

Pen-y-ffordd PLACE PLAN

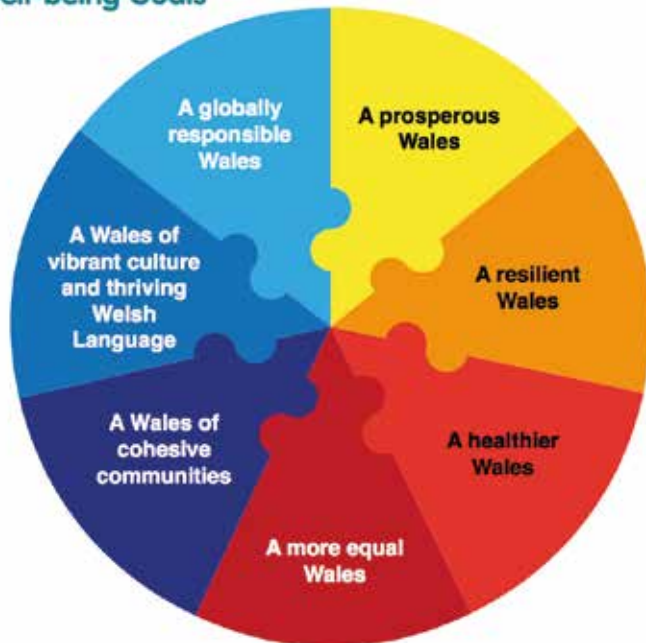
Pen-y-ffordd
Penymynydd
Dobshill

A Community Development Plan
Draft 2.2
May 2017



“The Wellbeing of Future Generation of Wales Act is about improving the social, economic, environmental and cultural wellbeing of Wales. This helps us to create a Wales we want to live in now and in the future.”

Well-being Goals



Welsh Government’s groundbreaking Wellbeing of Future Generations Act (2015) sets out these seven Wellbeing goals which are connected through policy.

This plan has been prepared in the context of the national planning framework and well-being goals, but also with reference to a wide range of local and national policy and advisory references, which are detailed in Appendix 9.

In Planning Policy Wales Edition 8 - January 2016 in Chapter 4.3.1 there is reference to the Well-being of Future Generations (Wales) Act establishing a Sustainable Development Principle:

“...a defined public body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

In order to achieve this principle we expect all those involved in the planning system to adhere to:

Putting people, and their quality of life now and in the future, at the centre of decision making.”



Welsh Government’s proposed planning framework which includes the addition of Place Plans at a local level to support Local Development Plans. The hope is that this document will form the basis of a Place Plan for Pen-y-ffordd Ward following the adoption of the Flintshire LDP.

Foreword by Cllr Cindy Hinds, Chair of the Community Council and County Cllr David Williams

We are delighted to introduce the Penyffordd Place Plan.

Community development in the context of this Plan is essentially about empowerment, learning, input, improved involvement and change. Therefore this is an ambitious document which establishes a long term commitment and approach to ensuring that the community of Penyffordd, Penymynydd and Dobshill play a central role in securing our vision for the Village.

We hope that you appreciate the motives behind producing this document that, for the first time ever, our community can have a real say in its future so therefore we hope that you will engage proactively as it evolves.

Communities are fundamental to effective partnership working at a local level and the achievement of collective goals. However, in order to fulfil their potential, communities need the opportunity to influence decision making processes and have a real say in the future of the Village.

This Plan proposes a new approach which involves developing a consistent and transparent way that emphasises joint working between all Partners in empowering and engaging communities.

The Plan also recognises that communities require support and resources to enable them to fulfil their goals and take advantage of opportunities to influence. In doing so the Plan proposes a more coordinated and aligned approach to involvement in future development proposals.

While the village has grown significantly in recent years, it retains at its heart a real sense of community which is demonstrated through regular well attended village events.

Many of the village residents have spent much of their lives in the village and have now retired. They live alongside many working people and families. We are a busy lively community with many groups, clubs, social networks, church groups and sports teams.

However, there are challenges. The proximity of the village to Cheshire and the national transport network has meant that the village appeals to housing developers as it is an attractive place to live.

Development under the Flintshire Unitary Development Plan (FUDP) brought about two large developments in a very short period of time.

That brought a large number of new residents to the village without the required accompanying improvements in infrastructure or services. The significant scale of growth since 2011 has led some villagers to believe that the community as they knew it has been lost.

We need to protect our village status, protect the rural setting and the sense of community. We need to plan for sustainability by ensuring that improvements are made to the infrastructure and services in the village proactively. We need to encourage and support the growth of new and existing businesses and home workers and engage and ensure that development in the village is sustainable and consistent with the rural setting.

The Plan has been developed in a participative manner over many months with the Community and all key Partners involved throughout the development process.

It is vital to recognise that the Plan represents the beginning of a process, rather than an end in itself. It is therefore essential that we continue to work together to take forward the values and principles of the Plan and make our vision for Community Led Development a reality.



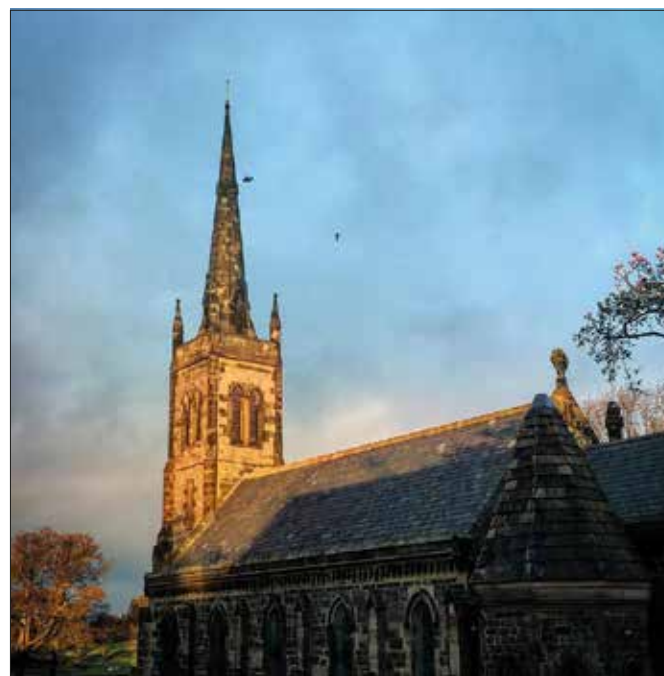
Remembrance Service 2016, Pen-y-ffordd Memorial Institute

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St John the Baptist Church, Penymynydd

Why a plan?

Place Plan aim:

This Plan contains the Strategic Aims and Objectives for the Community based on the main issues the Villages face relating to the subjects of Housing, Community Facilities, Transportation, Sports & Green Space, Social, Historic, Environment and Economic Development. Each Aim has a corresponding set of Development Objectives which provide more specific and measurable actions to achieve these Aims.

To develop the shared aims and joint-working practices between Partners, Flintshire Council and the Community Council and key Stakeholders that will create an environment whereby communities have the ability to input into future developments in the Villages, to ultimately empower them to enable the voice of the residents to be heard.

We will do this by

- Promoting active resident involvement – to facilitate and support increased involvement by local people in decision making and involvement in their neighbourhoods and communities; and
- Supporting communities in identifying and meeting their needs, opportunities, rights and responsibilities for future development.

The Penyffordd, Penymymydd and Dobshell Community Development Plan (“the Plan”) has developed over a year long process, led by the Pen-y-ffordd Community Group in partnership with the Penyffordd Community Council and County Councillors, with representation from key Partners.



Attendance at public meeting in the Royal British Legion function room in 2016/7 to discuss planning matters and the Community Plan.



Redrow Homes' 190 house Penyffordd plan opposed by residents

Residents have voiced their opposition to a plan to build almost 200 "executive" houses near Oswestry during a public meeting this morning.



Villagers welcome the planning committee to the village April 2017

The Plan establishes a set of agreed commitments between the Partners, to ensure adequate and effective support for community development, engagement and empowerment all of which are vital in achieving a prosperous and inclusive Village where everyone has the opportunity to participate and are given the opportunity to have input and contribute to the future development of the Village.

This is an ambitious document which establishes a long term commitment and approach to ensuring that the Community play a central role in securing our future vision for the Village and delivering the aims of the Community Led Planning Strategy of the Welsh Assembly Government.

In particular, it aims to support the widest possible community participation in future developments and to create an environment where engagement is valued at all levels.

It has to be emphasised that, in the spirit of community development, the Plan is part of a process, rather than an end in itself. Rather, it marks a stage in the further development of a supportive environment through which the many strengths of Pen-y-ffordd, Penymynydd and Dobshell's people can be expressed and make a positive contribution to improving our Village and delivery of the Flintshire Local Development Plan.



Aerial view of Pen-y-ffordd from Penymynydd - Chester Road on the left, Memorial Institute in the centre

Partnership, Evidence and Strategy

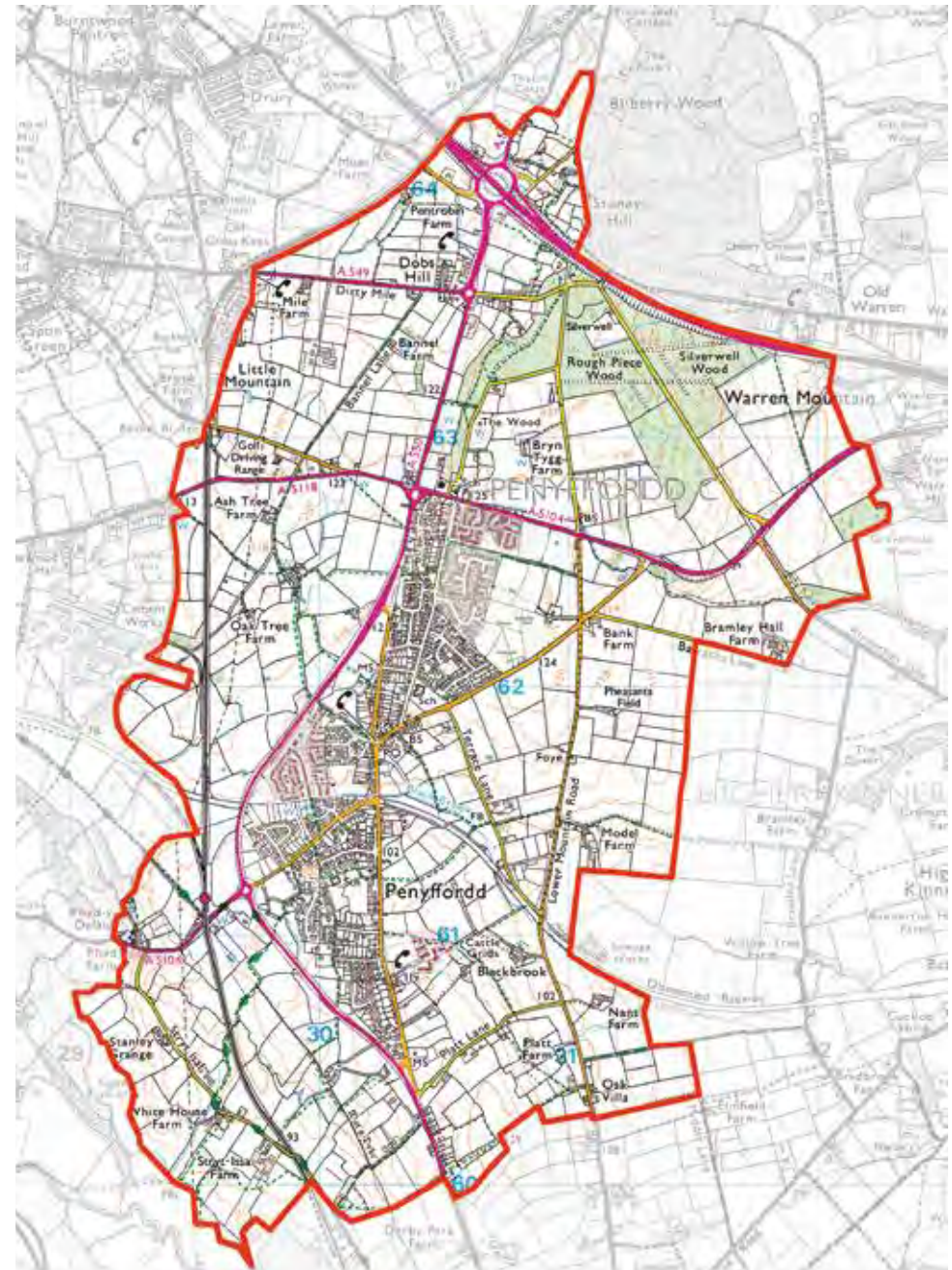
Overview of the Plan Area

The Pen-y-ffordd Ward takes in a rural area enclosing the communities of Pen-y-ffordd, Penymynydd and Dobshill, including the Rhyd, Bannel and parts of Pentrobin, Lower Mountain Road, Stryt Isa and East Little Mountain Road.

When we say 'village' we are usually talking about the coalesced settlements of Pen-y-ffordd/Penymynydd, though in most cases what is said applies equally to Dobshill. Where we reference Dobshill specifically the text makes that clear. When we review employers, services or business in the area, we include the whole Ward.



