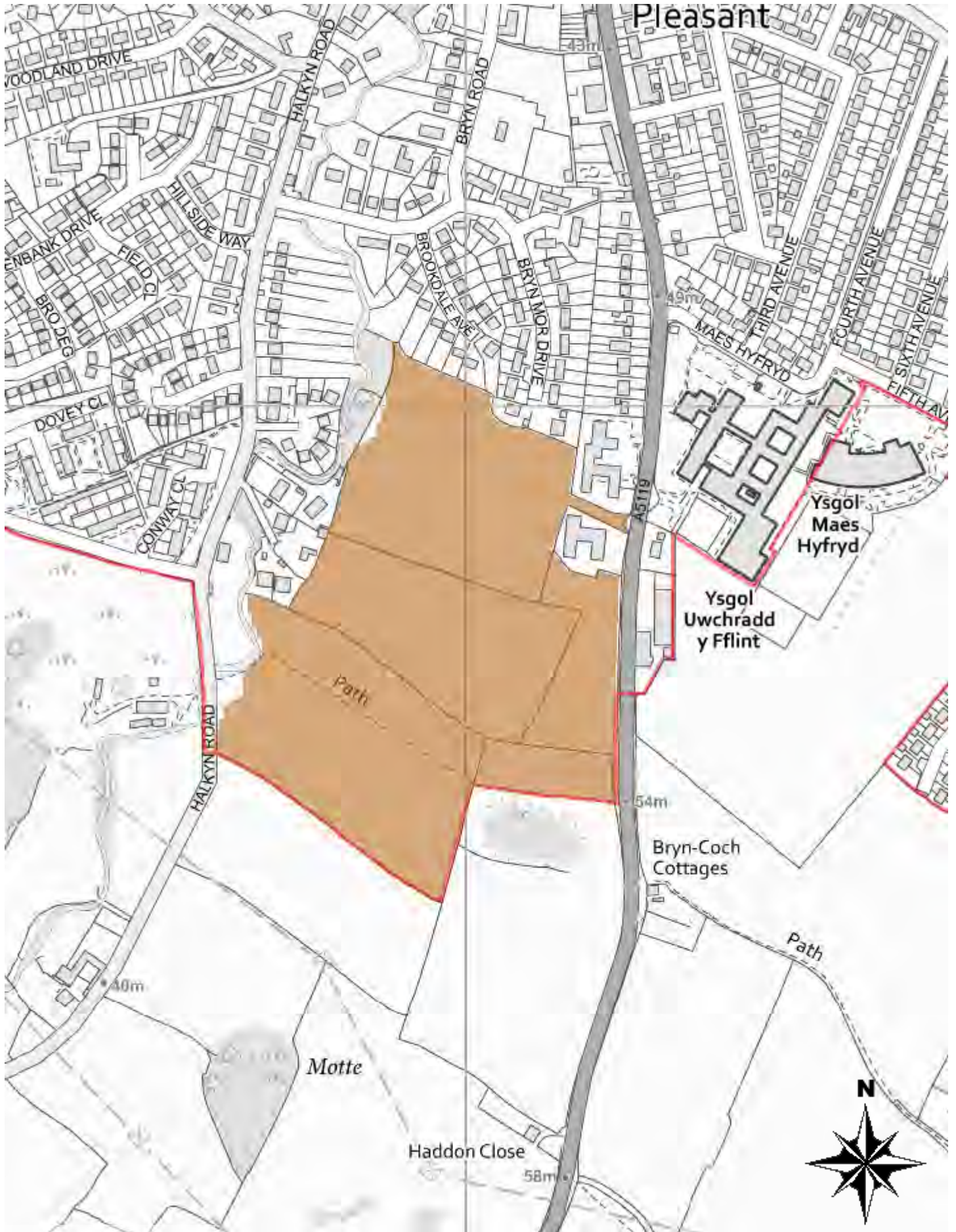
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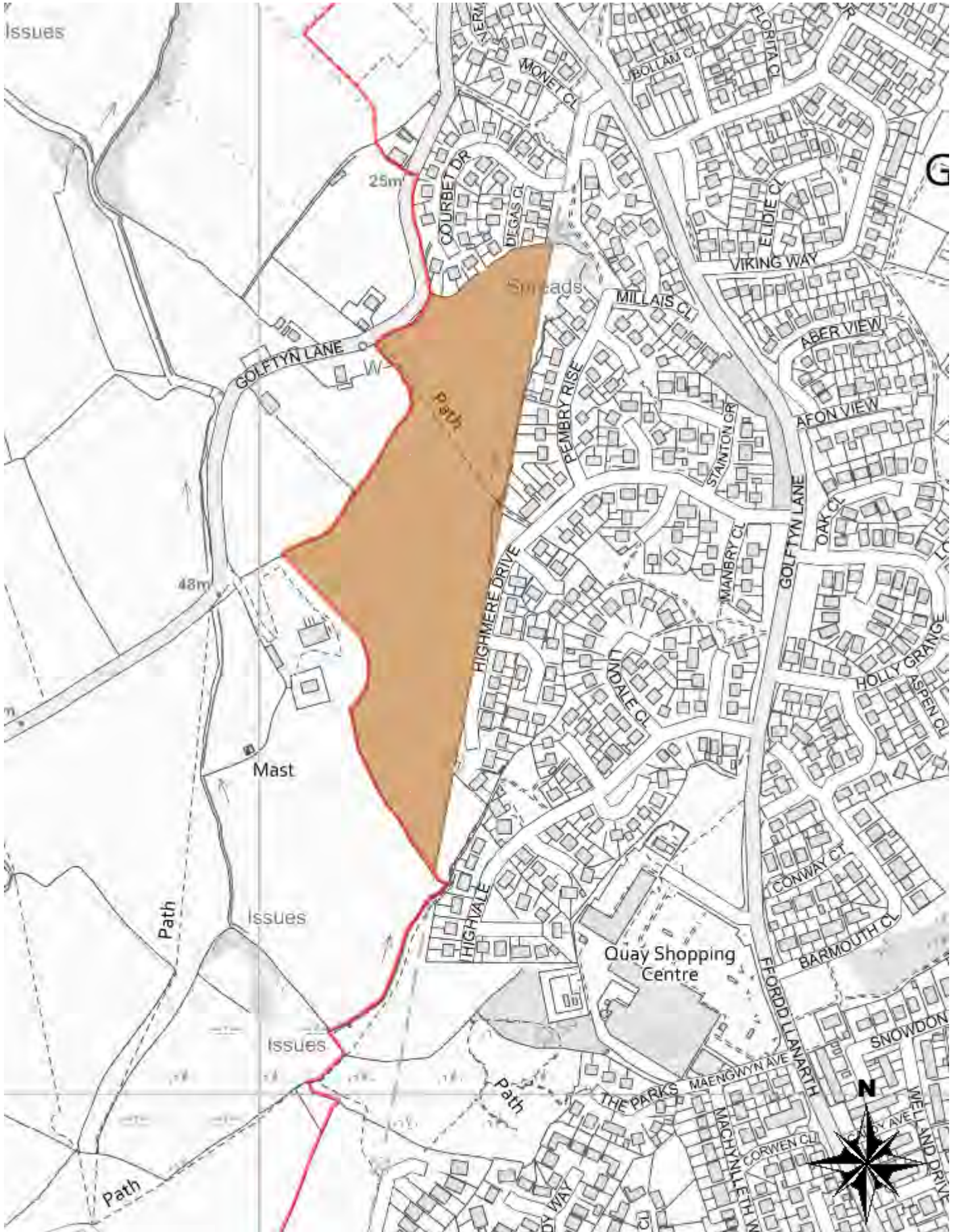
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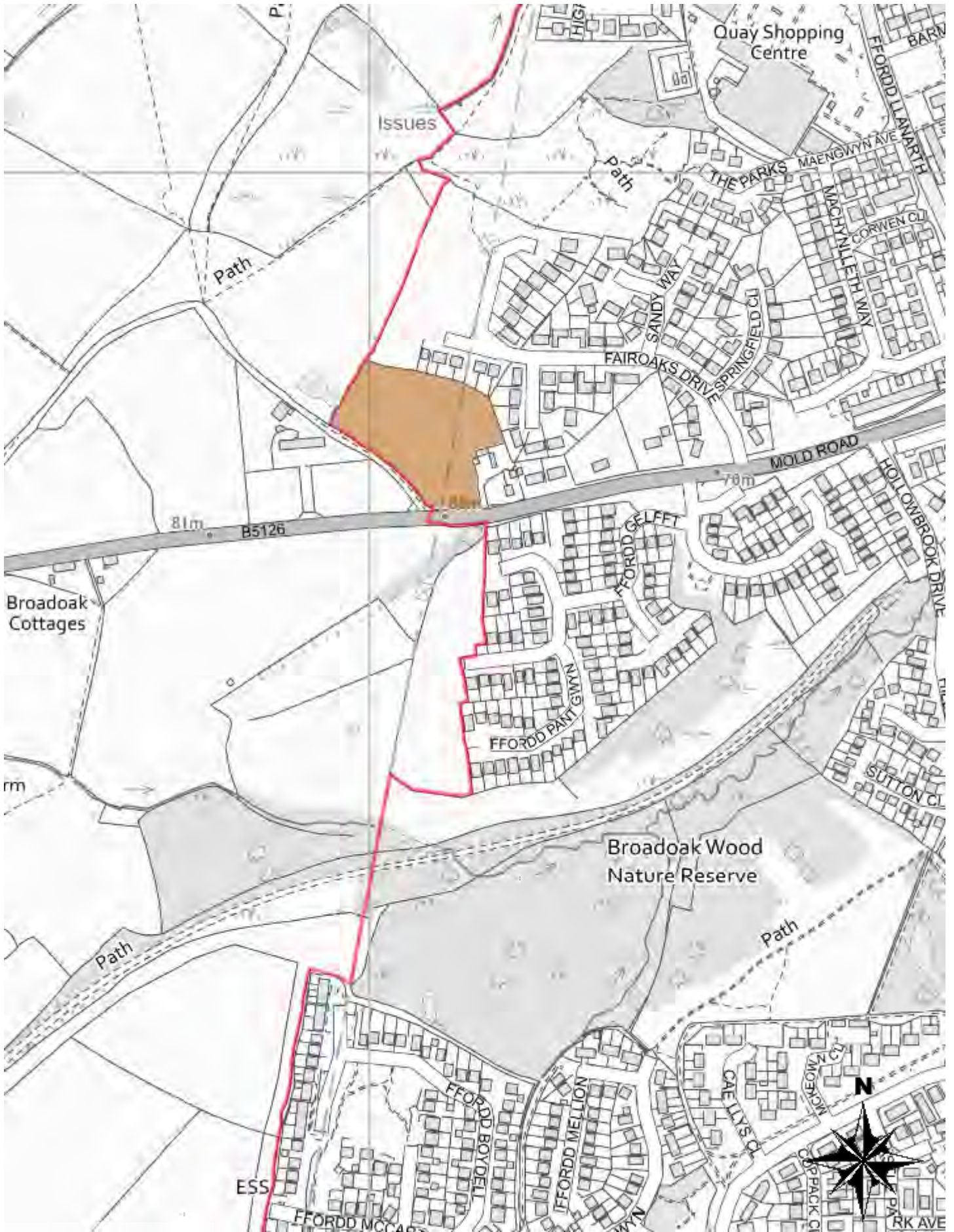
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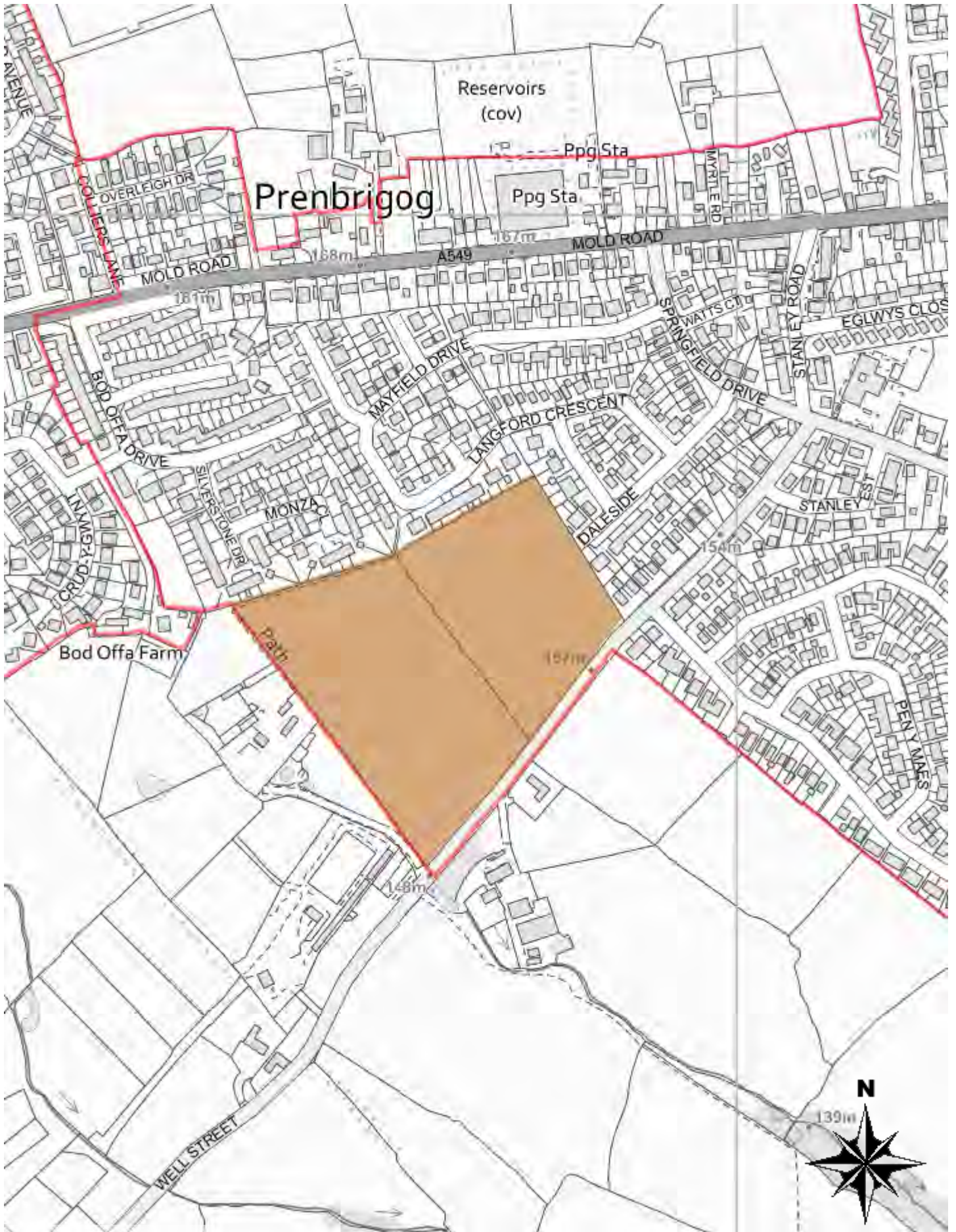