Centre of Pen-y-ffordd village, The Millstone is centre



The boundary of Pen-y-ffordd Electoral Ward 2017

The Village has undergone many changes over the course of its history. The primary aim of the Plan is to work towards a vision for the future of the Village through joint working. This vision is enshrined in Wellbeing of Future Generations Act 2015. Planning Policy Wales, which is currently under review, this sets out a shared vision, principles for action and priorities, in order that Communities can work together to achieve shared ambitions. The vision for the Village is that:

VISION

The residents of Pen-y-ffordd ward continue to enjoy an attractive, viable, safe and well connected community and for the area to evolve and modernise in a sustainable way without compromising the rural setting or community spirit.

The real development objective is to ensure that any further development in the area, whether it is housing or commercial, is designed with consideration for the wellbeing of current and future residents and is of an appropriate scale and design to be consistent with this Vision for the community and to protect the strong social cohesion that exists already.

We recognise the contribution the people who live in the village make to the local and wider economy and the need for workers to live somewhere.



Bradley Wiggins in the Tour of Britain



Remembrance Day Parade



Blackbrook in Winter

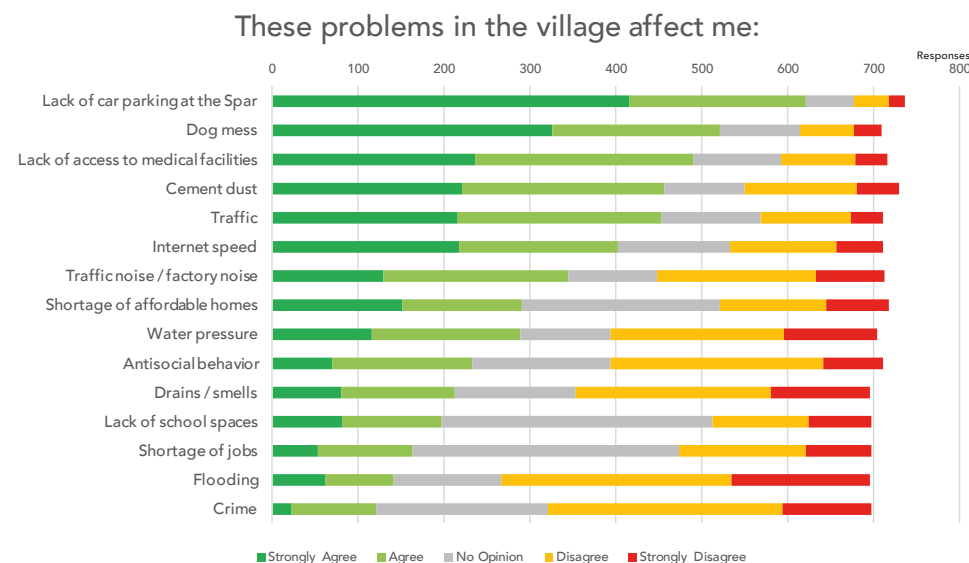
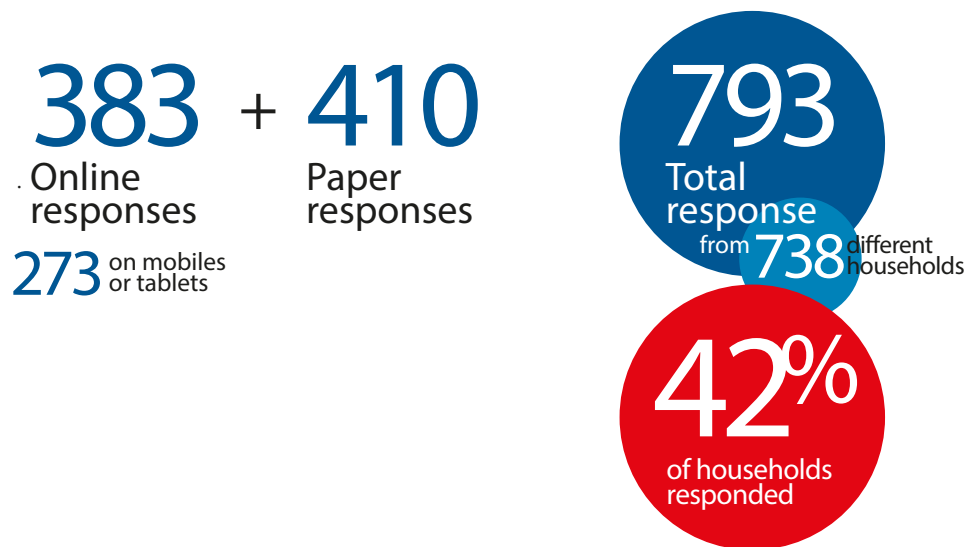
The plan is structured with objectives which define how the Community views development and planning considerations related to development - the community aims to work with Flintshire County Council to have the plan and these objectives adopted as a material consideration in respect to planning applications forthcoming within the Pen-y-ffordd ward and to inform the LDP process in the assessment of candidate sites for development, the scale of development appropriate to the villages and ultimately the definition of the settlement boundaries of Penyffordd/Penymynydd and Dobshell.

Within each section of the plan there are also 'Actions' which sit alongside planning policy and inform this and future development with Community Councillors and other stakeholders about what the village wants to change. Comments from residents are included throughout and are extracted from the village questionnaire.

The questionnaire was prepared by volunteers from the village together with the Community Council. Printed copies were distributed to every home in the villages of Pen-y-ffordd, Penymynydd and Dobshell, as well as the surrounding houses and farms in Bannel, Stryt Isa, Platt Lane and Lower Mountain Road.

In total approximately 1,800 questionnaires were distributed in the village.

In addition, an online version of the questionnaire was made available and publicised through social media. The Questionnaire was announced at a public meeting, attended by over 100 villagers, in early November 2016 and a deadline set of the 30 November 2016 for responses. In order to maximise the number of responses, a prize draw was included, for two £50 M&S vouchers. These were won by residents from Abbotsford Drive and The Groves



These objectives, taken from the headers of the questionnaire, can be envisaged as the “Pillars” that underpin the Community Development Plan:

The Pillars

1. Social, Community and History
2. Housing and Development
3. Transport
4. Environment
5. Economic Development

Flintshire County Council and other Partners are also required to undertake a significant amount of activity to facilitate and support community involvement in their individual and collective decision making processes.

They provide the basis for releasing the energies of the wider community and the future vision.

“ Liked the idea of living in the countryside so that we could start a family in a friendly community. However, the village is quickly changing so it's more of a rural area making us consider leaving as even in a few years, the community feeling is being lost. ”

This comment from a resident is taken from the village Questionnaire feedback. Further comments are shared throughout this document

“ Grew up here and stayed here. ”

“ I was attracted to a small village location with good facilities and a community spirit, but this has been eroded over the years. ”



Wellhouse Drive, Penymynydd

Overview

A Plan for 2030

Pen-y-ffordd
Penymynydd
Dobshill



Millennium Clock, centre of the village

A Plan for 2030

In this section there is a summary of what changes in the villages **might** look like in 2030. In each section the objectives and community actions detail many specific improvements, but here we set out some of the bigger changes.

New housing is always contentious and it is not the place of this plan to predetermine the Local Development Plan process in deciding whether Pen-y-ffordd/Penymynydd or Dobshill should be allocated any further housing contribution under the LDP or what the scale of that should be.

What the plan does do is set an upper limit of 10%* - this is a maximum that is considered reasonable in light of recent developments and includes all new housing since April 2015.

*The official count of properties within the settlement boundary of Pen-y-ffordd/Penymynydd in April 2015 is 1,621. For the purposes of these calculations, we have included Meadowslea in the new LDP boundary, therefore those houses are included in this 10% figure, not in the base figure for calculations

Potential Growth

Homes	2000	2015	2030
Pen-y-ffordd	1,340	1,621	1,783
Dobshill	50	58	70

Population	2001	2011	2030
Pen-y-ffordd	3,444	3,554	4,700
Dobshill	273	320	350

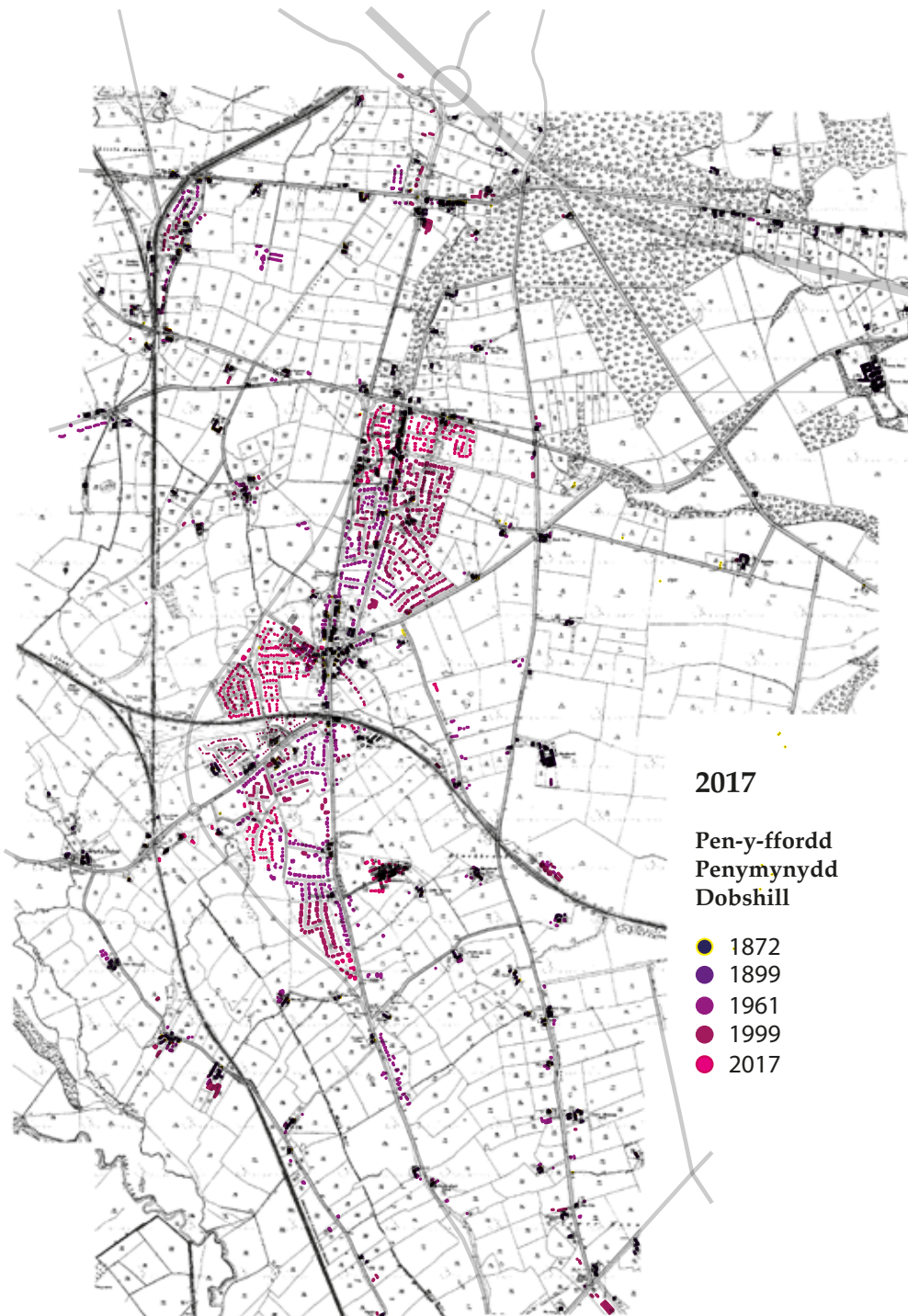
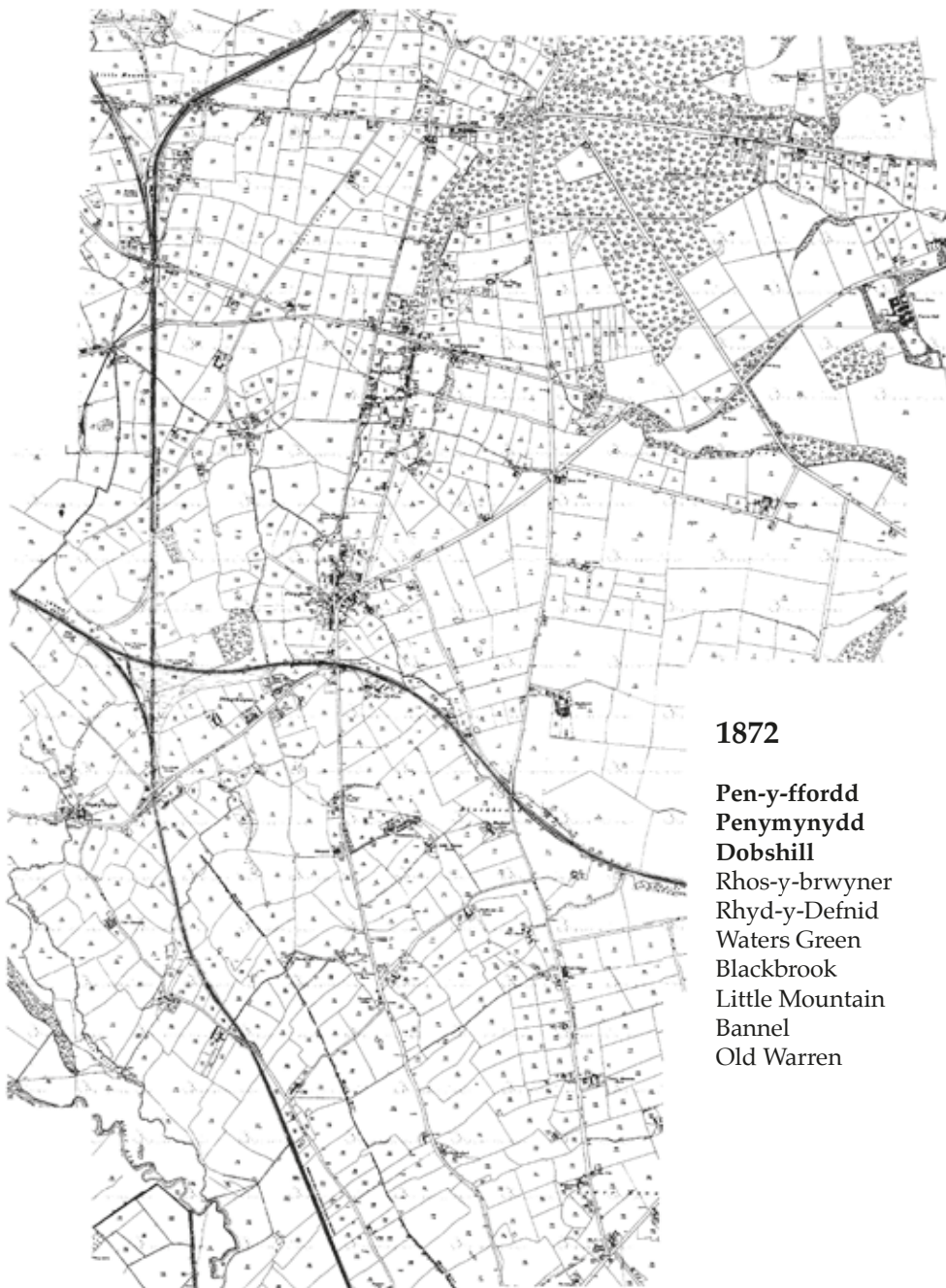
Vision