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2-July-2019

Consultation Report Appendix 26

LDP Newsletter / Update – July 2019

Introduction

This newsletter provides an update on progress with preparing the Local Development Plan (LDP) for Deposit consultation. Final preparations are now being made to get Council approval of the LDP to go out to consultation.

Delivery Agreement

Following agreement of Welsh Government a revision to the Delivery Agreement has been published. The latest version (May 2019) of the Delivery Agreement can be viewed at: <https://www.flintshire.gov.uk/en/PDFFiles/Planning/Preferred-Strategy-Consultation/LDPDeliveryAgreement-MainDoc-MAY2019.pdf>

Approval Process

The draft Deposit LDP has been endorsed by Cabinet at its meeting on 16/07/19 in order for it to be presented to a Special Flintshire County Council meeting. The Cabinet report can be viewed here:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=143&MId=4603&Ver=4&LLL=0>

The draft Deposit LDP will be presented to a Special Meeting of Flintshire County Council on 23rd July 2019 2.00pm in the Council Chamber at County Hall Mold. Council will be requested to approve the deposit LDP in order for it to proceed to public consultation in September 2019. The Council meeting will be open to attendance by interested parties. The report can be viewed here:

<http://committeemeetings.flintshire.gov.uk/ieListDocuments.aspx?CId=143&MId=4603&Ver=4&LLL=0>

A live webcast of the Council meeting can be viewed here: <https://flintshire.public-i.tv/core/portal/home>

What happens next

Following approval of the Plan, further work needs to be done in terms of making the Deposit Plan available for public consultation:

- preparing supporting documents and background papers (evidence base)
- preparing the written statement

- preparing the proposals maps and constraints map
- translating documentation
- making consultation arrangements

How and When can I make representations?

The LDP will be in the public domain as part of the report to Cabinet and the Special Flintshire County Council meeting. Interested parties are kindly requested not to submit representations until the commencement of the formal public consultation exercise in September. Any representations received ahead of the start of the consultation will not be considered.

The Deposit LDP is scheduled for consultation for 6 weeks from Monday 30th September 2019 to Monday 11th November 2019. Further details on the final consultation arrangements will be issued in due course via the website.

People who wish to comment on the Plan should make use of the on-line consultation portal as this will enable paperless comments to be made on the Plan and will help reduce the time taken in processing representations. Further details on how to register and use this system will be made available. However, it is possible to pre-register on the system by visiting the website <https://consult.flintshire.gov.uk/portal/> and opening the 'portal user guide' highlighted in blue.

How can I keep up to date with the LDP?

The Council has a mailing list for the LDP and this is used to notify interested parties at key stages in the Plan's preparation. If you wish to be added to the mailing list please e-mail developmentplans@flintshire.gov.uk or write to Planning Policy Section, County Hall, Mold, CH7 6NF advising that you are happy for us to retain your personal details and contact you in future about the LDP. The preferred means of contact is by email.

In terms of the General Data Protection Regulations (GDPR) your data will be processed only for the specific purpose of providing you with updates on the stages of the LDP. Flintshire County Council will retain your details for the life of the preparation of the LDP process that is until the LDP has been adopted.

If you feel that Flintshire County Council has mishandled your personal data at any time you can make a complaint to the Information Commissioners office by visiting their website or by calling their helpline on 0303 123 1113. For further information please see our privacy notice on our website <http://www.flintshire.gov.uk/en/Resident/Contact - Us/Privacy-Notice.aspx>

What if I have any queries?

For further information, or to answer any queries on the LDP please contact either developmentplans@flintshire.gov.uk or 01352 703213.



Flintshire: Deposit Local Development Plan Representation Form

The Council is consulting on the Deposit Local Development Plan (LDP) and also on a range of documents and evidence which support the LDP. You can find the LDP and associated documents on the FCC website, www.flintshire.gov.uk/ldp

You are encouraged to submit your representation directly online via the consultation portal <https://consult.flintshire.gov.uk/portal/>

Alternatively, this representation form can be completed and returned via email to: developmentplans@flintshire.gov.uk

or by post to:

Andrew Farrow,
Chief Officer (Planning, Environment and Economy),
Flintshire County Council,
County Hall,
Mold, Flintshire,
CH7 6NF

This form has several parts:

Part A - Personal details

Part B - Your representation (Please note that this will be made publicly available and will be forwarded to the Planning Inspectorate).

Part C - Tests of Soundness

Part D - Supporting Information and Documents

Part E - Appearance at Examination Hearing Session

Please read the detailed guidance notes at the end of the representation form

All representations must be received by 5pm on 11th November 2019.

Office use only:	
Date received:	I.D. number:
Date acknowledged:	Representation number:



Part A -

Personal

Details

	You	Your agent (if applicable)
Title		
First Name		
Last Name		
Job / Position Title (if applicable)		
Company / organisation (if applicable)		
Address line 1		
Address line 2		
Address line 3		
Address line 4		
Address line 5		
Postcode		
e-mail		
Telephone landline		
Telephone mobile		
Do you wish correspondence to be sent to:	You	Your agent
What is your preferred means of contact <small>(Council preference is for e-mail)</small>	You e-mail written	Your agent e-mail written
Signed		
Date		



Part B – Your Representation (Please use a new form for each representation)

Please state which policy, paragraph, or site your representation relates to:	Policy:	
	Paragraph:	
	Site:	
Please state which Background Paper or supporting evidence your representation relates to:	Number	
	Name	
Is your representation in support or objection?	Support	
	Objection	
<p>Please add any comments about your representation in the box below: (if your comments are more than 500 words please provide a summary in the box below and attach any more detailed or supporting documents)</p>		
Do you think any changes are required to the Plan?	Yes	
	No	
<p>If yes please explain in the box below: (if your comments are more than 500 words please provide a summary in the box below and attach any more detailed or supporting documents)</p>		



Part C – Tests of Soundness

Do you consider that the Plan is sound?	Yes:	
	No:	
If you do not consider the plan to be sound, which soundness test(s) do you think it fails?		
Fails legal and regulatory procedural requirements? <input type="checkbox"/>	Fails Test 2: Is the Plan appropriate <input type="checkbox"/> (is the Plan appropriate for the area in the light of the evidence)?	
Fails Test 1: Does the Plan fit <input type="checkbox"/> (is it clear that the LDP is consistent with other plans)?	Fails Test 3: Will the Plan deliver <input type="checkbox"/> (is it likely to be effective)?	
Please explain why the Plan is not sound or explain what changes need to be made to make the Plan sound, in the box below (N.B. the tests of soundness are set out in full in the LDP written statement para 3.2):		



Part D - Supporting Information / Documents

<p>Have you included any more detailed or supporting documents alongside your representation?</p>	Yes:	
	No:	
<p>Please list in the box below the supporting information and documents submitted as part of your representation</p>		

Part E - Appearance at Examination Hearing Session

<p>If you have objected to or propose changes to the Plan, would you like to speak at a hearing session during the public examination of the LDP?</p>	Yes:	
	No:	
<p>If you wish to speak at a hearing session which language would you wish to use?</p>	English	
	Welsh	



Notes

A separate form should be completed for each representation that you wish to make.

Include all the information, evidence and supporting information necessary to support / justify your representation.

Please attach additional sheets where required, clearly numbering each consecutive sheet and indicate on the form each individual additional document submitted.

Your representation should be set out in full. This will help the Council and the Inspector to understand the issues you raise. However, it would be helpful if the comments boxes within the form could be limited to 500 words. It may be helpful to provide a summary within the comments box and a more detailed submission as a separate document.

Petitions - Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified. Signing a petition does not prevent the submission of individual forms.

Additional forms can be obtained Ty Dewi Sant, St Davids Park, Ewloe, CH53FF or downloaded from the consultation portal as detailed above.

Tests of Soundness - Please indicate which soundness test(s) the LDP meets or does not meet, and why. If you think changes are required to the Plan to make it sound please explain what these changes are. This will help the Council and the Inspector to understand the issues you raise. However, failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan or its supporting documents. Details of the Tests of Soundness can be found in the written statement at para 3.2 .

Changes to the Plan and Sustainability Appraisal - If you want changes to be made to the Plan, please be as specific as you can. For example, in the case of a perceived omission, you should indicate the proposed new policy, supporting text or location of a new or amended site. You should clearly identify how the representation fits with the overall strategy and the Sustainability Appraisal (Integrated Impact Assessment [IIA]) in identifying the likely sustainability effects of the new site. This will be essential where the representation seeks the inclusion of a new or amended site. If you are proposing to add a new site, then the representation form should be accompanied by a Sustainability Appraisal which must be consistent with the scope, framework and level of detail as the Sustainability Appraisal conducted by the Council, and published alongside the Deposit LDP.

New or amended sites – Any new or amended sites submitted as part of representations to the Plan must be accompanied by a site plan clearly identifying the location and boundary of the site



Notes

Comments on Alternative Sites - The Council has published a Background Paper Assessment of Candidate / Alternative Sites. None of the alternative sites, which were submitted as part of the consultation on the Preferred Strategy (and published in a Register of Alternative Sites), have been included in the Deposit LDP. Nevertheless, as part of the examination into the LDP, it may be that such Alternative Sites are included in the Plan. As such, the opportunity exists for representations to be made on the alternative sites now.

Examination:

The Flintshire Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound. However, please note that it is not the role of the LDP Inspector to make an acceptable plan better.

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. You must use this form to draw the Inspector's attention to matters about which you are concerned; you cannot rely on submissions made at previous consultation stages as the Inspector is not bound to consider them.

GDPR

In order to comply with the General Data Protection Regulations (GDPR) your data will be processed only for the specific purpose of making representations on the LDP and is carried out for the performance of a task in the public interest as set out within the framework set by National Planning Policy. Flintshire County Council will retain your details for the life of the LDP Process that is until the LDP has been adopted as a final version.

If you feel that Flintshire County Council has mishandled your personal data at any time you can make a complaint to the Information Commissioners Office by visiting their website or by calling their helpline on 0303 123 1113.

For further information about how Flintshire County Council processes your personal data and your rights please see our privacy notice on our website.

<http://www.flintshire.gov.uk/en/Resident/Contact-Us/Privacy-Notice.aspx>

If you have any questions relating to the LDP, please contact us on 01352 703213.

Further information can be obtained from the LDP helpline

01352 703213 or developmentplans@flintshire.gov.uk

Consultation Report Appendix 28a

Andrew Farrow
Chief Officer (Planning & Environment)
Prif Swyddog (Cynllunio a'r Amgylcedd)



Your Ref/Eich Cyf
Our Ref/Ein Cyf VJW/LDP/PS
Date/Dyddiad 24th June 2019
Ask for/Gofynner am Mrs V.J. Weale
Direct Dial/Rhif Union 01352 703206
vicky.j.weale@flintshire.gov.uk

Dear Councillor,

You are invited to attend a briefing event relating to the Flintshire Draft Deposit Local Development Plan (LDP). The purpose of the presentation is to provide Members with an awareness and understanding of the Draft Deposit Local Development Plan before it is reported to Cabinet and Full Council to seek formal approval to go out to public consultation.