The residents of Pen-y-ffordd ward continue to enjoy an attractive, viable, safe and well connected community and for the area to evolve and modernise in a sustainable way without compromising the rural setting or community spirit.



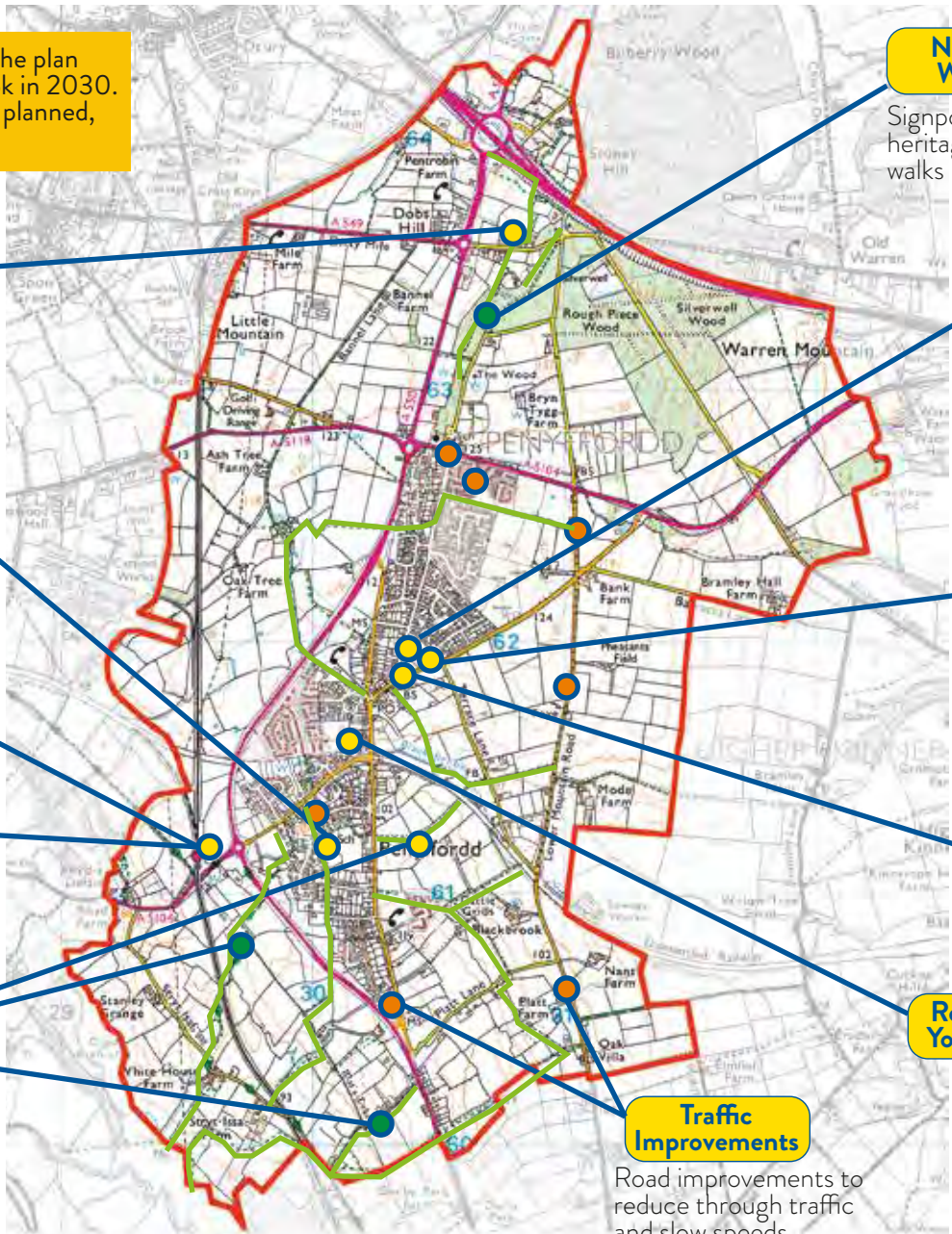
Youth Club, former school built in 1872, part of the past and the future of the village

150 Years of Change



Highlights from the Plan

These are some of the highlights of the plan setting out how the village **might** look in 2030. Some of these initiatives are already planned, others are aspirational.



Affordable Homes

Council owned affordable homes for Dobshill

New School

A new school will be built on Abbots Lane opening 2019

Business Units

Land allocated for small commercial units

Station Improvements

School project to tidy the train station
Crossing / island for safer access for pedestrians

Heritage Walks

Signposted linked heritage and nature walks linked to lake and Hope

Nature Walks

Signposted linked heritage and nature walks

Social Housing

New social housing to provide for social and elderly needs

New Shop

Relocation of the convenience store or addition of a new store with improved access and car parking

Upgraded Institute

Extension to increase capacity and improve facilities

Renovated Youth Club

Traffic Improvements

Road improvements to reduce through traffic and slow speeds

2015-2030 Growth Target

10% Growth
37* New Homes

Max 25
homes in one development

Max 23
homes per hectare

Every home in the village is within **250m** of a field

Public Transport
Maintain:
- community transport
- commercial buses
- train connection

Upgraded Services
Improvements to:
- water mains
- sewer mains
- internet speeds

Housing in 2030

LDP Candidate Sites Suitable for LDP Assessment

Pen-y-ffordd and Penymynydd

Sites in red are suitable for ongoing assessment in the LDP process.

The sites in grey which have been removed are for these reasons:

- too large (reference Objective 3.15)
- known flooding problems
- separated from the settlement

The red line denotes the proposed settlement boundary which mirrors the boundary from the UDP and still allows for some development sites within the boundary.

PEN032 - School land post 2019 could be used for Council developed properties (11 houses)

PEN033 - Planning permission already granted for 5 dwellings

PEN035 - Land suitable for affordable housing subject to the relocation of the Spar (3)

The green areas represent public open space or green barrier on the perimeter of the village, which would restrict growth outside of the boundary during the plan period.

There remain a number of potential development sites outside the boundary which the LDP process will consult upon:

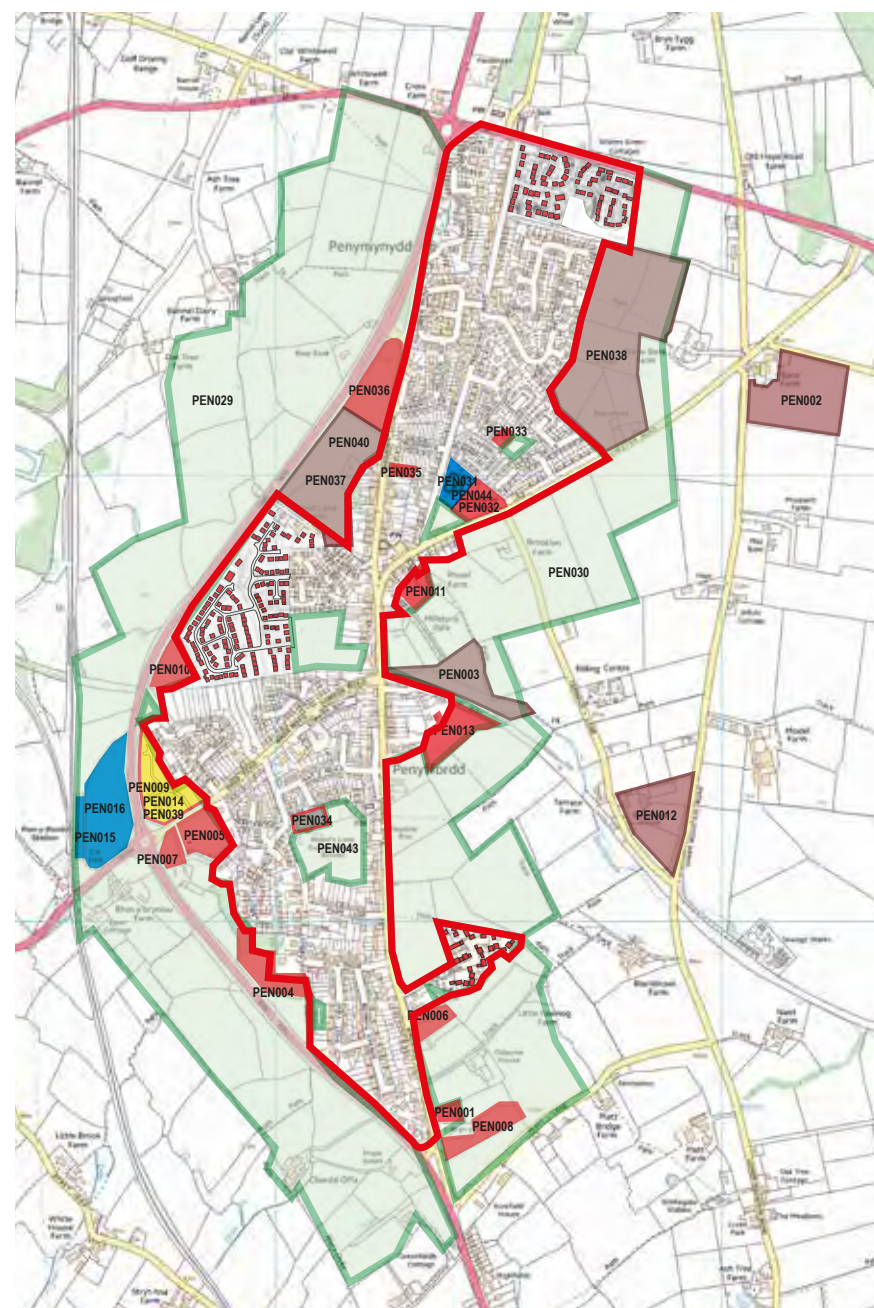
PEN005 - proposed for 32 retirement apartments already in process

PEN014 - outline approval already approved for 40 houses

PEN015/016 - Land suitable for small workshops / office units for employment

PEN006 / PEN001 / PEN008 / PEN 007 / PEN010 / PEN036 / PEN013 - no more detail is known about these sites.

These sites would cause more harm but could replace the proposed sites subject to the overall growth not exceeding 10% over the plan period.



Red LDP Housing Candidate Sites
Green Green barrier

Blue LDP Commercial / Mixed Use Candidate Sites
Grey Unsuitable as defined by the objectives in this Plan

Housing in 2030

LDP Candidate Sites Suitable for LDP Assessment

Dobshill



Chester Road, Dobshill

Dobshill is an undefined settlement in the LDP, the lowest tier of settlement. The expectation is that the brown-field site of the council depot will be developed for social housing by the agents of Flintshire County Council and that no further growth would be appropriate due to scale or green barrier.

Section 2
**Social, Community
and History**

Pen-y-ffordd
Penymynydd
Dobshell



Dol Tudor, Rose Queen 1930. There are Tudors still living in the village today.

Social, Community and History Context

Pen-y-ffordd is a socially-cohesive community with activities and engagement of all ages. The village enjoys a real sense of community through its social activities. The traditional churches provide continuity through their regular services, at St John the Baptist, Emmanuel and the Methodist Church. There is an excellent choir at St Johns and the Emmanuel makes rooms available for other social groups.