The Flintshire Draft Deposit Local Development Plan (LDP) provides the sustainable framework for land use planning in the County for the 15 year period up to 2030. This is the culmination of several years of work which included the Key Messages consultation in April 2016, the Strategic Options consultation in December 2016 and the Preferred Strategy consultation in December 2017. Comments received on all these documents have helped shape the Draft Deposit LDP which we now wish to consult on. The Planning Strategy Group has played an important role in guiding Officers during the preparation of the Plan.

The Draft Deposit Plan will be presented to Council on 23rd July 2019 in order to seek formal approval to go out to public consultation in September. The presentation is to ensure all Members have advance notice of the LDP and are familiar with its key policies and proposals prior to Cabinet and Council. In the case of housing allocations, Officers have sought to meet individually with all Members who have an allocation within their ward, and in the majority of cases this has taken place.

There are two alternative dates/times for this briefing:

- **Thursday 4th July 6pm - 8pm in the Alyn & Deeside Room County Hall,**
- **Wednesday 10th July 2019 2pm - 4pm in the Delyn Room County Hall,**

Please let us know if you can attend and if so which meeting you will be attending, by emailing vicky.j.weale@flintshire.gov.uk or phoning 01352 703213. Thank you.

County Hall, Mold. CH7 6NF
www.flintshire.gov.uk
Neuadd y Sir, Yr Wyddgrug. CH7 6NF
www.siryfflint.gov.uk



The Council welcomes correspondence in Welsh. We will respond to correspondence in Welsh without delay. Rydym yn croesawu gohebiaeth Gymraeg. Ymatebwn yn ddi-od i ohebiaetha dderbynnir drwy gyfrwng y Gymraeg.

Yn gywir/ Yours faithfully

A handwritten signature in black ink that reads "Andy Roberts". The signature is written in a cursive style with a prominent initial 'A'.

Andy Roberts
Rheolwr Gwasanaeth - Strategaeth
Service Manager Strategy

Flintshire Deposit Local Development Plan 2015 - 2030

MEMBERS BRIEFING

Thursday 4th July 2019

Andy Roberts, Service Manager Strategy

Purpose

- Update Members on LDP progress
- Part of a communications plan for LDP
- Discuss broad content and purpose of Deposit LDP
- Consider likely areas of public contention
- Importance of approving the Plan
- Public consultation
- Stages to adoption

What is the LDP?

- Local Development Plan
- The Council's proposed land use plan 2015 – 2030
- Required by Planning and Compulsory Purchase Act 2004
- Once adopted replaces present Unitary Development Plan (UDP)
- Used to guide and control development
- Provides certainty of what will happen, where, when
- Basis to determine planning applications

LDP Timetable

- Work done to date:
 - Work began in 2014
 - Number of stages completed to date:
 - Evidence base
 - Submission and assessment of Candidate Sites
 - Key Messages engagement
 - Strategic Options engagement
 - Preferred Strategy consultation
 - Submission and assessment of Alternative Sites

LDP Timetable

- Remaining stages to adoption:
 - Deposit LDP public consultation
 - FCC consideration of issues raised
 - Submission of the Plan to Welsh Government for Examination
 - Formal Examination by a Planning Inspector(s)
 - Inspectors binding report
 - Adoption (by Summer 2021)

The Deposit LDP

- Represents a key milestone – culmination of significant preparation of the plan
- Work of the Planning Strategy Group
- Considerable input from internal and external stakeholders
- Deposit LDP is the Council's detailed final plan
- Requires formal Council approval to go out for consultation: Cabinet 16th July; Full Council 23rd July
- Formal 6 week public consultation 30th September – 11th November 2019

What does the Plan represent?

- The Council's 'sound' development plan
- Important Council strategy, sets out to:
 - Provide opportunities to deliver 8-10,000 jobs
 - Support wider sub-regional growth ambition
 - Make provision for 6,950 new homes (+ 14% flexibility)
 - Facilitate delivery of long standing strategic sites
 - Identify sustainable locations for growth via settlement hierarchy
 - Deliver pragmatic solution to affordable and specific housing needs (e.g. Gypsies and Travellers)
 - Minimise need to amend green Barriers
 - Ensure viable deliverable sites, where infrastructure is or can be provided

Structure of the Deposit LDP

- What does the plan contain:
 - Foreword
 - Introduction
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 - Preferred Strategy
 - Strategic Policies
 - Topic, criteria, area based policies
 - Monitoring framework
 - Glossary of terms
- Theme based not topic chapters
- Proposals map

Supporting Documents

- SA/SEA – integrated Assessment
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- Background Papers
- Candidate/Alternative sites Register and site assessments
- Soundness Self-Assessment
- Constraints map

Challenges to progress

- Vulnerability to speculative housing development
- Land supply and TAN1
- ‘Delivering’ new housing at LDP rate in first 3 years
- Enforced timetable delays
 - ‘New’ national Planning Guidance – PPW10
 - Additional requirements – viability, renewable energy, LDP manual
 - Staffing resource issues

Consistent focus for PSG

- Thorough and diligent examination of options and proposals
- Getting the plan right
- Demonstrate fitness for purpose – soundness
- Learn lessons from others
- **Plan represents a common sense pragmatic approach to delivering growth whilst minimising impact on communities**

Purpose of public consultation

- Why consult, fait accompli? We have to!
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- Consider if the plan is sound:
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 - Say why not sound, and how should it change e.g. if objecting to a housing allocation, what is the alternative
- Difficult concept for the public (and some agents!)
- All representations considered by FCC then submitted to Inspector as part of Examination process

Likely contentious issues

- The amount of housing provided and location of allocations
- Approach to meeting needs of Gypsies and Travellers
- Adequacy of infrastructure to support development

Housing growth and allocations

- 7,950 allocated to deliver requirement of 6,950 (14% flexibility)
- 2 Strategic sites – 20% of overall housing requirement
- 1,600 completions so far in plan period
- 1,700 commitments yet to be built
- Only 11 site allocations to provide residual
- 10 are ‘known’ to the public
- All viable, deliverable, most with developer involvement/interest

How have we selected sites

- Detailed site consultations and assessments
- Fit with Preferred Strategy and settlement hierarchy
- Green Barrier Review
- Viable and deliverable
- Long list, short list, preferred sites process

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- 5.3ha/159 units
- UDP allocation c/f into LDP
- WG owned
- Developer interest
- Capable of early delivery of housing



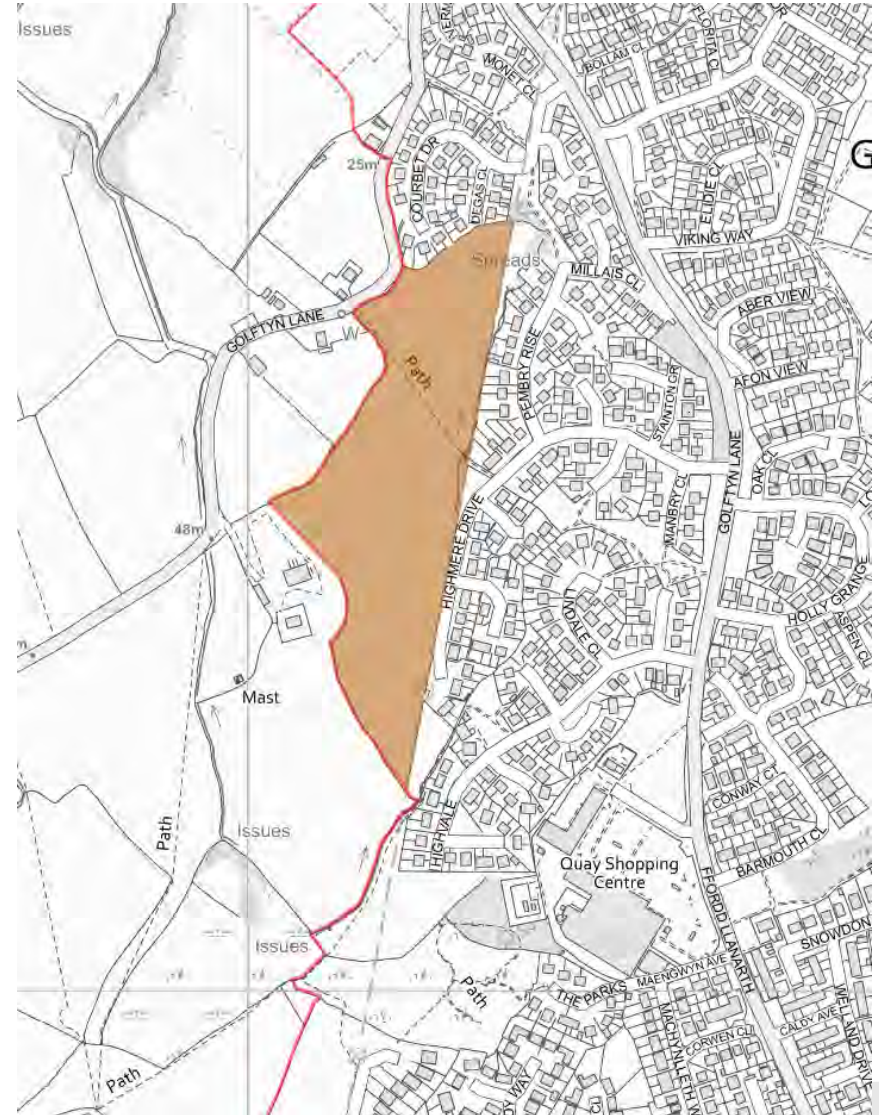
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- 'White land' in UDP
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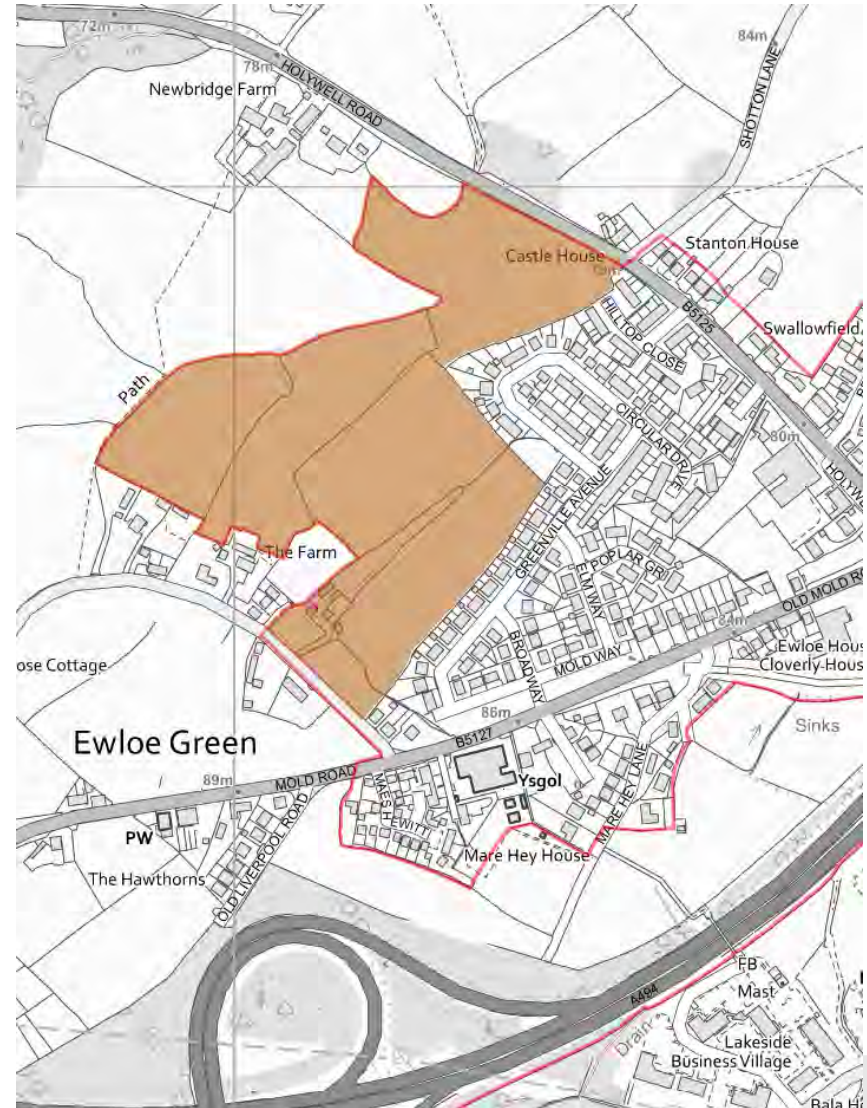
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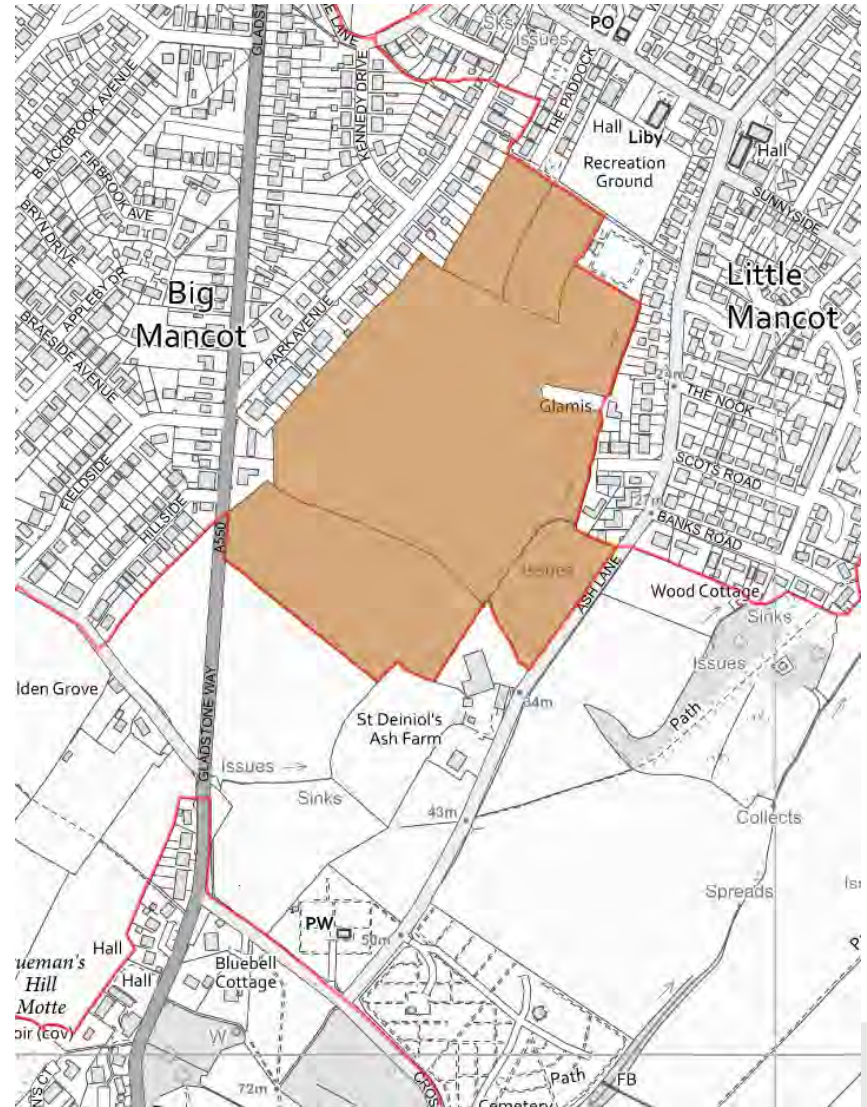
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- Only 'new' site
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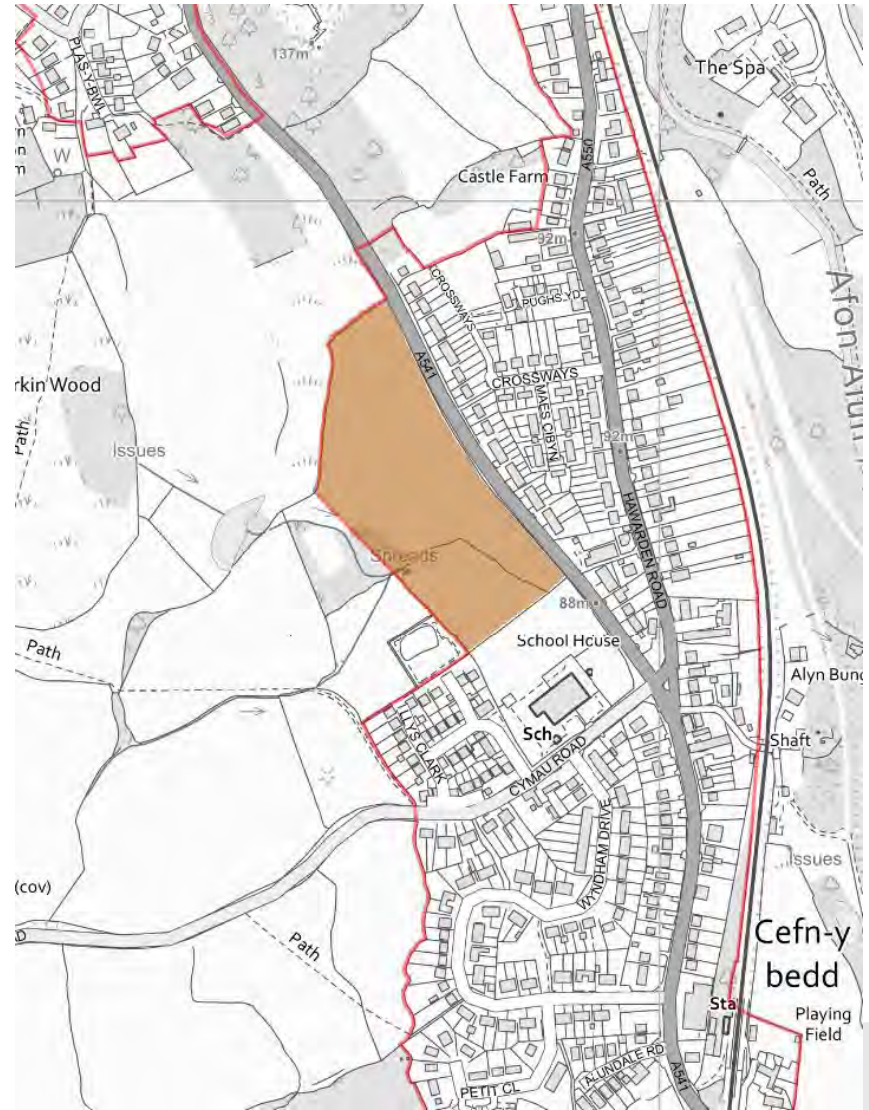
8. Ash Lane, Hawarden