There is a well attended Scout group whose Scout hut was renovated in 2016. There is an active Women's Institute, Scouts, Rainbows, Brownies & Girl Guides, a dance school, ballroom dancing group, flower arrangers and other regular groups. There are also a number of fitness groups with running and fitness meetings weekly around the village.

There is an indoor bowls club and regular bingo and entertainment at the Royal British Legion. The Red Lion pub is the oldest in the village and offers quiz nights and live sports alongside food and drink.

There are regular well attended events, the Carnival organised by the Institute Committee, which is in June every year and has been in the grounds of the Institute since 1922 (excluding the war years), the bonfire and fireworks which mainly the same residents of the community have arranged for many years and the All Day Breakfast, which PACA organise every year in May. A Pantomime was held annual until recently and is sorely missed by many.

There are new residents and families with four generations living in the village. In the Assessment of Local Well-being for Flintshire – Summary Draft February 2017 it identifies a number of areas where Community Led Plans can help to ensure that future development meets the needs and demands of our community, such as the increased need for affordable housing, the increase in aging population and longer life expectancy and age related illnesses such as dementia.

By being able to input into future development requirement a Developer will have a greater knowledge of the needs of residents to help ensure social inclusion and keeping family units together.



Village History

Pen-y-ffordd and Penymynydd barely existed until 200 years ago and the coming of the industrial revolution. Prior to that you would have passed through on the road to Mold or Corwen. Much of Lower Mountain Road is an old Roman Road. The woods beyond St John's Church are believed to have been the location of a Mediaeval battle between Henry III and the son of Owain Glyndwr. Plas Teg was visited by Royalist troops on their way to Chester in the Civil War. Wats Dyke passes through the village close to the train station and is thought to denote the border between England and Wales in the dark ages. The longer Offas Dyke passes the other side of Hope Mountain - though Wats Dyke and Offas Dyke were often confused, which is why we have a farm, house and street named after Offas Dyke in the village. Pen-y-ffordd/Penymynydd lie on the English side of both of these ancient earthworks.

Penymynydd was a small settlement, similar in size to Dobshell today, until the 1960s. Penymynydd was split with some houses, shops and pubs on the 'top road' (Penymynydd Road) and some on the bottom road (Hawarden Road). Pen-y-ffordd and Rhos-y-brwyner_ were not much larger, with houses dotted along the roads.

There have been two major road changes in the last 150 years: Originally the main road was Chester Road and it ran through the village past the original school and out onto Corwen Road / Rhos Road. The first change was the addition of the turnpike, which linked Hawarden to Hope - today it is the main road through the village - Hawarden Road / Vounog Hill / Wrexham Road. The second was the 1986 opening of the Pen-y-ffordd by-pass.



Manchester House, Penymynydd Road - past and present

The original change of the village from fields and farms to housing and industry came with the industrial revolution. Coal and other minerals are all around us and coal mines were extracted around Bannel lane. The clay in the ground was particularly suited to brickworks. While finer pottery was made in Buckley, more course bricks were produced in Pen-y-ffordd - there were brickworks on a site beyond the Millstone play area and at the top of Chester Road - close to Mold Road. Clay was quarried in the woods and fields around the north of the village.

Workers moved into the area for work. Many Buckley workers came from the Potteries because of their skills. Housing was built to accommodate them. Terrace lane originally had a row of terraced houses for railway workers, hence its name - the houses had gone before 1899.

There were originally two train lines in the village. The Borderlands line we still enjoy today and previously the Chester - Mold line. That was lost to us in 1962, not as part of Beecham's cuts, but because the new diesel locomotives couldn't get up the hill from Higher Kinnerton! As a matter of interest, the Queen slept in the Royal train in the sidings at Pen-y-ffordd station in the 1970's when she visited Wrexham and opened Theatre Clwyd in Mold.

What's in a name?

Pen-y-ffordd means 'at the end of the road'

Penymynydds mean 'at the top of the hill'

Is it Pen-y-ffordd or Penyffordd?

It is correctly spelled as Pen-y-ffordd and that is how it referred to on most maps and on the signs outside the village. Penymynydd should really read Pen-y-mynydd in the same way but for some reason it has lost its hyphenation over time and now on both maps and street signs it is referred to as Penymynydd. And Dobshill as it is referred to today, was originally Dobs Hill.



Tower House, Rhos Road



Pen-y-ffordd Hope Station
Hawarden Road



White Lion Inn, Penymynydd

There were all the shops and services needed to support the growing community. There was the White Lion pub, the Red Lion, the Horse & Jockey, the Millstone and the Royal Oak. There was a smithy, a grocers, a mechanics etc.

During the World War II there was a hidden aircraft factory in Dobshill. Bombs were discarded in the local fields from German bombers departing from raids on Liverpool. Evacuees arrived from the cities, mainly Liverpool, and some still live in the village today.

More workers lived in the village and commuted to work at the huge Shotton Steelworks (today TATA) or the aircraft factory in Broughton - what was Vickers, later Hawker Siddeley, BAe and now Airbus. There they built the Wellington Bomber, the Chipmunk, Hawker business jets and later wings for Airbus. There was a defence squadron of Spitfire fighters stationed there during the war and the whole site and surrounding fields were used to store RAF aircraft no longer needed at the end of hostilities.

The village lost many during WW1 and 2 and the Institute was built in 1922 to honour their loss and contains plaques in their memory.

There were some larger houses in the village too, the most notable was 'The Towers' on Rhos Road, the owners of which were the first owners of a car in the village. Today a housing development.



Methodist Chapel, Hawarden Road



Griffiths Grocers, Royal Oak and the Tin Church, Hawarden Road, Pen-y-ffordd
All have disappeared - Vaughan's butcher is close to this site

Some of the farms around the village have been here for centuries and there are notable medieval strip fields off Old Hope Road.

Rapid housing development during the 1960's and 70's brought Penymynydd to Pen-y-ffordd, joining the two settlements forever. In times past they were very different places to live. Pen-y-ffordd was in the Hope diocese and the land was owned by Lord Derby (from Knowsley - of horse racing fame) - he never visited. Hope church was paid for by Margaret Montford, the mother of Henry VII. Penymynydd was in the Hawarden diocese on land owned by the Glynnnes (originally from Caernarfon but then Hawarden Castle), their land passed to Gladstone - one of Queen Victoria's prime ministers - who paid for St John's church and school to be built in 1842.

When the fields were first divided in the late 1700s it was very controversial and the people of Pen-y-ffordd were among those rioting and broke down the fences. In Penymynydd, where the landowner was local, there was no trouble at all. Penymynydd always been connected with Hawarden and Pen-y-ffordd connected to Hope. That continues today in a number of ways including with a split in telephone numbers - the Pen-y-ffordd end of the village having Wrexham numbers (01978) and the Penymynydd end having Chester numbers (01244).

There has always been a great community spirit with annual picnics and dances in the past. Today there is the popular annual Carnival (originally called the Fete) which has been held in June every year since 1922, apart from 1939-45. The bonfire is held annually and attracts people from outside the community. There are annual Carol concerts at the village institute and at the local churches.



Celebrating the Coronation 1953. Looking towards the site of the Millennium Clock today.

Odd Local Trivia

Terrace Lane was named after a row of railway workers houses. Previously it was called Blackbrook Lane.

The original Pen-y-ffordd train station was called Hope Station.

The current Pen-y-ffordd train station used to be called Hope Junction.

Rhos Road refers to Rhos Y Brwyer the name of the place (where the Red Lion is located)

The Royal Oak was on site of vets and the old wrought iron fireplace was in the living room of the new house prior to its conversion.

In St John's church the men sat on the south side and ladies on the north, as was the custom.

Community Facilities

1. The Memorial Institute

At the heart of the village and at the heart of the community. The building was erected after the Great War to honour the fallen. There are plaques to honour those lost to the village in both World Wars. Originally intended as a sports facility with badminton and dancing in the hall, billiards in the back room and tennis in the grounds. Today the hall is extensively used for a wide range of activities. The back room is the committee meeting room. The facilities are outdated and in urgent need of improvement. This is the only building in the village that is owned by the village.



2. The Youth Club

At the heart of the village and at the heart of the community. The original Pen-y-ffordd school was opened in 1872 (there had been the school at St Johns for 30 years before that) and it remained the main school until the new junior school was opened in 1972. Since then it has been used as a village facility - today it is used as a Youth Club in the evening and for nursery and pre-school groups during the day. The building is owned by Flintshire County Council and is in need of renovation but is an important part of the village heritage.



3. Social Care

There is currently no social care provision in the village.

4. Library Services

There is no library in the village. A mobile library visits once or twice a month stopping in Alyn Drive and Corwen Road. The closest is in Buckley. Hawarden library hosts the Flintshire archive. Hope library hosts the local history archive.

5. Healthcare

The only healthcare provision in the ward today are a dentist and the village pharmacy - there was once a medical centre on Melwood Close and two hospitals, one at Dobshell - now the regional ambulance station - and the other at Meadowslea - now housing. The closest doctors are in Buckley, Hope and Hawarden. Many residents experience difficulty making appointment within a reasonable time period and those without cars can have a real difficulty getting to appointments by public transport.

There is no A&E hospital in Flintshire. The closest is Wrexham Maelor, which is under 'special measures' at the time of writing. A high percentage of A&E patients are not seen within 4 hours.

There are local hospitals for day appointment in Mold and Deeside with a good out of hours doctors service provided by Deeside, though completely inaccessible by public transport.



6. Emmanuel Church

The current church, on Vounog Hill, is linked to the parish of Hope, was built in 1959 and refurbished and extended in 2011. The original mission church was on the site of the current chip shop and was established in 1882 and it was later replaced by the 'tin church' on Hawarden Road, close to the current butcher's shop site. The church today is a hub for the Pen-y-ffordd community and a gathering place for activities including McMillan Coffee Mornings and Sunday school.



7. St John the Baptist Church

St Johns, in Penymynydd, was built by the Glynne family, from Hawarden Castle, in 1842 and the elegant church has remained the most prominent landmark in the village ever since. The church is linked to the voluntary-aided school next door. The building next door is the rectory but is no longer associated with the church.



8. Trinity Chapel Methodist Church

The original chapel building was erected in 1855 and extended in 1872. Today, the refurbished building remains in the centre of the village and holds two Sunday services.



9. Royal British Legion

The club has two bars and a large function room. It is affiliated to the Royal British Legion charity and organises the Poppy collection in the area annually. The function room is heavily used for social events, club meetings and parties.



10. Pen-y-ffordd Tennis Club

The club was founded in 1908 when two courts were built on land donated by residents. There has been a long history of tennis in the village with courts at Meadowslea (pre-1913 when it became a hospital) and behind the Memorial Institute. Today the club has three all-weather courts and offers coaching and competitions all year round.



11. Pen-y-ffordd & Penymynydd Bowling Club

Sited on land owned by the education authority, the bowling club was formed in 1977 and has around 50 active members competing in competitions and offering coaching. The crown green is maintained by the club as is the adjacent club house. The future of the site needs to be clarified as part of the Abbots Lane school redevelopment project. There was previously a crown green at the Millstone Pub but that has been lost.



12. Sports Fields

There is just one senior football pitch in the ward at Abbots Lane school. There are youth sized football pitches in the grounds of the Pen-y-ffordd Junior School and on land between the Youth Club and the Groves Estate. The future of the Pen-y-ffordd School site is in doubt following the announcement of the siting of the new school on Abbots Lane. The closest full-sized pitches are at Hanson Cement, Hope and Hawarden. There is a golf driving range at Bannel.



13. Children's Play Facilities

The village owns the play site next to the Millstone pub. On that site there is a Multi Use Games Area (MUGA), an adult gym, pre-school play area, junior play area and wheeled /skate park. Overall this is an excellent site for the recreation of under 16s.



Elsewhere in the village there are smaller play areas associated with different developments and maintained by either the County Council or the housing developers. These are sited on the White Lion site, the Groves and on a much smaller scale on Melwood Close, off Ffordd Derwyn, behind West View and a substantial play area in Dobshell.

14. Dog Walking

There are a large number of dogs in the village - around a third of households own a dog - and yet there is nowhere in the village where dogs can be exercised off the lead. There are public footpaths through the countryside all around the village, but they often cross fields containing livestock and connected with stiles which are not dog friendly. Many dog walkers take their dogs out of the village, by car, for proper exercise in Llay, Hawarden or Buckley.



15. Public Open Space

There is a recognised lack of open space in the village. Aside from the off grassed corner of housing developments there is only one place for adults to spent time in the village and that is in the Pen-y-ffordd Community Garden which is maintained by the allotment group.



16. Allotments

There are 13 allotments in the centre of the village and the growers provide plants for the community garden and work closely with the Pen-y-ffordd Area Community Association (PACA) and the local Scout group. There are also privately owned allotments on land off Mold Road and additional council owned allotments in Dobshill. There is a need for additional land to meet demand.



17. Scout Hut

The Pen-y-ffordd Scouts (PYF) have their own hut in the grounds of the old Primary School (now Youth Club), new windows were fitted and some refurbishment was completed early in 2017. They host around 80 children at weekly meetings of Beavers, Cubs, Scouts and Explorers.