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- Previously allocated in Deposit UDP and re-comm by Inspector but not in final plan
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9. Wrexham Road, HCAC

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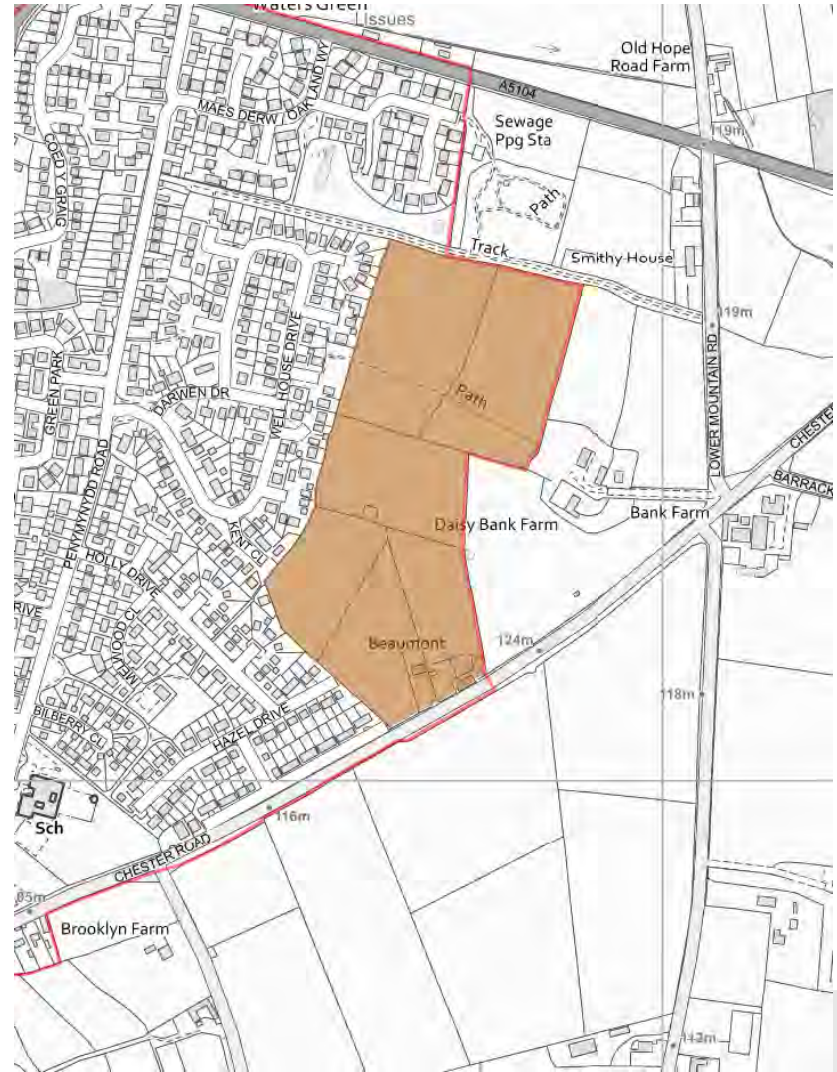
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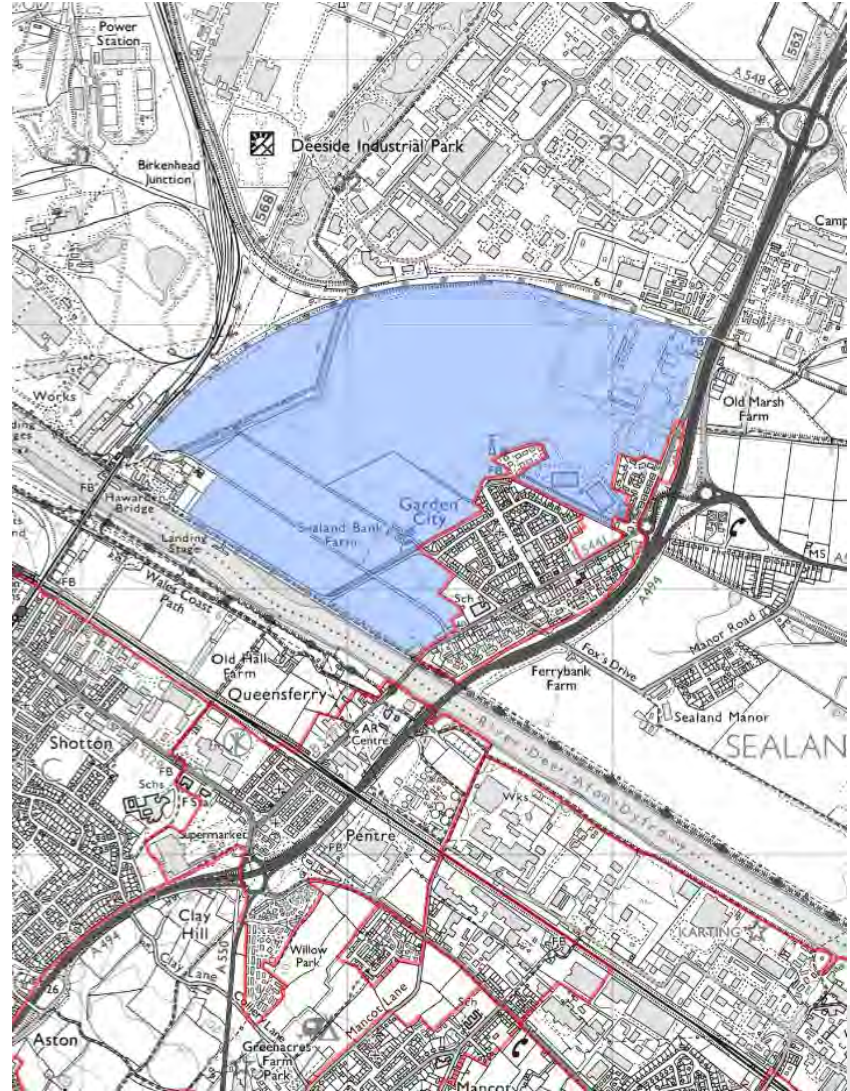
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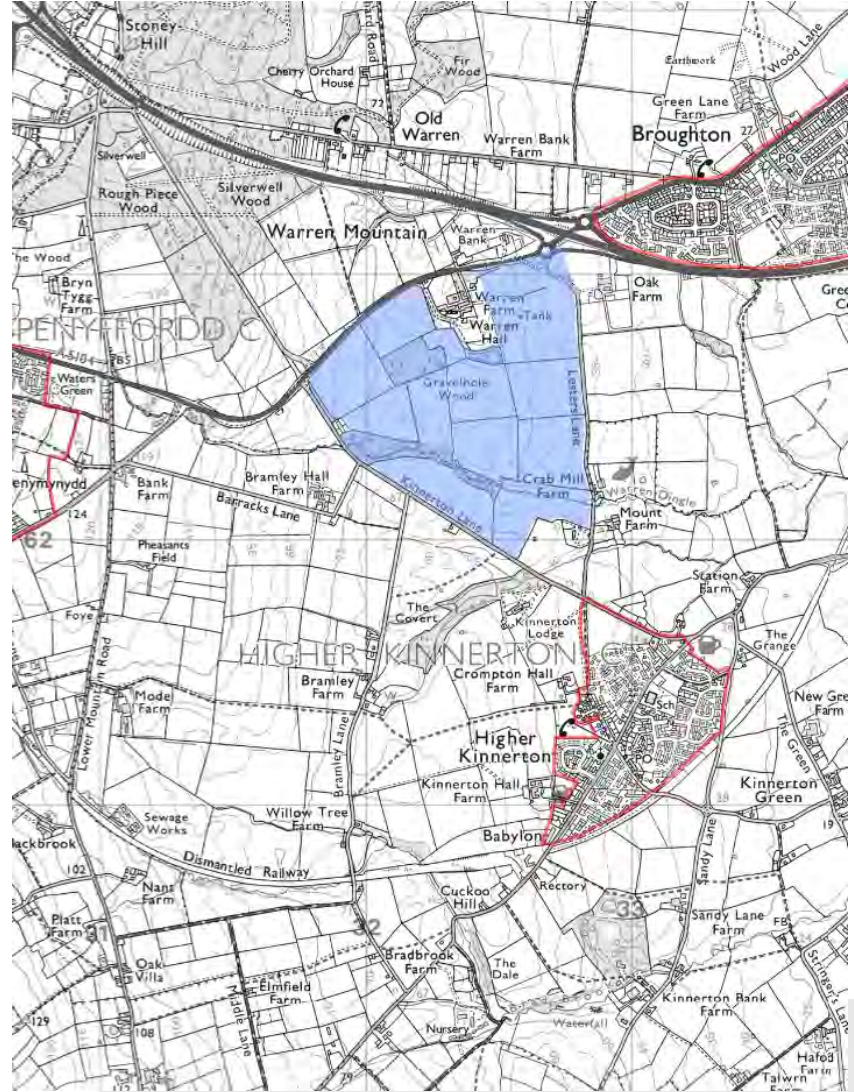
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Provision for Gypsies and Travellers