18. The Red Lion

The oldest pub in the village with regular social nights as well as pub dining. It was originally a travellers stop on the road to Bala, with rooms to rent. Today it has a successful football team, the Red Lion Strollers, the longest serving members of the Deeside Sunday League. They also have a Darts & Doms team, quiz nights, music jamming and other regular events.



19. The Millstone

The Millstone has changed in recent years from a traditional pub to a successful gastro-pub with the old bowling green used for outdoor drinking and dining in the summer.



20. Shops and Businesses

There are a number of varied shops and businesses located in the area some of which provide a community and social connection - see Economic Development section for details.



21. St John the Baptist School

Built in 1842 and almost closed during the 1960's, the school has gone on to grow in recent years and performs well in Estyn reports. The school has 120 places for pupils.



22. Ysgol Pen-y-ffordd

There is a dual site school combining the junior school on Penymynydd Road and the infant school at Abbots Lane with places for 287 pupils. It was established on these sites in 1971 and 1978 respectively, replacing the original school which was built in 1872.



A new school is in the design process and will combine these two schools onto a single site at Abbots Lane in 2019 nominally for 300 pupils with growth capacity to 360 pupils.



Community Events

Pen-y-ffordd Carnival

Held on the grounds of the Memorial Institute and Pen-y-ffordd Junior school fields annually in June. It takes the form of a funfair with stalls from local organisations, musical entertainment and a parade of the May Queen. It is organised by the Memorial Institute's Carnival Committee.

Pen-y-ffordd Bonfire

Organised by volunteer residents, the bonfire is held in the Memorial Institute grounds. There is a large bonfire, overseen by the local fire service, followed by a spectacular firework display. Food, drinks and other items are available for sale. In recent years the crowd size has outgrown the space and the lower end of Penmynydd Road has to be closed to traffic and the public view from there and the pavement along Chester Road, as well as in the Memorial Institute car park.

Remembrance Day Parade

On Remembrance Sunday each year there is a parade through the village ending with a ceremony at the War Memorial Institute

Christmas Fundraising

Santa makes a visit each December in his sleigh bringing music and cheer to the streets, courtesy of the local Scout group.

Christmas Carol Concerts

The Pen-y-ffordd Area Community Association organise the Christmas carol concert with Father Christmas giving presents to youngsters. There are also Carol concerts held annually at both St John-the-Baptist church and at the Memorial Institute.

Fundraising Events

A variety of well attended fundraising events are held each year including PACA's famous 'All Day Breakfast' at the Memorial Institute in May each year.



Community Sports Teams / Groups

Football

Pen-y-ffordd Junior Football Club has teams representing 8 different age groups. The two senior teams folded at the end of 2016 due to the lack of a village pitch.

Cricket

The Red Lion cricket team plays in the Chester Mid-week league and have been established for over 25 years. There are links with Pontblyddn Cricket Club and the village schools.

Bowls

Darts

Golf

Penyffordd Tennis Club

Penyffordd Run Club

Metafit

Community Interest Groups

Wine Circle

Ballroom Dancing

Watercolour Painting

Chess

Bingo

Yoga

Womens Institute

Parent & Toddler Group

Barber Shop Choir

St Johns Choir

Pilates

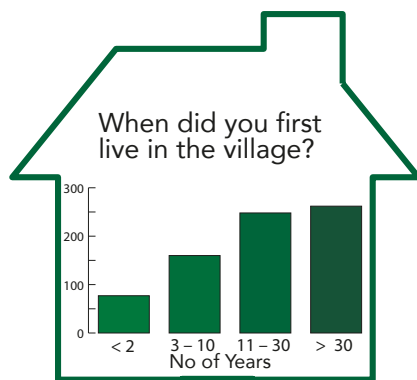
Flower Club

Pick n Mix Fitness



Penyffordd Juniors U16s playing Buckley Town

Community Data




31%
 Are Dog Owners

How would you rate the play/leisure facilities in the village:

- a) for primary aged children **5 out of 10**
- b) for secondary aged children **6 out of 10**
- c) for over 16s **3.5 out of 10**



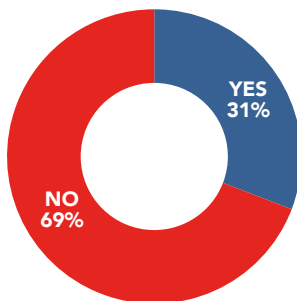
Have been affected by crime of antisocial behaviour



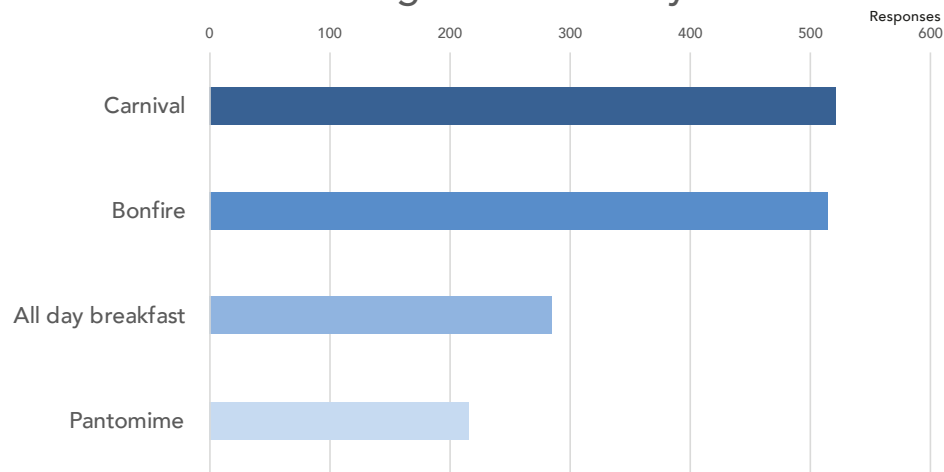
12%
 Can Speak Welsh*
 *32% would like to learn

138 People would like to contribute to a history of the village

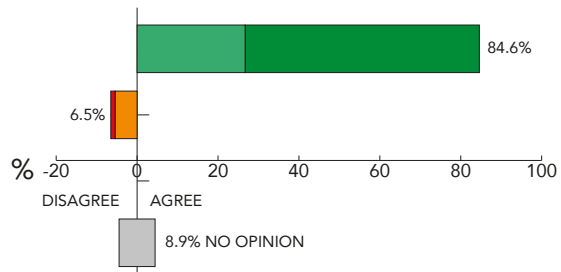
Do you regularly attend social, church or sports group in the village?



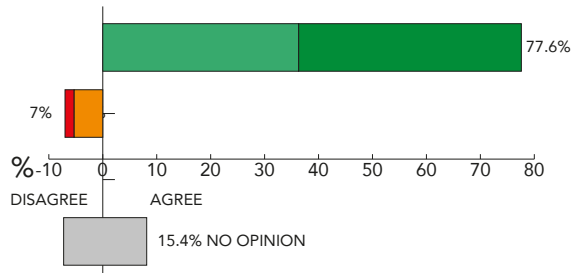
Which of these village events have you attended?



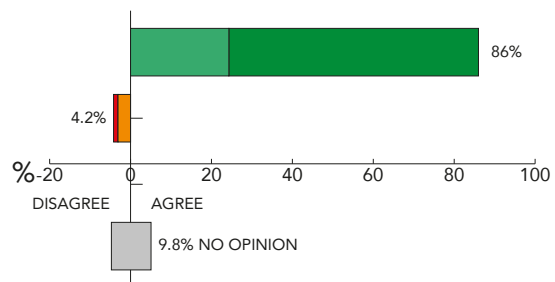
I believe that there should be a doctors surgery in the village



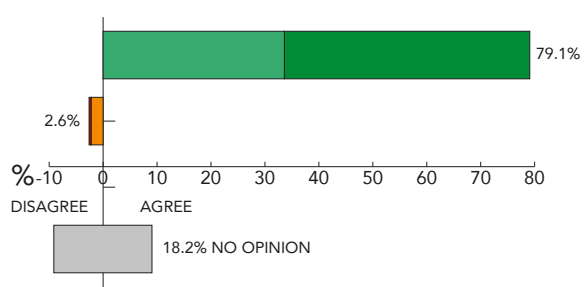
I believe there should be a weekly clinic in the village



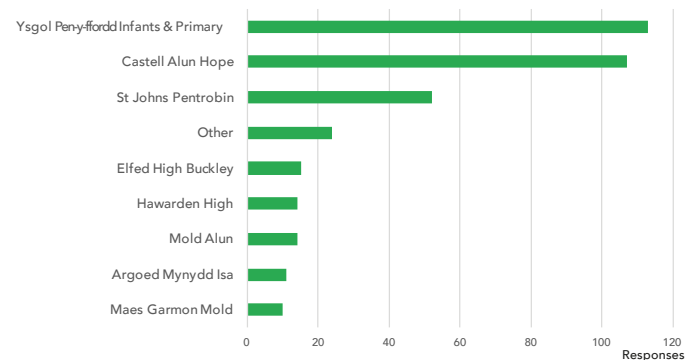
I believe there should be better availability of Doctors appointments in Hope / Buckley



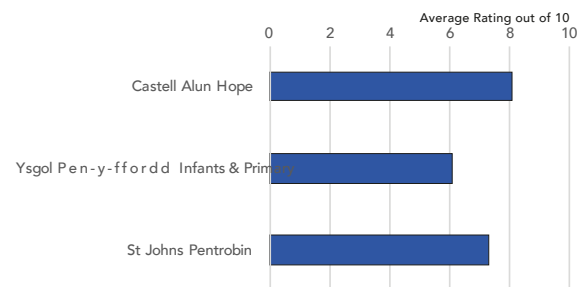
There should be better transport links to local doctors



Which School?

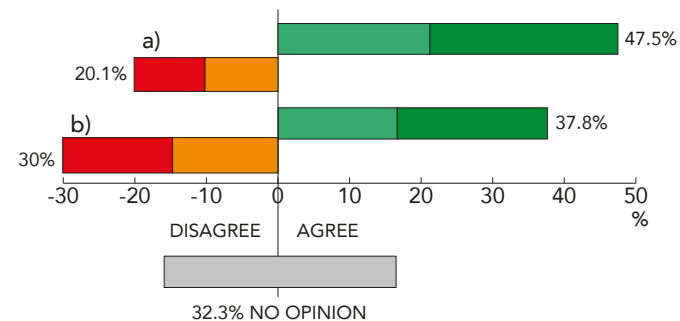


How would you rate the school facilities?



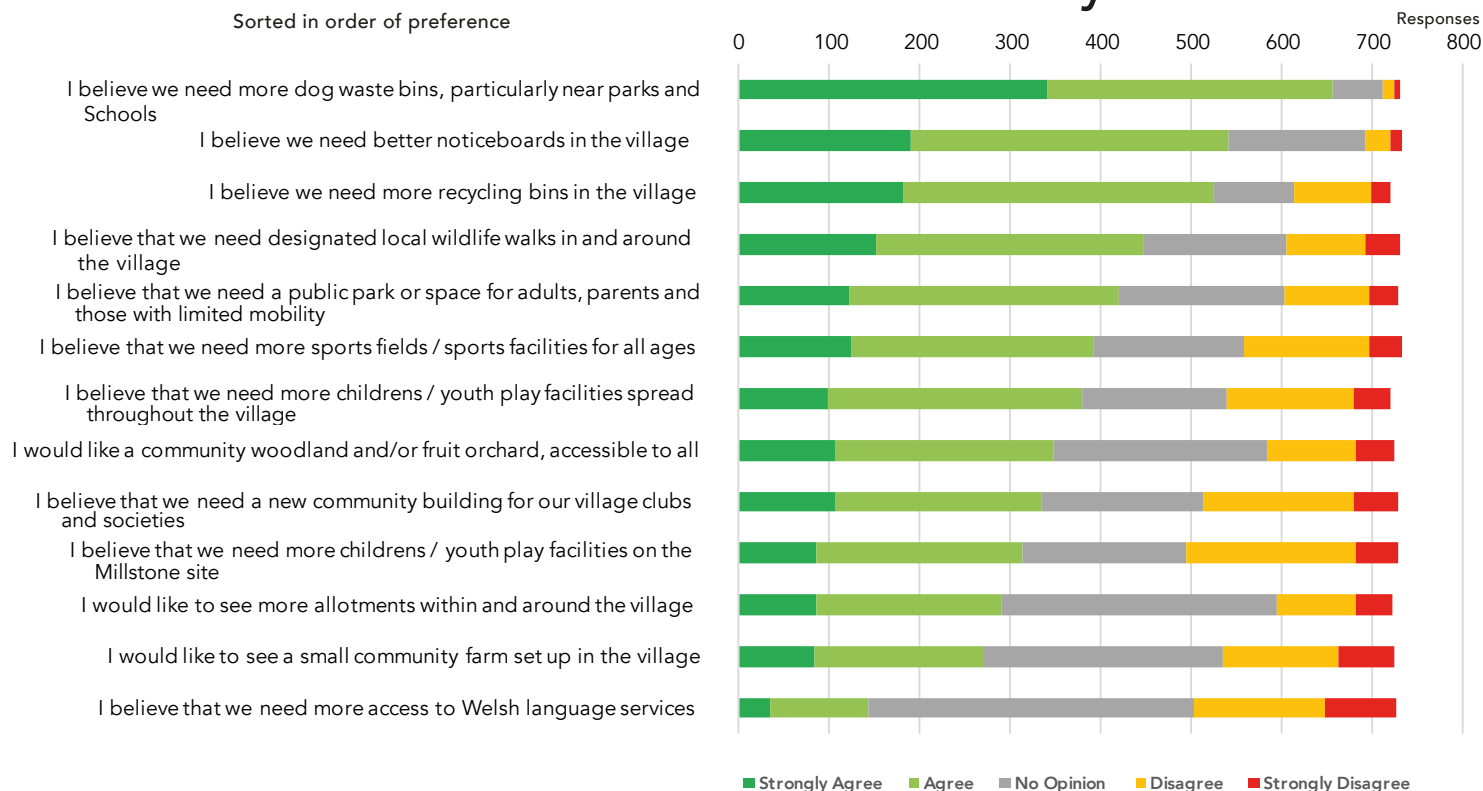
I believe that the new Pen-y-ffordd Primary school should be:

- a) on the site of Abbots Lane School
- b) on a new site in the village

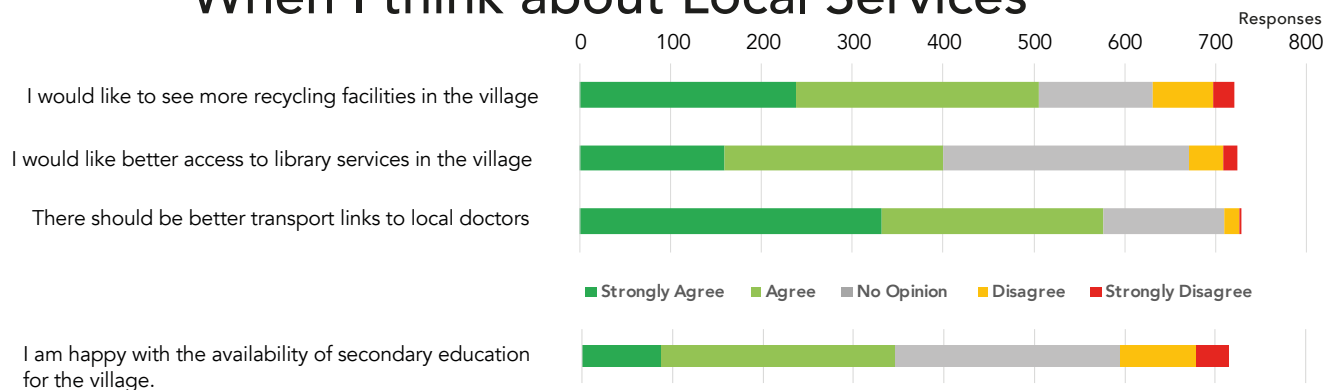


When I think about our Community needs...

Sorted in order of preference



When I think about Local Services



Social, Community and History Aims

2.01 Funding

All S106 funds from new developments to pay for projects in the Community Development Plan actions (rather than being specified within the development application)

2.02 The decision of where to prioritise spend, based on the content of this plan, should be ultimately decided by the Community.

2.03 Play Provision

Protection and upkeep of existing play spaces

2.04 Children's play areas on the Millstone field, Dobshill, Melrose Close, Ffordd Derwyn, White Lion, West View and The Groves must be maintained and enhanced where possible.

2.05 Sport

Protect existing sports facilities and spaces.

2.06 Football pitches on the Groves, Abbots Lane and at Dobshill, the bowling green and the tennis courts should be protected and enhanced where possible.

2.07 Community Events

Ensure that space is always available for community events, indoor and outdoor.

2.08 Welsh Language

The community promotes and protects the Welsh culture, heritage and language.



Bonfire night 2016, large crowds fill the Memorial Institute car park and adjacent roads

The history objectives will ensure that the heritage and history of the area is captured, maintained and connects with current and future generations.

2.09 History Walks

Defined history walks in the area surround Pen-y-ffordd with supporting literature with historical and nature information.

2.10 Using existing footpaths and historical map references, prepare printed leaflets / downloadable leaflets. Have the local walks included in Flintshire County Council's leaflet: Rural Walks in Flintshire;

Connect footpaths with those in Hope / Hawarden / Higher Kinnerton / Buckley / Pontblyddyn.

2.11 Connecting our History

The community seeks to connect with neighbouring communities and their history assets.

2.12 Links with Hawarden's library, Flintshire Record Office in Hawarden library and Hawarden Castle to maintain the long connection between Dobshell, Penymynydd and Hawarden. Links with Hope, Caegwrle and Plas Teg and their heritage groups to maintain the long connection between Pen-y-ffordd and Hope/Caegwrle. Links with Park in the Past through footpaths, access of Stryt Isa for walkers and links with village schools should be encouraged.

2.13 Heritage Buildings

We would like our remaining heritage buildings to be recorded as such when the Welsh Government Assets of Community Value register becomes active.

2.14 Specifically:

- The Memorial Institute
- Trinity Chapel
- St John's School
- The Youth Club (former school building)
- Red Lion pub
- Millstone pub
- Bowling clubhouse
- The tennis club
- Millennium Clock
- Pen-y-ffordd Train Station building
- Signal Box (on Borderline)
- Telephone Box on Alyn Drive



Alyn Drive



Old Pen-y-ffordd-Hope station - now a house

Social, Community and History Community Actions

2.15 Medical - lobby for improved access to doctors and medical services locally. Residents should be able to have an appointment either on the day or the day after

2.16 Education - The new Pen-y-ffordd Junior school needs to have the capacity for pupils from the village as it is expected to be at the end of the plan period, 2030, not just the capacity for the pupils of today. All of the ward should be able to attend Castell Alun, Hawarden or Elfed as first choice with siblings guaranteed at place at the same school.

2.17 Christmas Lights - The Community Council will provide Christmas lights throughout the villages. This tradition needs to be kept, as long as the Community Council is here and there is a budget.

2.18 Police and antisocial behaviour. More Police presence in the village should be encouraged, particularly around areas where there are repeated instances of antisocial behaviour.

2.19 Develop a bulletin that can be published quarterly for those who don't have the internet. To be made available at local shops etc. Potentially funded from local businesses and to include a business directory.



Park Crescent - access to Ysgol Pen-y-ffordd



Chester Road, Dobshill

2.20 Increase awareness of recycling bins and recycling centres in the village and local area.

2.21 Increase the number and frequency of emptying of dog waste bins.

2.22 Standardise the methods of communicating community news via noticeboards at Dobshell, Jemoleys and Wellhouse Drive.

2.23 Create a new website for the Community to include a community directory.

2.24 Create a register of Volunteers - people who are prepared to help in the community when called upon.

2.25 Investigate setting up of community and environment group to manage the maintenance and cleaning/tidying of public areas, including Penymynydd Woods (Prices Hill Wood)

2.26 Maintain links with Hanson Cement for the use of their playing fields.

2.27 Support the protection of the existing tennis courts and bowling green.

2.28 Establish a School / community partnerships with Park in the Past project in Hope

2.29 Schools project to decorate train station - see transport actions



Waste bin on the White Lion play area, Penymynydd

2.30 Explore options for land acquisition or land swap to enable more accessible public open space or sports fields within the ward in line with national policy and to support out local sports teams.

2.30 Campaign for Flintshire County Council to invest in the upkeep and maintenance of playgrounds around the village or bring play spaces under the control of Pen-y-ffordd Community Council.

2.31 Identify land owned by the Council which could be used for parking in the centre of the village or for dog exercising.

2.32 Investigate installing a small library facility as part of the next phase of development of a community building / institute, with free internet access for the community to use.

2.33 Bring together the volunteers and interested parties in the village before the end of 2017, to prepare strategic options for what could happen with the Pen-y-ffordd School land after 2019.

2.34 Establish a heritage group for the village.

- Record an oral or video history of the village through the memories of the people who live here. To be hosted on the community website.
- Create a gallery of historic photographs from public events and village life in the past available online. To be hosted on the community website.
- Create a gallery of photographs of every street in the village 'today'. A point-in-time record of the whole village. To be hosted on the community website.
- Create an online version of the village history, using the excellent book by Rhona Matthews as a basis but with added images and villager memories. To be hosted on the community website.



Play equipment on the White Lion site



Hanson Cement, Padeswood - borders the Pen-y-ffordd ward

“

Better landscaping to improve the overall appearance- as it is completely lacklustre as it stands.

I'd like to see people's homes look less run down and people take more pride in the village have nice garden and flower displays etc in main spot.

Fines for dog waste and sign of parks for no dogs allowed its a disgrace.

I would really like for at least one of the parks in the village to allow dogs I some areas. Both the millstone park and the new park on the groves housing estate has a NO DOGS policy, this is insane. Understandably you shouldn't be allowed dogs in the children's play area but when there is a large open green space there should be dogs allowed. Residents need to be able to exercise their dogs in the village without having to use farmer fields (which often have large a large herd of cows in them).

I would like to see a dog park so the community can exercise their dogs in a safe enclosed area

Reduction in street lighting to regain dark skies, or at least a change from ugly HLS orange sodium lights to LED (white) lights.

More areas for wildlife; a village green; a village pond for wildlife. More hedgerows; reduction in cutting of grass/verge plants etc to help local wildlife. More green spaces and common land.

Less houses and commercial shops i.e spar. More local facilities e.g shops, post office etc owned and run by locals.

Accessible doctors surgery and dentist. More facilities for the elderly and disabled.

Noticeboard to share more village info, new people want to get involved but don't know how!!!

Could do with a second village shop to account for the extra people

Penyffordd needs a new centred hub, with shops, parking, village amenities etc. The Spar is no longer fit for purpose.

We need play equipment for young adults + adults, not just exercise equipment big jungle gyms and wooden things like wolfs lair or muscle beach in LA

More green features such as roadside trees and grass verges and more green areas to improve and quality of life as well as absorbing pollutants and excess rainfall, and acting as green therapy.

I'd like the villages to have a real central hub so that people have a feeling of belonging, and mitigate the constant disruption and noise of traffic spoiling it.

A village green with a pond would be wonderful! plus ducks?

A circular walk, well signposted, with points of interest, roman roads, stones of old chapels, parish boundaries.

I would like to see the currently unused old bowling green site become a village green where searting and planting would encourage more people to the natural centre of the village. All members of the community could use this area, where children playing next door on the play area and refreshments available from the millstone + jemolys. Summer fates could be held there and it could become a focal point for all of the village.

We should have a heritage trail starting at the millennium clock

Community spirit is maintained and enhanced through social gatherings, village events and a space to hire for eg art, meditation or exercise classes. It is also then essential to have a good place to advertise these in the village. A good community building becomes a hub and so is an essential space.

”

Section 3

Housing

Pen-y-ffordd
Penymynydd
Dobshill



View of A550 bypass and Groves development

Housing Context

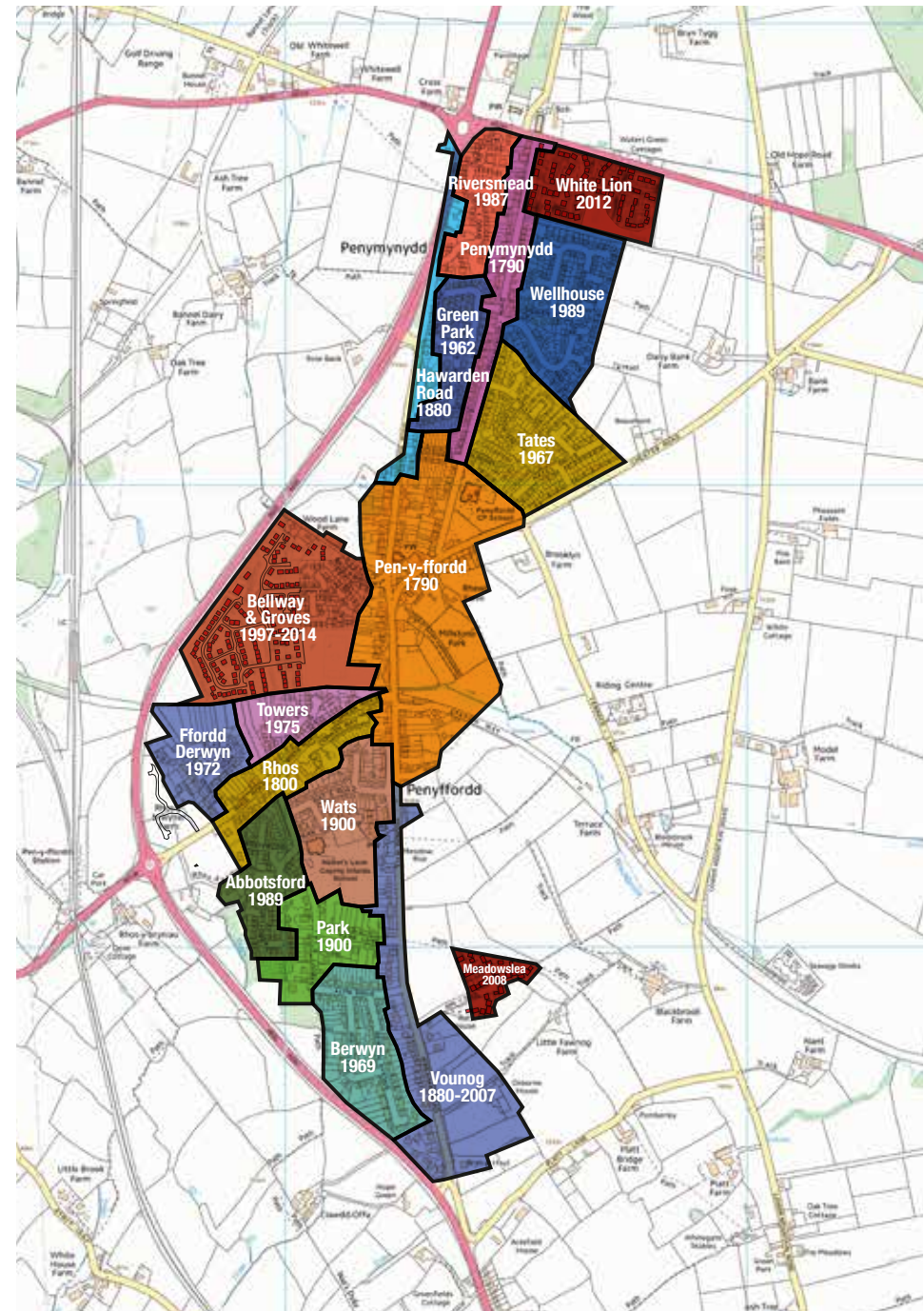
Prior to the 19th century, Pen-y-ffordd was a thoroughfare - on the roads from Chester to Bala and Chester to Mold. There wasn't really a village - there were clusters of farms and houses around Dobshill, Bannel, Penymynydd, Pen-y-ffordd, Waters Green, Black Brook, Rhyd-y-defaid_ and Rhos-y-brwyner_. During the 19th century industrial growth brought the railways and the addition of pubs, brickworks, oilworks, quarrying and the necessary housing.