- Statutory duty to make provision under Housing (Wales) Act
- Where need exists LDP has to identify sites
- Updated GTAA – 5 year need for 8 pitches; 26 over plan period
- Proposed strategy extend existing authorised permitted sites:
 - Council owned site at Riverside, Queensferry +10
 - Magazine Lane, Ewloe +6-8
 - Gwern Lane, Hope +6-8
 - Small transit site former civic amenity site. Flint
- Avoids need to identify new sites

Provision of Infrastructure

- Common points of objection – “schools full”, “can’t get doctor or dentist appointments”, “congestion”, “drainage capacity”, “the principle is fine, just not here”
- Significant involvement of providers in LDP process – highways, education, drainage, DCWW, NRW, Health Board, WG
- No ‘show stoppers’ preventing delivery of LDP sites
- Doesn’t mean no need to improve infrastructure
- Plan/Development Management process ensures this via developer obligations
- Infrastructure Plan

Soundness Tests

- DOES THE PLAN FIT?
- IS THE PLAN APPROPRIATE?
- WILL THE PLAN DELIVER?

- NB: the Council is essentially placing on deposit a plan it considers to be sound
- Limited scope to significantly change the plan following deposit

Approving the Deposit LDP for consultation

- Member briefings 4th and 10th July
- PSG formal endorsement 11th July
- Cabinet approval 16th July
- Full Council approval 23rd July
- Public consultation 30th September – 11th November 2019
- NB: Plan in public domain from 23rd July
- On-line consultation portal – drop in sessions
- 1 policy will have to come to early Sept Full Council for approval – Renewable Energy area of search

Importance of approving Deposit LDP

- Sound, pragmatic, sensible, deliverable plan
- Maximises growth strategy whilst minimising impact on communities
- FCC statutory duty to adopt an up to date plan
- Outcome of 5 years work by Officers and PSG
- Significant risks and repercussion of not approving plan:
 - Further delays and slippage
 - Prospect of Ministerial intervention (Ministers letter)
 - Loss of control
 - Continuing vulnerability to speculative development
 - If proposing site removal, what is the suitable sound alternative?
- Briefings for Town and Community Councils early Sept before Deposit

What happens after Deposit?

- Apr/May 2020 - Consideration of consultation comments by FCC
- Summer 2020 – submission of LDP for Examination
- Autumn 2020 – formal Examination
- Spring/summer 2021 – receive binding Inspector's report and adopt LDP

Questions?