There was no significant growth until after 1961 when a series of modern developments appeared, initially in between Penymynydd and Pen-y-ffordd (Crossways and Famau View) and quickly the two settlements were joined, the separation lost. Successive farms were sold for development so that over the following decades the combined village grew in leaps as developments were added at the Towers, Abbotsford Drive, Riversmead, Wellhouse and more recently on Meadowslea, Wood Lane (The Groves) and the White Lion (Heritage Park).

Dobshill has seen the addition of some housing, the petrol station and adjacent car showroom, now a pet shop and auto repair centre. In this building period of the last 40 years some of the heritage buildings in Pen-y-ffordd have been lost - The Towers and Meadowslea hospital which had originally been Fawnog Hall, the feature building and 'protected' windows and towers of the Presbyterian church on Vounog Hill, the Methodist Chapel on Penymynydd Road, stone farm buildings lost on Platt Lane and behind the current butcher to accommodate housing.

As with other towns and villages across the country we also lost almost all of its shops and businesses, as is the case in many places. The Royal Oak, the Horse & Jockey, the White Lion Inn, the Crown - all these pubs closed down, the grocers, drapers, greengrocer, hardware store and the others all gone. Most recently the Post Office was lost. The Spar supermarket has become the one-stop-shop for food, bread, milk, greetings cards, newspapers and the post office counter. Because development has been adhoc, Pen-y-ffordd has lost its centre.

The Flintshire Unitary Development Plan (FUDP) is the current development plan and expected to be replaced by the Local Development Plan (LDP) in late 2019. For the purposes of this document reference will be made to the policies, settlement boundary and growth criteria set out in the FUDP and to the proposed settlement definitions and candidate sites being considered in the LDP.



OS Map Pen-y-ffordd showing approximate dating of developments

The FUDP defined Pen-y-ffordd as a Category-B Settlement with recommended growth of 8-15%. The number of houses in Pen-y-ffordd at the start of the FUDP period was 1,340. The defined settlement boundary remain current and within were two sites included for housing development and none for commercial development. The housing sites were White Lion and Wood Lane were developed with 86 mainly executive homes on the White Lion and 235 homes expected to be completed in 2017.

The FUDP covered the period 2000-2015, although it was adopted in 2011. The effective counting of development ended in 2015, at which time (with the Wood Lane development incomplete) there had been a 21% growth in Pen-y-ffordd. That did not include 34 houses built on the site of the former Meadowslea Hospital. These houses are considered windfall and remain outside the settlement boundary.

In 2016, after an appeal, planning permission was granted for 40 houses on land north of Rhos Road.

Dobshill had 50 dwellings in 2000 and that had risen to 58 in 2014, an increase of 16%.

Although, excluding the Meadowslea development, all of the housing built in the last 10 years was included in the FUDP, the density of housing, scale and standards of the development on Wood Lane has proved problematic both for the village and for the new residents on that site. The consensus view of the village is that development on such a large scale in a small village is unsustainable.

At the same time that Pen-y-ffordd has seen significant growth, the same is true of neighbouring Buckley, Drury and Broughton. There are concerns about the potential for coalescence of developments under the LDP, particularly from Kinnerton, Buckley and Broughton.

	Pen-y-ffordd / Penymynydd		
	Year 2000	Year 2015	
UDP Homes	1,340	1,621	+21%
	Dobshill		
	Year 2000	Year 2014	
UDP Homes	50	58	+16%

Planning Permission Granted Under UDP pre 2015

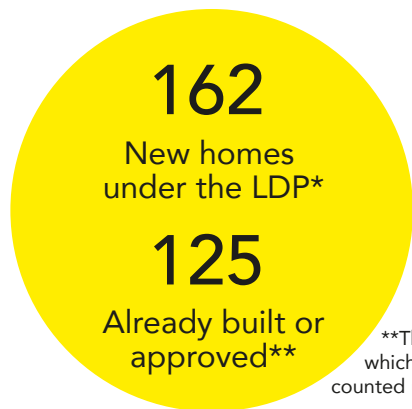
Groves	235
White Lion	86
Melrose Close	5
Others	6

Build or permission granted in the LDP period post 2015

Groves	51
Meadowslea (adopted into settlement boundary)	34
Rhos Road (North)	40
Total (April 2017)	125

“ Great proximity to shops at Broughton and nightlife in Chester but still in a quiet community with lots of green. ”

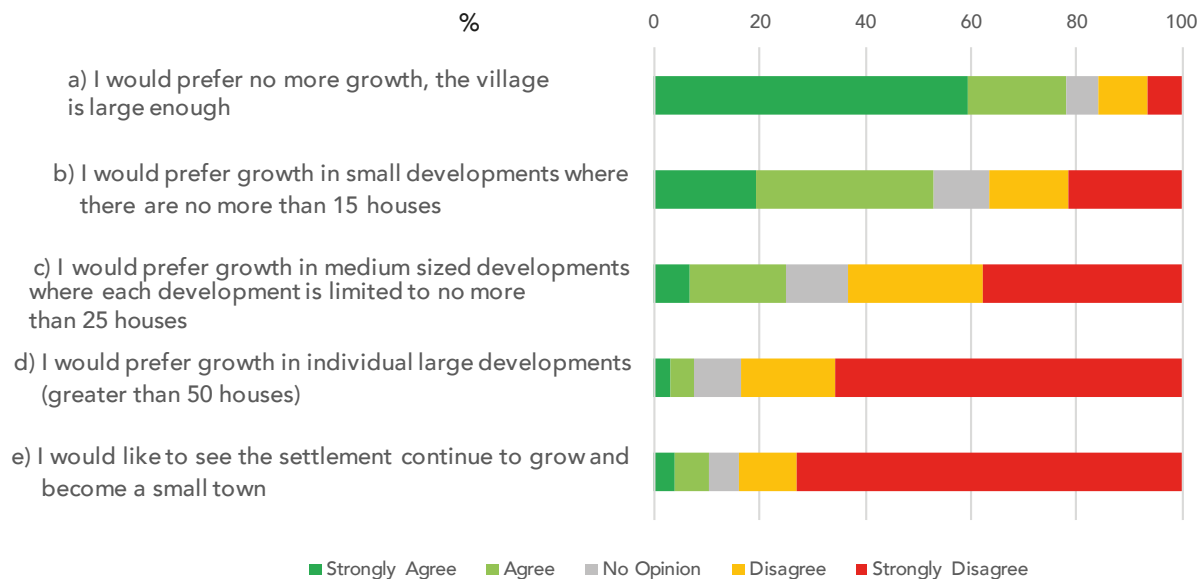
Housing Data



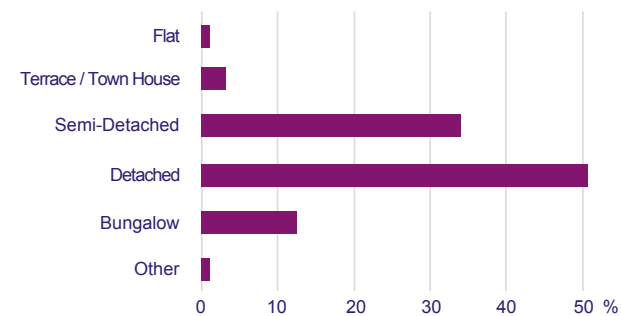
**This includes the 34 houses at Meadowslea which need to be included in the settlement, were not counted under the UDP

Population	2001	2011
Pen-y-ffordd	3,444	3,554
Dobshill	273	320

When I think about housing:



What type of house do you live in?



Half would consider moving within the village



Development Aims

Community Development is a values-led approach to working with people both individually and collectively to sustain active and vibrant communities that will contribute to social inclusion and lead to a more equitable distribution of power and control over peoples' lives.

It is about empowering people and working co-operatively to achieve shared aims, and creating a culture, in which people build on earlier experiences and move forward to a more inclusive approach to future development of the village.

Importantly, the Plan is about the establishment of an approach to community development, in which all Partners work together towards common aims. In order to embed this approach in its work to make the Community Development Plan a reality it will be necessary to:

- engage with developers and land owners pre-application in a meaningful way so that they can gain an insight into the needs of the community prior to preparing their plans
- engage with planning officers so that applications and policy can be considered within the context of identified village need
- engage with the community to understand the changing need and ensure that the plan evolves to reflect the real needs at all times.

In particular, it aims to support the widest possible community participation in the development and implementation of its objectives, and create an environment where engagement is valued at all levels.

As a major focus for community development in the Village, the Community Council, supported by the evidence in this plan, have the responsibility to maintain and protect social-cohesion and ensure that future development is truly sustainable.

The plan links directly to the general thrust of national policy, which places Community empowerment and neighbourhood governance at the heart of future development.

Community development is therefore a set of values and practices which play a role in overcoming poverty and disadvantage, knitting society together at a grass roots level and deepening democracy.

The Plan takes into account the fact that other types of community engagement will also be important in taking the implementation of the plan to the heart of our community. Therefore community development in the context of this plan must be understood in relation to the continuum of engagement that ranges from simple consultation over proposals to active participation in the development of solutions



Coed y Graig, Riversmead



Abbotsford Drive

Development Plan Objectives

3.01 Until the LDP is adopted the FUDP boundary remains extant and should be honoured.

3.02 The A550 Pen-y-fford bypass (constructed in 1986) does not represent the settlement boundary.

3.03 Every home in Pen-y-ffordd is within 250m of an open field - that must be maintained.

3.04 House Types

All developments should encourage the immigration of residents and therefore contain a reasonable proportion of affordable homes, starter homes or bungalows. Affordable home provision of 30% is essential.

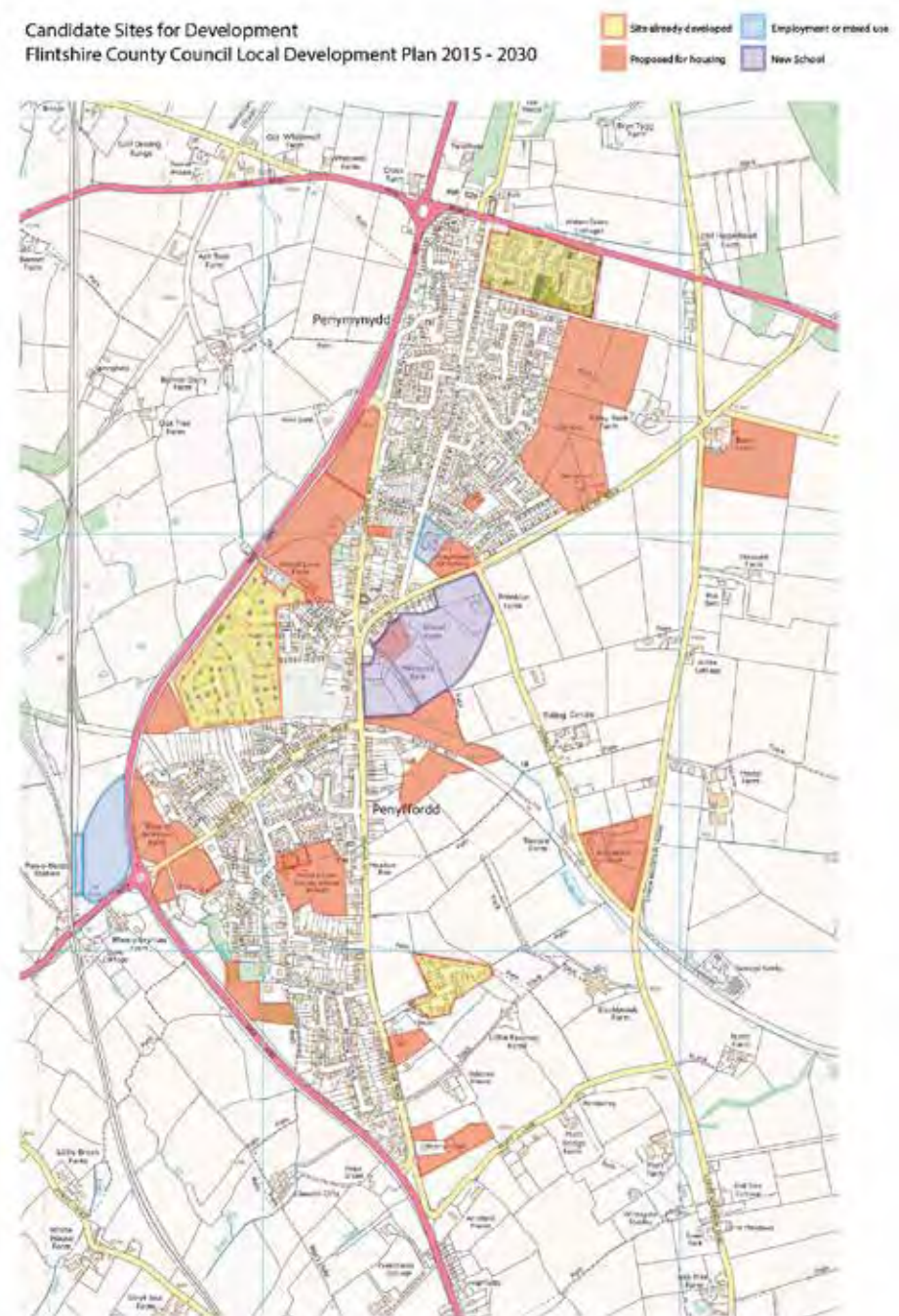
3.05 The population of the village is aging and there is a need to provide housing for the elderly to move to and remain in the village. These could be retirement apartments, a retirement home or bungalows. There is also a need for housing which is affordable for the next generation as starter homes, including affordable homes.