Flintshire Deposit Local Development Plan 2015 - 2030

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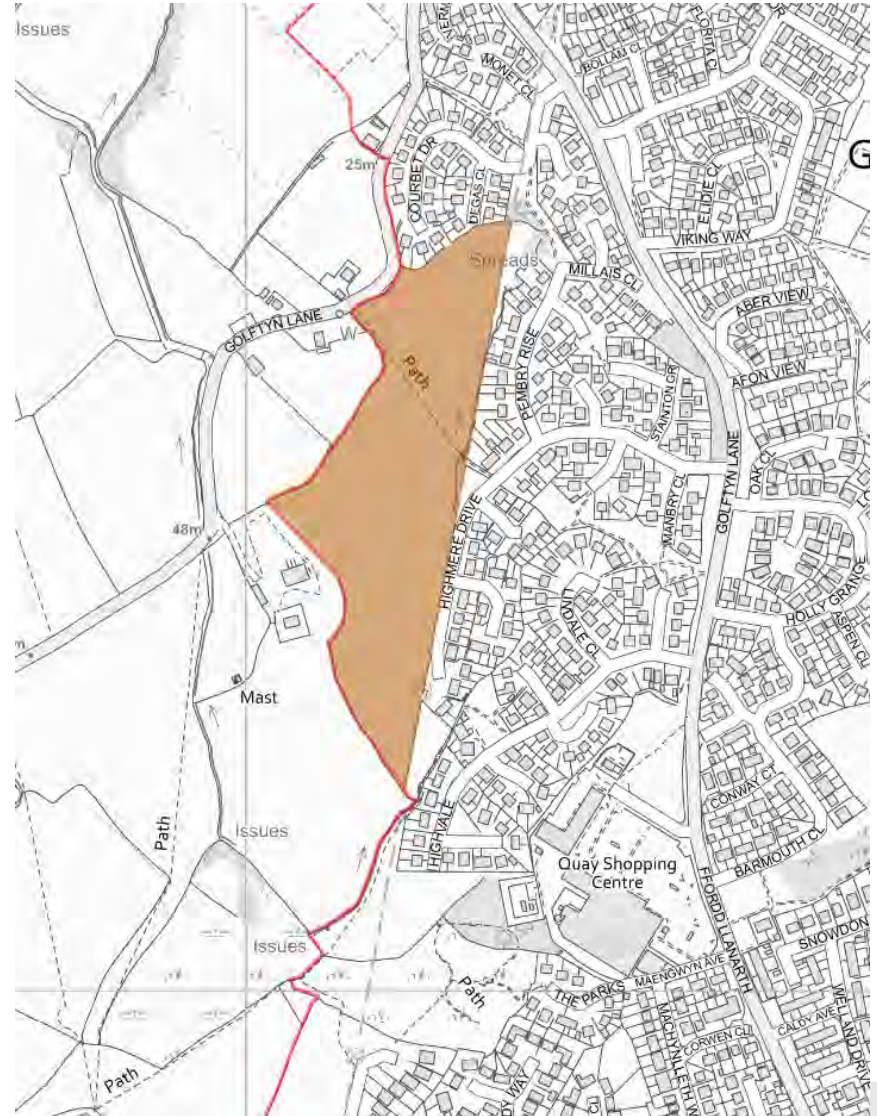
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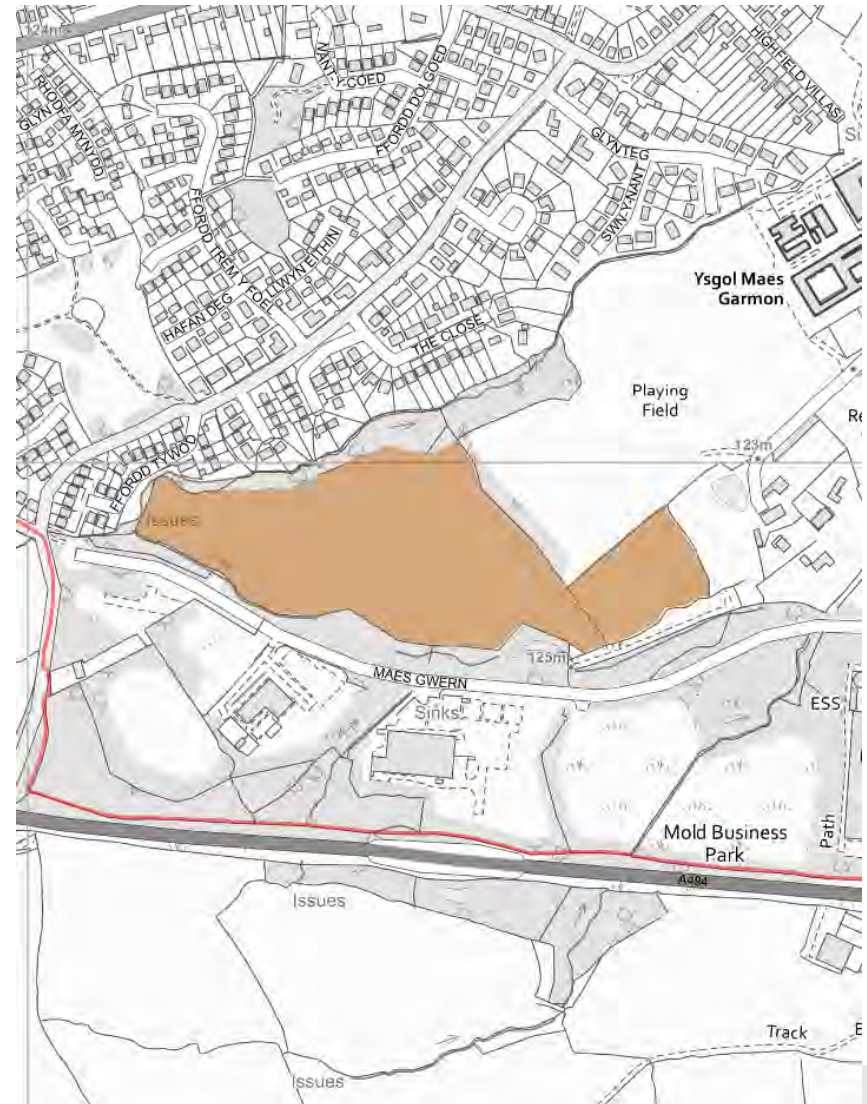
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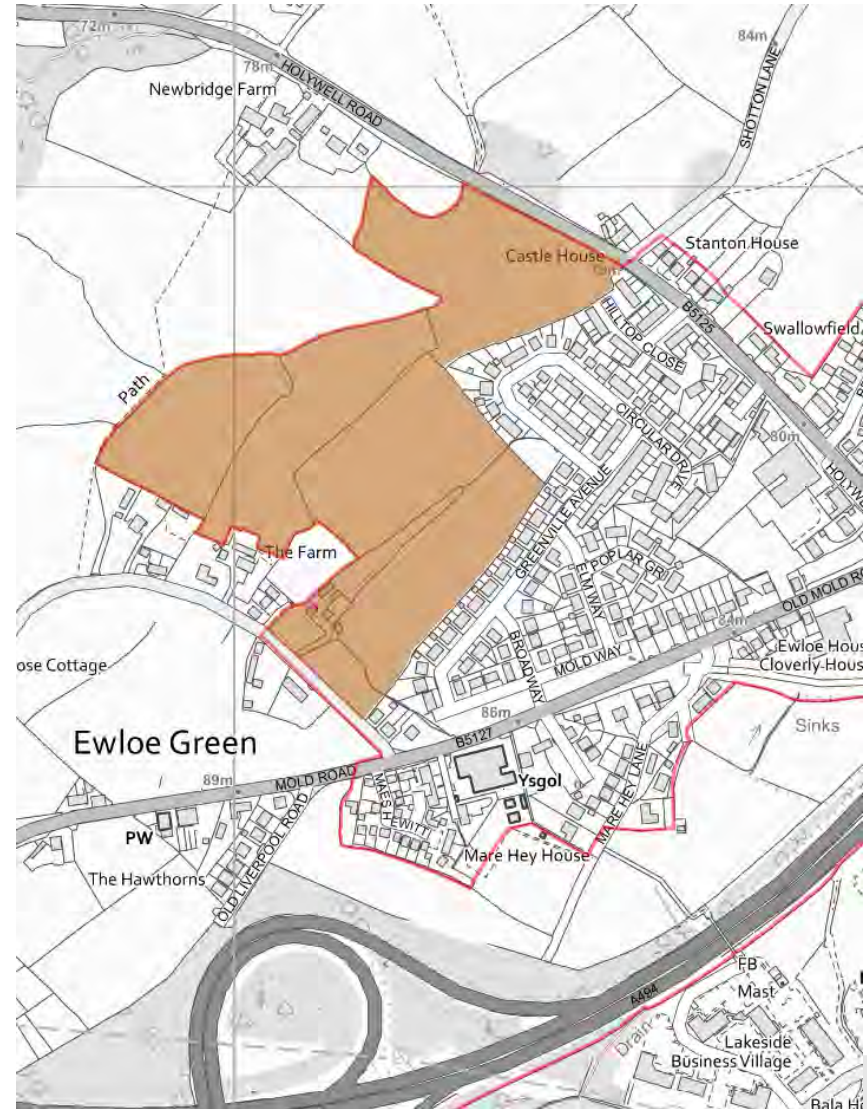
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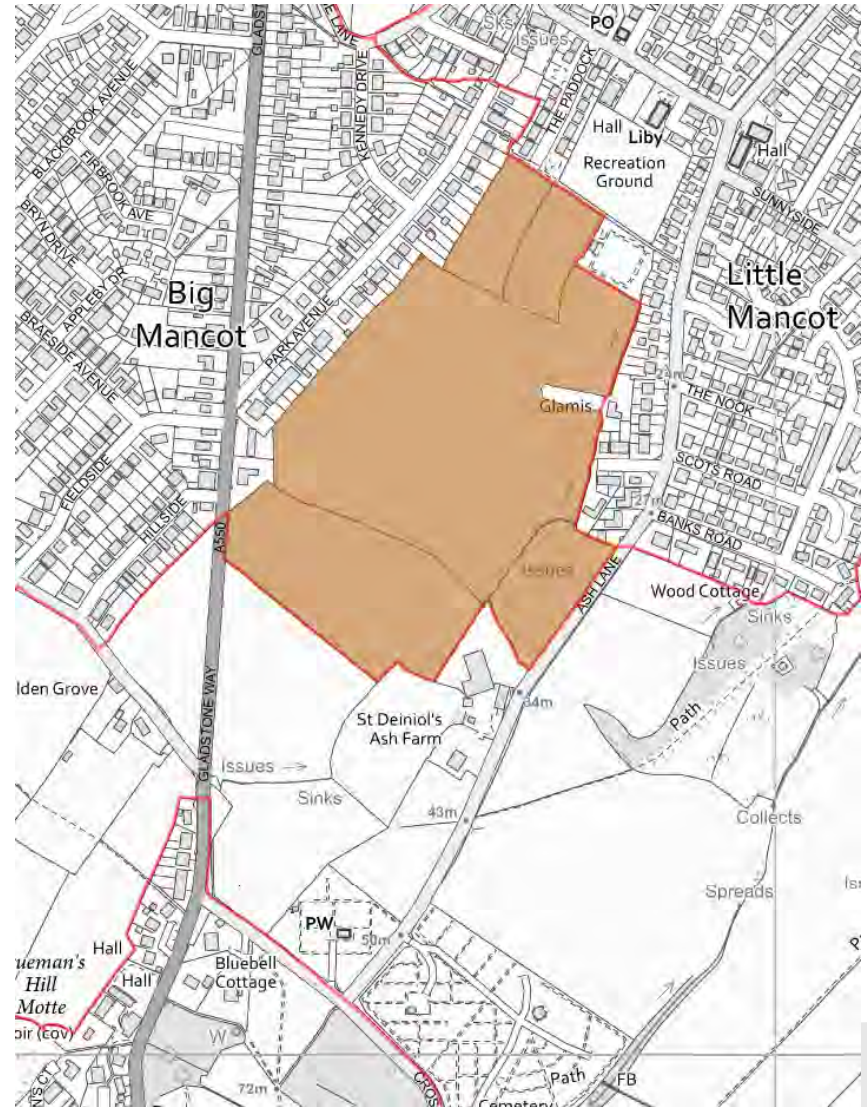
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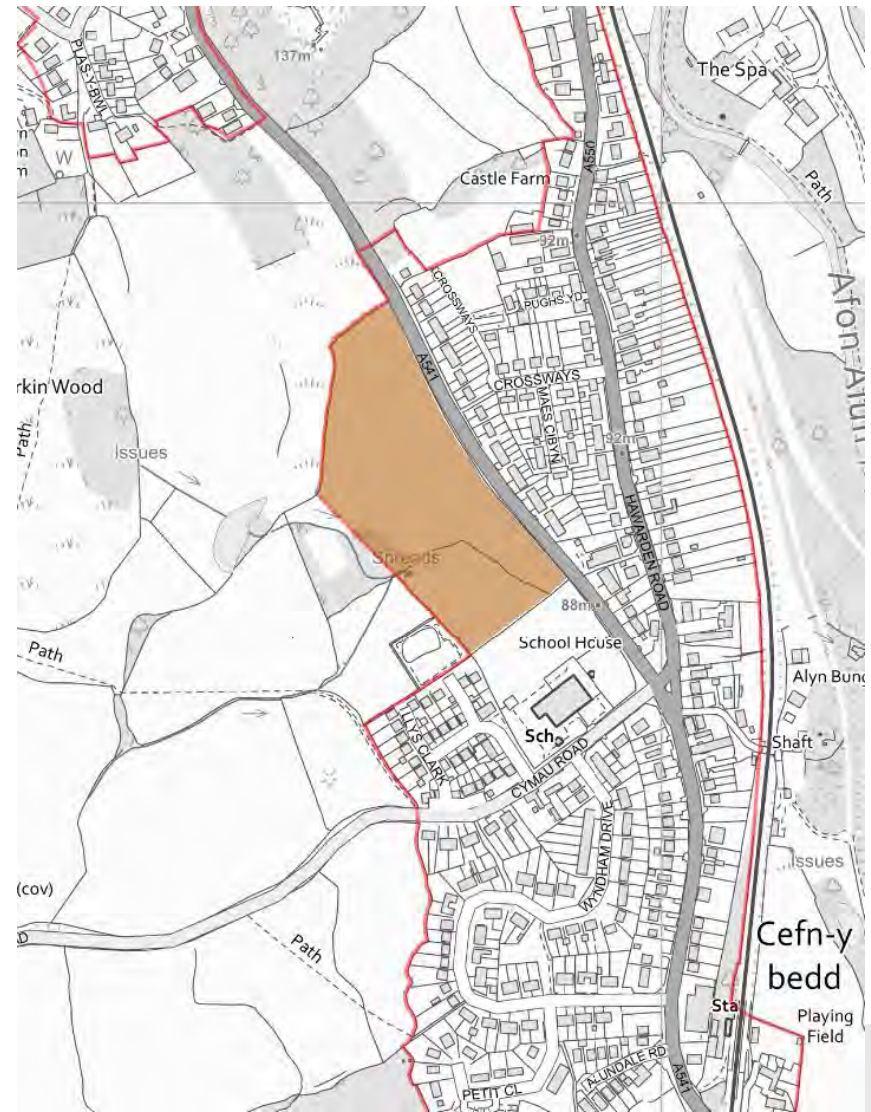
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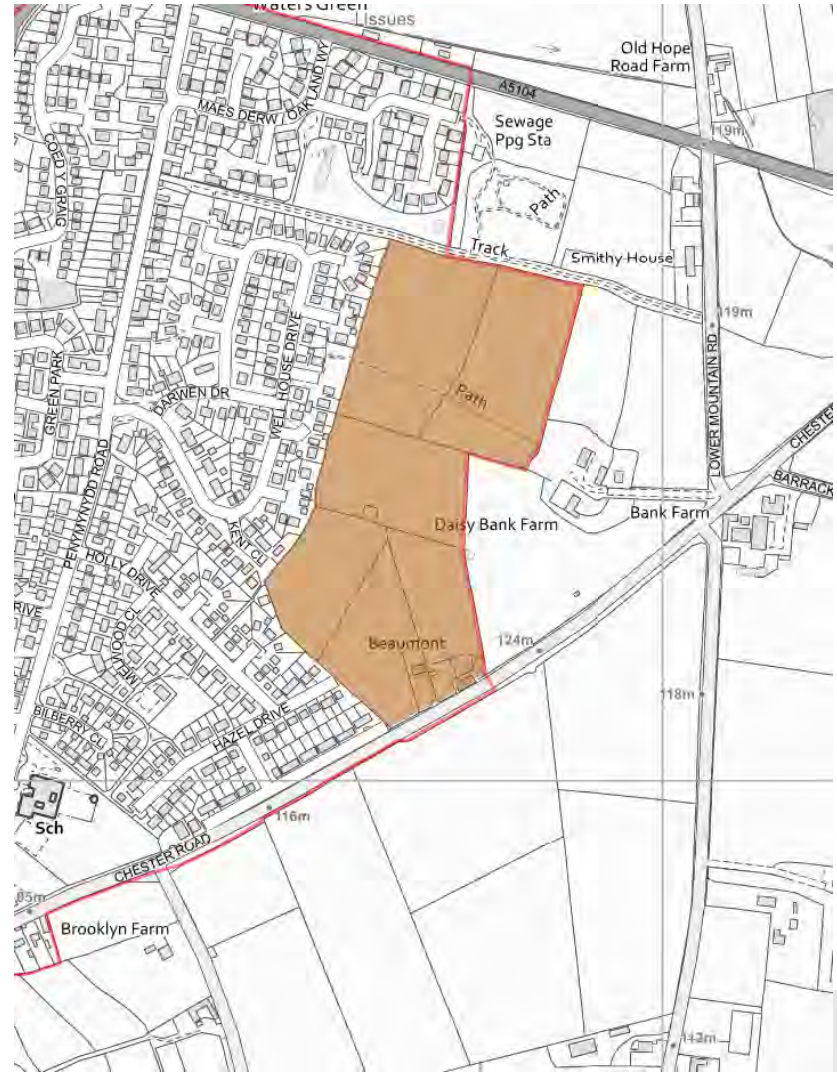
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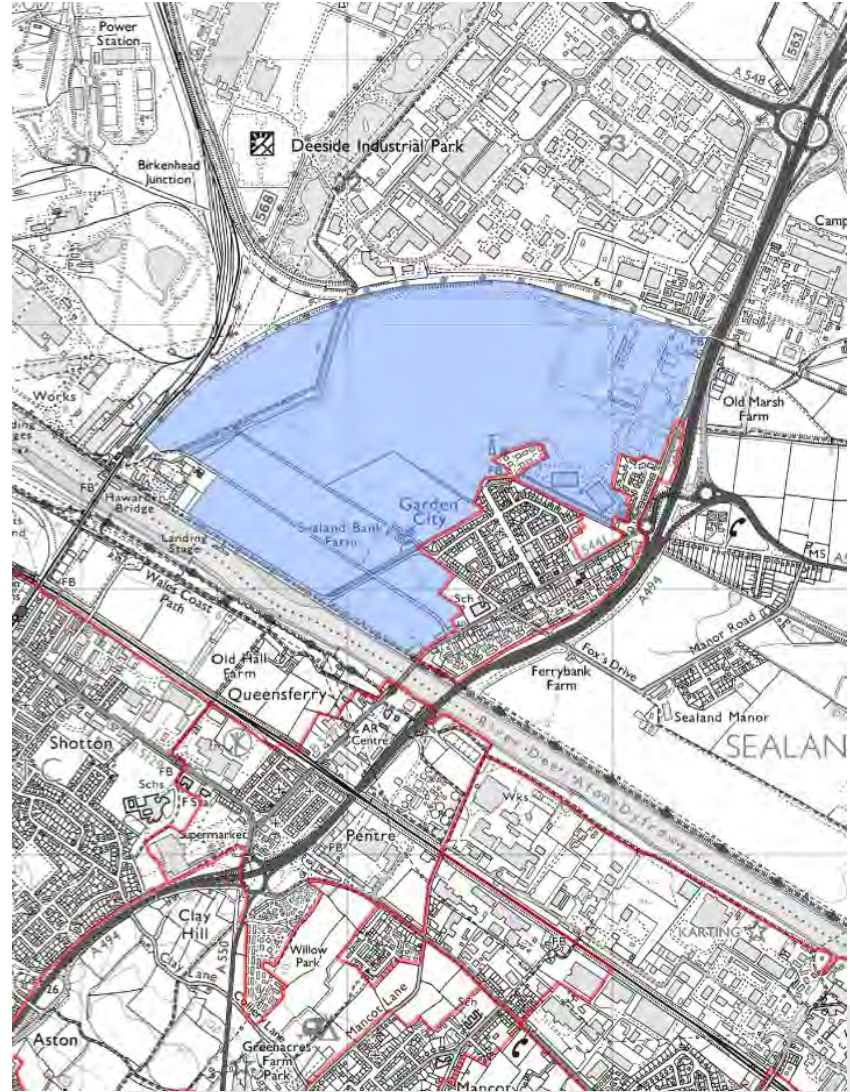
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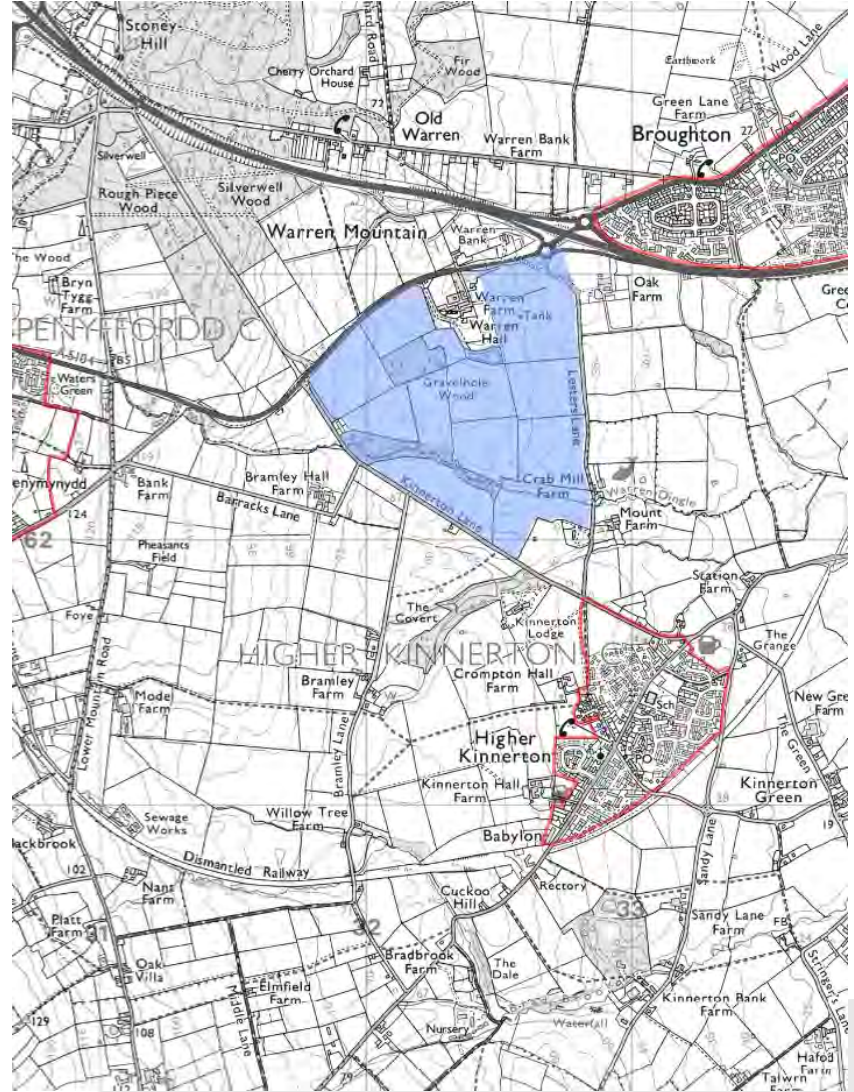
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- Significant involvement of providers in LDP process – highways, education, drainage, DCWW, NRW, Health Board, WG
- No ‘show stoppers’ preventing delivery of LDP sites
- Doesn’t mean no need to improve infrastructure
- Plan/Development Management process ensures this via developer obligations
- Infrastructure Plan

Soundness Tests

- DOES THE PLAN FIT?
- IS THE PLAN APPROPRIATE?
- WILL THE PLAN DELIVER?

- NB: the Council is essentially placing on deposit a plan it considers to be sound
- Limited scope to significantly change the plan following deposit

Approving the Deposit LDP for consultation

- Member briefings 4th and 10th July
- PSG formal endorsement 11th July
- Cabinet approval 16th July
- Full Council approval 23rd July
- Public consultation 30th September – 11th November 2019
- NB: Plan in public domain from 23rd July
- On-line consultation portal – drop in sessions
- 1 policy will have to come to early Sept Full Council for approval – Renewable Energy area of search

Importance of approving Deposit LDP

- Sound, pragmatic, sensible, deliverable plan
- Maximises growth strategy whilst minimising impact on communities
- FCC statutory duty to adopt an up to date plan
- Outcome of 5 years work by Officers and PSG
- Significant risks and repercussion of not approving plan:
 - Further delays and slippage
 - Prospect of Ministerial intervention (Ministers letter)
 - Loss of control
 - Continuing vulnerability to speculative development
 - If proposing site removal, what is the suitable sound alternative?
- Briefings for Town and Community Councils early Sept before Deposit

What happens after Deposit?

- Apr/May 2020 - Consideration of consultation comments by FCC
- Summer 2020 – submission of LDP for Examination
- Autumn 2020 – formal Examination
- Spring/summer 2021 – receive binding Inspector's report and adopt LDP

Questions?

Consultation Report Appendix 28d

Notes from Members LDP Briefing Meeting 4th July 2019

Cllr Chris Bithell opened the meeting with a presentation outlining the importance of the LDP. He also stated that developing the LDP over the past few years has been challenging but that the members of the PSG and officers have worked well together.

During Andy Roberts' presentation, members asked various questions.

Q : The Northern Gateway site has an allocations for over 1000 houses, is there a time limit when these houses should be built? Croes Atti has taken 10 year to be built out. Will it be detrimental to the strategy if the 1000 houses do not get built in the plan period?

A: Work is about to start on this site, this is the 1st phase of development and this should set the scene for the investment and will encourage other developers to invest too. Most of the houses are likely to be built in the plan period but 300 of those 1300 house are expected to be built beyond the plan period.

Q; The Northern Gateway site is on a flood plain, how will this be addressed?

A: NRW have signed off a flood alleviation scheme, the embankment has been strengthened and the area has a high degree of flood protection, with land raised and raised finished floor levels of the houses. **5.7 AOD? above flood level?**

Q: there needs to be a clear guidelines on submitting and dealing with representations.

A: More detailed explanation will be given at the full Council meeting on 23rd July.

There is a lot of information for members to consider ready for the July 23rd meeting so this is why we have had these briefing meetings early on to give members time to see the plan before the full council meeting.

Q: Have there been full consultation with Welsh Water and the Health authority?

A: yes over the last few years as the LDP has developed they have been statutory consultees as part of the process.

Q: Public Objections, how will you deal with petitions?

A: It will help us to respond if one person is the key contact or we will use the first name on the top of the list of any petitions.

Q: Infrastructure needs, schools are full, health centres are closing down, where will kids go to school? Will the number of jobs come forward. Can you write into the plan that there is early delivery of the sites?

A: Education budgets, for example, need to make provision for increased needs, the plan is for 10 years so there is time to take new development into account. Sect 106

money from developers can only be a contribution and will not be enough to build a new classroom. Most of the sites have developers interest which shows they will be delivered. Broad Oak Connah's Quay, has least certainty but there is developer interest.

Q: Effect of Brexit safety of the economy what will happen if economic decline.

A: the houses just will not be built.

Q: We need the houses to be built what timescale do we have for this?

A: A housing trajectory has been drawn up, which estimates when each development will be developed.

Q: How many units will the gypsy site be? We already have various sites in and around Sandycroft and Queensferry it seems unfair to expand further in this area, gypsy sites should be spread out around the county.

A: To minimize the effects of new pitches, the plan only extends authorized sites by 6 to 8 pitches and the Councils site by 10.

Q: There needs to be a holistic approach rather than focus on one area, cannot just keep adding to existing sites, concerns for the community needs to be taken into account and look at what is happening on the existing sites, it not just a box ticking exercise. Non authorized sites should be taken into consideration too.

Q: Where would you put new sites?

Q: Gwern Lane Hope there is already a pre fab on the site, 6 to 8 extra pitches, what is pitch? A static caravan and a tourer and a shared day room?.

A: It has to be a sustainable strategy, the sites we propose needs to be sound so hence the extension to authorised sites, if we have them in place we can then resist applications for new gypsy sites and better deal with unauthorised sites. This is primarily a Housing strategy issue the LDP has to reflect the housing authority duty to provide for all types of housing need.

Q: Unauthorised sites in Llanerch Y Mor. Expansion of sites due to growing families.

A: Planning permission could be submitted at any time.

Q: Are parks protected and made bigger?

A: Green spaces are protected by policies in the plan, not made bigger but there is an increase in numbers of green spaces.

Q: How will you advertise the drop in sessions?

A: By Emails, on the website and press release

Q: Thank you it has been a lot of hard work and although I have not had much to do with planning, I can understand the plan.

Q I will be objecting to the Abermorddu site, if it is not accepted, do you have another contingency site to replace it?

Q: are we still vulnerable to speculative developer applications?

A; yes over the next 2 years until the plan is adopted we are vulnerable.

LDP Members Briefing Meetings Attendance List	
Thursday 4th July 6 to 8pm Alyn and Deeside Room	
Name of Attendee	Signature
Total 17	
Andy Williams – Buckley Bistre West	Attended
Arnold Woolley – Buckley Bistre East	Attended
Chris Bithell - Mold East	Attended
David Evans – Shotton East	Did not attend
David Healey - Caergwrle	Attended
David Mackie – Ewloe	Attended
Dennis Hutchinson – Buckley Pentrobin	Attended
Geoff Collett – Mold South	Attended
Gladys Healey – Hope	Attended
Glyn Banks – Ffynnongroyw	Attended
Ian Dunbar – Connah’s Quay South	Attended
Ian Smith – Connah’s Quay South	Attended
Janet Axworthy – Ewloe	Attended
Mared Eastwood – New Brighton	Attended

Mike Peers – Buckley Pentrobin	Attended
Ralph Small – Mancot	Attended
Rob Davies – Bagillt East	Attended
Veronica Gay- Saltney Stonebridge	Attended

LDP Members Briefing meeting	
Wednesday 10th July 2 to 4pm Delyn Room	
Attendee	Signature
Adele Davies Cooke - Gwernaffield	Attended
Bernie Attridge – Connah’s Quay Central	Did not attend
Bob Connah – Mancot	Attended
Brian Lloyd – Mold West	Attended
Carol Ellis- Buckley Mountain	Attended
Carolyn Thomas – Treuddyn	Attended
Chris Bithell – Mold East	Attended
Chris Dolphin – Whitford	Attended
Christine Jones – Sealand	Attended
Clive Carver – Hawarden	Attended
Dave Hughes – Llanfynydd	Attended
David Cox - Flint Coleshill	Attended
David Wisinger - Queensferry	Attended
Derek Butler – Broughton South	Attended

	Hilary McGuill – Argoed	Attended
	Mike Allport – Higher Kinnerton	Attended
	Mike Lowe – Broughton South	Attended
	Mike Reece – Bagillt west	Attended
	Patrick Heesom - Mostyn	Attended
	Paul Cunningham – Flint Trelawny	Attended
	Paul Johnson – Holywell West	Attended
	Richard Lloyd – Saltney Mold Junction	Attended
	Rosetta Dolphin – Greenfield	Attended
	Sian Braun – Gronant	Attended
	Ted Palmer – Holywell	Attended
	Tudor Jones - Caerwys	Attended
	Vicky Perfect - Flint Trelawny	Attended
	Total 26	

LDP Members Briefing Meetings Attendance List

Thursday 18th July 1 to 3 pm Valley Room, Ty Dewi Sant, Ewloe

Name of Attendee	Signature
Marion Bateman - Northop	Attended
Haydn Bateman – Mold Broncoed	Attended
Billy Mullin – Broughton North East	Attended
Kevin Hughes - Gwernymynydd	Attended
Ray Hughes – Leeswood	Did not attend.
Tony Sharps – Northop Hall	Attended

Total 5	

Individual meeting with Michelle Perfect – Flint Coleshill 5.30 pm on Monday July 22nd 2019

(Total attended 49 out of 72)

Flintshire Deposit Local Development Plan 2015 - 2030

Town & Community Council Briefing

Wednesday 11th September 2019

Thursday 12th September 2019

Andy Roberts, Service Manager Strategy

Purpose

- Update TCC's on LDP progress
- Early notification of consultation
- Part of a communications plan for LDP
- Discuss broad content and purpose of Deposit LDP
- Details of Public consultation
- Stages to adoption

What is the LDP?

- Local Development Plan
- The Council's proposed land use plan 2015 – 2030
- Required by Planning and Compulsory Purchase Act 2004
- Once adopted replaces present Unitary Development Plan (UDP)
- Used to guide and control development
- Provides certainty of what will happen, where, when
- Basis to determine planning applications

Work done to date

- Work began in 2014
- Number of stages completed to date:
 - Evidence base
 - Submission and assessment of Candidate Sites
 - Key Messages engagement
 - Strategic Options engagement
 - Preferred Strategy consultation
 - Submission and assessment of Alternative Sites

LDP Timetable

- Remaining stages to adoption:
 - Deposit LDP public consultation (Sept 2019)
 - FCC consideration of issues raised
 - Submission of Plan to Welsh Government for Examination (June 2020)
 - Formal Examination by a Planning Inspector (Sept 2020)
 - Inspectors binding report (June 2021)
 - Adoption (July 2021)

The Deposit LDP

- Represents a key milestone – culmination of significant preparation of the plan
- Work of the Council's Planning Strategy Group
- Considerable input from internal and external stakeholders
- Deposit LDP is the Council's detailed final plan

What does the Plan represent?

- The Council's 'sound' development plan
- Important Council strategy, sets out to:
 - Provide opportunities to deliver 8-10,000 jobs
 - Support wider sub-regional growth ambition
 - Meet requirement for 6,950 new homes (+ 14% flexibility)
 - Facilitate delivery of long standing strategic sites
 - Identify sustainable locations for growth via settlement hierarchy
 - Deliver pragmatic solution to affordable and specific housing needs (e.g. Gypsies and Travellers)
 - Minimise need to amend green Barriers
 - Ensure viable deliverable sites, where infrastructure is or can be provided

What does the Deposit LDP comprise?

- The key deposit documents:
 - The LDP (written statement and proposals maps)
 - Initial consultation report
 - Integrated Impact Assessment (Sustainability Appraisal, Strategic Environmental Assessment , Habitats Regulations Assessment)
 - Initial Consultation Report
 - Public notice
- Other supporting documents and evidence:
 - Background Papers
 - Supporting evidence documents
 - Constraints map

Housing growth and allocations

- 7,950 allocated to deliver requirement of 6,950 (14% flexibility)
- 2 Strategic sites – 20% of overall housing requirement
- 1,600 completions so far in plan period
- 1,700 commitments yet to be built
- Only 11 site allocations to provide residual
- 10 are ‘known’ to the public
- All viable, deliverable, most with developer involvement/interest

How have we selected sites

- Detailed site consultations and assessments
- Fit with Preferred Strategy and settlement hierarchy
- Green Barrier Review
- Viable and deliverable
- Long list, short list, preferred sites process

LDP Housing Allocations

Site	Previous Planning Context	Planning Permission	Capable of early delivery
1. Well St, Buckley	UDP allocation C/F		✓
2. Broad Oak Holding, Connah's Quay	Part UDP allocation C/F	✓	✓
3. Highmere Drive, Connah's Quay	UDP allocation C/F		✓
4. Northop Road, Flint	UDP proposal, 'white land', 2 current applications		
5. Maes Gwern, Mold	UDP empl. allocation, SHARP scheme	✓	✓
6. Land between Mold and Gwernaffield Rd, Mold	Site in Mold Town Plan, Pre-app, improvements		
7. Holywell Rd, Ewloe	Only 'new' site, sustainable location, improvements		
8. Ash Lane, Hawarden	Allocated by UDP Inspector, not adopted		
9. Wrexham Rd, Hope/Caergwrle/Abermorddu/Cefn y Bedd	UDP proposal, Inspector recommended, not adopted		
10. Cae Isa, New Brighton	UDP proposal, 'white land', pre-app/PAC		
11. Chester Rd, Penymynydd	Speculative site, approved on appeal	✓	✓
Northern Gateway, Deeside	Strategic mixed use site	✓	✓
Warren Hall, Broughton	Strategic mixed use site	✓	

The focus for the Plan

- Thorough and diligent examination of options and proposals
- Getting the plan right
- Demonstrate fitness for purpose – soundness
- Learn lessons from others
- **Plan represents a common sense pragmatic approach to delivering growth whilst minimising impact on communities**

Purpose of public consultation

- Statutory Requirement - We have to!
- Important to allow public and stakeholders to see the plan and its evidence base and comment
- Role of TCC's in 'publicising the Plan' locally
- Consider if the plan is sound:
 - Not simply about objecting, don't like it
 - Say why not sound, and how should it change e.g. if objecting to a housing allocation, what is the alternative
- Difficult concept for the public (and some agents!)

Soundness Tests

- DOES THE PLAN FIT?
 - Is the Plan consistent with other Plans?
- IS THE PLAN APPROPRIATE?
 - Is the Plan appropriate for the area in the light of evidence?
- WILL THE PLAN DELIVER?
 - Is it likely to be effective?
- NB: the Council is essentially placing on deposit a plan it considers to be sound
- Limited scope to significantly change the plan following deposit

Provision of Infrastructure

- Common points of objection – “schools full”, “can’t get doctor or dentist appointments”, “congestion”, “drainage capacity”, “the principle is fine, just not here”
- Significant involvement of providers in LDP process – highways, education, drainage, DCWW, NRW, Health Board, WG
- No ‘show stoppers’ preventing delivery of LDP sites
- Doesn’t mean no need to improve infrastructure
- Plan/Development Management process ensures this via developer obligations
- Infrastructure Plan

The Consultation exercise

- 6 week period Mon 30th Sept to Mon 11th Nov
- Key documents at Council Offices, Connects offices and libraries
- Supporting documents on web and at Ewloe office
- All documents on website
- Exhibitions at libraries, Ewloe office and County Hall
- Drop in sessions

Drop in Sessions

Location	Date and Time
Broughton & Bretton Community Centre, Brookes Avenue, Broughton	4pm – 8pm Tuesday 1 st October 2019
Buckley (Bistre) Youth & Community Centre, Nant Mawr Road	4pm – 8pm Wednesday 2 nd October 2019
Mold Parkfields Community Centre, Ash Grove	4pm – 8pm Thursday 3 rd October 2019
Mancot and Moor Village Hall, Mancot Lane	4pm – 8pm Friday 4 th October 2019
Connah's Quay, the Quay Building, Fron Road	4pm – 8pm Monday 7 th October 2019
Heulwen Close Community Centre, Hope - Caergwrle Abermorddu Cefn y Bedd	4pm – 8pm Tuesday 8 th October 2019
Ewloe Woodside Close Community Centre	4pm – 8pm Wednesday 9 th October 2019
Flint Town Hall, Market Square	4pm – 8pm Thursday 10 th October 2019
Caerwys Memorial Institute - South Street, Caerwys (Minerals focus)	4pm – 8pm Tuesday 15 th October 2019
New Brighton Community Centre, Moel Famrau Road	5pm – 8pm Friday 18 th October 2019

How to comment

- Using the on-line consultation portal
- Using the standard representation form
- In writing
- By e-mail

Representations to be received by 5.00pm 11th Nov

What happens after Deposit?

- Apr/May 2020 - Consideration of consultation comments by FCC
- Summer 2020 – submission of LDP for Examination
- Autumn 2020 – formal Examination
- Spring/summer 2021 – receive binding Inspector's report and adopt LDP

Questions?

Consultation Report Appendix 29b

	Town County Clerk Responses	Wednesday 11th (1pm to 3pm)	Signed Attendance
1	Hawarden community Council	Sharron Jones – Clerk	Attended
2	Broughton and Bretton Community Council	Councillor Sam Wash	
3	Broughton and Bretton Community Council	Councillor Sue Stevens	Attended
4	Llanasa Community Council	Councillor Mrs E J Roberts	Attended
5	Holywell Town Council	Councillor Barry Scragg	Attended
6	Holywell Town Council	Councillor Lynda Carter	Attended
7	Nercwys Community Council	Councillor Ken Bickerton (Chair)	Attended
8	Brynford and Ysceifoog C.C.	Clerk Alan Roberts	
9	Penyffordd Community Council	Councillor Pat Ransome	Attended
10	Northop CC.	Cllr Pauline Lawton-Hughes	Attended
11	Trelawnyd and Gwaenysgor Community Council	Councillor David Smith	Attended
12	Trelawnyd and Gwaenysgor Community Council	Councillor David Ellis	
13	Buckley Town Council	Councillor V Blondek	Attended
14	Buckley Town Council	Councillor P G Shone	Attended
15	Hope Community Council	Councillor Christine Cunnah	Attended
16	Hope Community Council	Councillors Claire Olsen	Attended
17	Treuddyn Community Council	Councillor Roger Cracknell (Chair)	Attended
18	Hawarden Community Council	Councillor Joyce Angell	Attended
19	Mostyn Community Council	Councillor David Seddon	Attended
20	Penyffordd Community Council	Councillor David Walker	Attended
21	Argoed Community Council	Councillor Miriam Shepherd	Attended
22	Leeswood & Pontblyddyn	Councillor Penny F	Attended
23	Mold Town Council	Councillor Andrea Mearns	Attended

	Town County Clerk Responses	Thursday 12th September 2019 (5pm to 7pm)	Signed Attendance Consultation Report Appendix
1	Leeswood and Pontblyddyn Community Council	Councillor 29c	Absent
2	Leeswood and Pontblyddyn Community Council	Councillor	Absent
3	Whitford Community Council	Councillor William Glynn	Attended
4	Whitford Community Council	Councillor Richard Davies	Attended
5	Mold Town Council	Councillor Haydn Jones	Attended
6	Caerwys Town Council	Councillor Steve Wilson	Attended
7	Caerwys Town Council	Clerk Phillip Parry	Attended
8	Halkyn Community Council	Councillor Colin D’Arcy	Attended
9	Halkyn Community Council	Clerk R Phillip Parry	Absent
10	Broughton and Bretton Community Council	Councillor Lalek	Attended
11	Llanasa Community Council	Councillor Mrs G Fisher	Attended
12	Higher Kinnerton Community Council	Clerk Liz Corner	Attended
13	Penyffordd Community Council	Councillor Roy Wakelam	Attended
14	Saltney Town Council	Councillor Barrie Gregory	Attended
15	Saltney Town Council	Councillor Liz Allen	Attended
16	Saltney Town Council	Councillor Barry Pickard	Attended
17	Northop Hall	Councillor John Golledge	Attended
18	Cilcain Community Council	Councillor Ian Hughes	Attended
19	Cilcain Community Council	Councillor Gareth Hughes	Attended
20	Hope Community Council	Councillor David Healey	Absent
21	Gwernaffield and Pantymwyn Community Council	Councillor David Coggins Cogan	Attended
22	Northop Community Council	Councillor Linda Deane	Attended
23	Broughton and Bretton Community Council	Councillor Chrissy Gee	Attended
24	Flint Town Council	The Mayor Councillor Mrs. Norma Davies	Attended

25	Flint Town Council	Councillor Stuart License	Attended
26	Northop Hall	Councillor Astbury	Absent
27	Shotton Town Council	Councillor Kelly Evans-brown	Attended
28	Shotton Town Council	Councillor Tom Oldfield	Attended
29	Nannerch Community Council	Cllr Huw Morgan	Attended
30	Whitford	Cllr Richard Davies	Attended
31	Cilcain	Gwen Haward	Attended
32	Mold Town Council	Sarah Taylor	Attended

Consultation Report Appendix 29d

Town and Community Council Wednesday 11th September 2019

- Concerns regarding empty Housing within Flintshire. The number of housing will take into consideration within the whole housing figure need. In Flintshire there are 500 empty houses in comparison to Conwy that has 1500.
- Queries were raised regarding alternative boundaries
- Queries raised regarding settlement boundaries and why for example schools are not included within the settlement boundaries. It was explained that schools are preferred to be outside settlement boundaries to protect development and to reduce developers building on empty schools.
- Mold Town Council selected two sites with a number of sites to develop on within the Mold Town Plan, however the LDP proposes to build the same number of units however on one site not two. – Mold Town Council queried why only the one site.
- Queries on 'windfall' and the discussion of the development of county hall as a windfall site.
- Many reminders were made over the meeting that the LDP is to put forward the post sustainable sites to development over the whole of Flintshire and that there is not a community/town specific requirement to development in all the settlements
- Questions were asked regarding how the 6950 figure came about and the 14% flexibility 7950. Questions to if the nearly built/already built sites are included within this figure and if the committed sites are, [1600 built/1700 committed]
- Concerns regarding school capacity/doctors
- Wanting easy access to the background papers online
- Keen to develop Holywell
- Concerns over bus services
- Wanting more interactive meetings between community council and councils

Town and Community Council Thursday 12th September 2019

- Broughton: concerns over the new development and the congestion, over airbus with shift changes.
- Queries to why Saltney does not have a drop in session.
- Gwenymynydd query to proposed development however Flintshire not supportive of this and not within the LDP
- Queries to what Windfall means
- How to object and what to do if the public do not like the site and emphasis that reasons have to be justified they cannot just say they do not like the plan or a site.
- Queried if a site is not within the LDP can it still get planning permission
- Concerns over how many houses will be disabled access/bungalows
- Concerns over health care facilities with increasing residents
- Query how the appeal stage is carried out
- Questions over Croes atti School going to move and merge with another therefore the Croes atti school will be developed so why is there proposed development within the green barrier.
- What does 'SHARP' mean
- Penyffordd concerns that the existing development is causing an increase in flooding
- If the proposed housing figure 6950-7950 a speculative figure as there are no specific designs for each proposed plot on whether they are semi-detached/terrace/detached