3.06 Size

The will of the village that there is no more growth under the LDP but if developments are permitted, the maximum acceptable size of an individual site must not exceed 25 homes.

3.07 Candidate sites above 1.6 hectares should be discounted as too large for the settlement. The Plan for 2030 section highlights the candidate sites the community believe should be assessed under the LDP - this does not represent part of this Plan, merely advisory and based on local knowledge. Nor does it represent an endorsement of any of the remaining sites.

3.08 Growth in Dobshell is limited to development of the brownfield former council depot only.



Map of Flintshire Local Development Plan Candidate Sites

3.09 Growth - Advisory

Growth in the villages of Pen-y-ffordd/Penymynydd is limited to 10% over the lifetime of the plan, phased so that not more than 50% of that growth granted permission in the first 5 years of the plan.

3.10 Condition of Permission

All developments should be started within 2 years of permission being granted in order to minimise land-banking.

3.11 Coalescence

Clear separation must be maintained between all neighbouring communities.

3.12 No encroachment on the green separation of Penymynydd and Dobshill.

3.13 Ensure that the settlement boundary does not extend towards Broughton from Penymynydd particularly in light of the plans for the strategic development of Warren Hall.

3.14 Monitor planning applications in Buckley that could bring coalescence of Buckley, Drury and Dobshill.

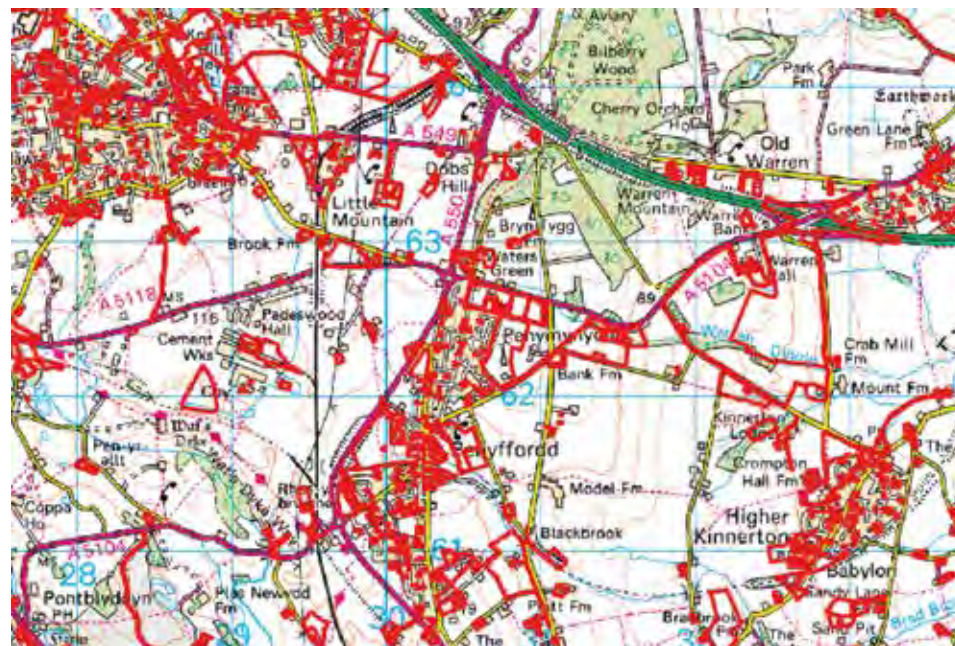
3.15 Clear separation must be maintained between neighbouring communities of Hope / Buckley / Drury / Broughton / Hawarden / Higher Kinnerton.

3.16 Proposals for new council houses will be reviewed on a case by case basis by the Community Council where they otherwise comply with the Objectives set out in this plan.

2015-2030 Growth Target

10%
Growth
37*
New Homes

* 162 new homes less 51 that have been built since 2015 on the Groves, 34 on Meadowlea that need to be adopted into the settlement and outline planning permission for a further 40 on Rhos Road.



Map of Flintshire planning application sites (red outlines)

3.17 Sustainability by design

In the 1960's and 70's the school system tried to catch up with development and that is the same today - the new school opened on Penymynydd Road in 1972 and was immediately full, Abbots Lane School was the solution - it took over the infant classes in 1978.

Today both of these and St John's school are full as is Castell Alun High School in Hope. Plans are being drawn up for a new single-site school on Abbots Lane which will bring the capacity in line with today's needs - with no future provision. Improvements to water, waste and telecoms infrastructure has been limited to repairs and new connections within developments rather than managing capacity of the village as a whole. We need to ensure that new development considers the wider impact and that where possible, retrospective investment is made to right the existing problems.

3.18 Design Criteria

- No more than 2-storey building
- Traffic calming but not speed humps
- Warm LED street lighting, preferably dark sky friendly
- Pavement widths of 2 metres
- Not harm or impact habitat and wildlife corridors, such as established hedgerows and interlinked areas of open space / woodland
- Provide community green space or woodland and restore and provide new nature conservation areas and wildlife havens, wherever possible
- Some mock-tudor detailing in the development preferred
- The inclusion of Bungalows preferred
- Lifetime home design principles preferred

3.19 Mock Tudor details are a character of the area and are found in both Dobshill and Pen-y-ffordd (and were intended to be included in the Meadowslea development), though these should be mixed with more innovative designs in keeping with the original character of the area.



Ysgol Pen-y-ffordd on Abbots Lane



Vounog Hill

3.20 Woodland, Trees & Hedgerows

Developments which involve the loss of woodlands, individual trees or significant lengths of boundary hedges will be opposed unless adequate compensatory measures are put in place which result in an overall net gain in the quality of the environment in the village

3.21 Vounog Hill

Land east of Vounog to be designated as green barrier or green wedge.

3.22 Size - Advisory

Developments larger than 25 homes will be opposed.

The size limit is evidenced in feedback from the community but also enables smaller local builders to develop plots which would avoid harm through scale. Future residents can be more easily integrated into the community therefore increasing social-cohesion.

3.23 Density - Advisory

Discourage housing density greater than 23 houses per hectare.

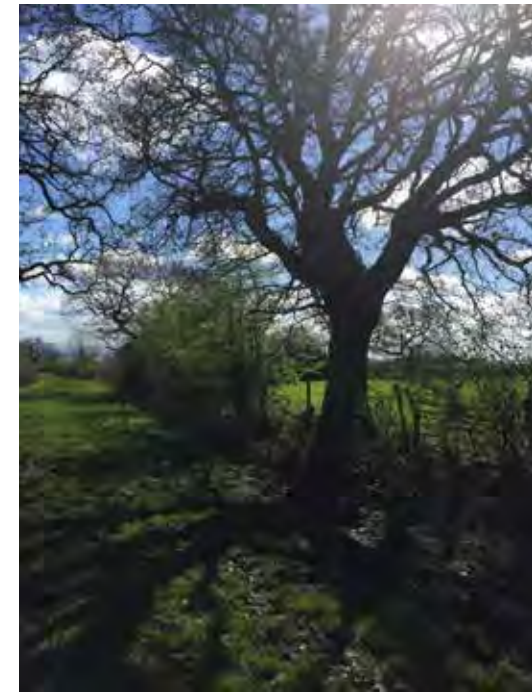
This density, excluding wildlife corridors or play spaces, provides for houses with car parking and public open space. It is typical of the other developments around the village including Wellhouse, White Lion and Abbotsford Drive.

Max
25

homes in one
development

Max
23

homes per
hectare



Bridal Path, Penymynydd



Land east of Vounog Hill

Community Actions

3.24 Dobshill depot needs to be reused for development or open space - it should not remain in the current state.

3.25 Homes and sheltered accommodation for independent living are needed.

3.26 The former clinic on Melrose Close need to be reused for development or open space - it should not remain in the current state.

3.27 Work in partnership to secure alternative uses for disused properties within the settlement boundary (e.g. on Hawarden and Penymynydd Road)

3.28 Compliance

Ensure that any building or development projects are completed according to both the approved plan and the extant policies, national planning policies, Flintshire's development plan (UDP or LDP) and Pen-y-fford Place Plan.

There are significant examples in the village where failure of developers to comply with policies has resulted in direct impact on the quality of life of existing residents.



Dobshill Council Depot (disused)



Meadow Rise, winner Best Kept Communities Competition 2016

Historical Planning References

Alyn & Deeside District Plan

The only point of note from the ADDC plan from 1998 is the lack of business premises being built, which were intended for the space behind the current butchers shop, the Bellway development was built instead.

Bank Farm

The site of Bank Farm fell into disuse in the early 2000's and was subject to a controversion planning application for housing in 2005 which went all the way to the First Minister to be refused, having been approved by an inspector. The site remains undeveloped.

Beaumont Land off Chester Road

This land was subject to a planning application for 190 houses by Redrow in 2016 which was refused planning permission in a unanimous decision by the Flintshire planning committee.

Rhos Road (North)

An application in 2015 to build 40 houses on land outside the settlement boundary was initially refused by committee but approved on appeal in 2016.

Flintshire UDP

The inspector in the UDP process allocated two sites for development in Pen-y-ffordd, Wood Lane (which became the Groves) and White Lion (Redrow). The inspector took the view that it was acceptable that these two sites would create



Redrow Chester Road Application 2016



Revised Bank Farm Application 2016

“

I was attracted to a small village location with good facilities and a community spirit, but this has been eroded over the years.

I liked the idea of living and bringing my children up within a village.

Village life and a sense of community, a small village where I can raise a family, surrounded by countryside.

Liked the idea of living in the countryside so that we could start a family in a friendly community. However the village is quickly changing so it's more of a rural area making us consider leaving as even in a few years, the community feeling is being lost.

Grew up here and stayed here

Secondary education at Castell Alun High School.

Escape a large town, for a small village

Reasonable price and easy access to Chester

Family connection

the friendly people

the proximity to Chester, Wirral and North Wales Coast

Close to husbands work, (we moved from St. Helens)

Great proximity to shops at Broughton and nightlife in Chester but still in a quiet community with lots of green

Nicest development we saw in our area when looking for a new home. Fell in love with the village as soon as we drove through.

Size, location, character - two of which have changed dramatically over 20 years...and not in a good way!

Was born here

I'm Flintshire born and bred and wanted a nice family house in a nice area. The chance to live in a pleasant village environment in Wales, near to areas of exceptional natural beauty, with good facilities and good connections to larger urban areas.

We lived in Port sunlight on the Wirral, the free paper advertised the new bellway houses by the butchers, we drove over on the sunday. It was a lovely sunny morning, we loved it and moved to our existing home 29/11/96. Love the village and the way of life, and so do our children.

”

Section 4

Transport

Pen-y-ffordd
Penymynydd
Dobshill



Traffic leaving Oakland Way in the morning

Transport Context

The best use of our roads, car parking, Rights of Way, public transport, walking paths and cycling routes can help develop our community and attract others to use and grow the village spirit.

Local congestion pinch points and journey times affect many in the village when commuting. The reliability of journeys on public transport is also a contributing factor to this congestion.

Roads

The village has always been on a road transport route. There is a Roman road which ran most of the way along Lower Mountain Road, from Holt (the crossing point of the River Dee and Halkyn where there were mines). Two traditional drovers with two routes passing through from Chester to Mold and Chester to Bala. The road from Hawarden to Hope was a new route in the 19th century and became increasingly busy over time and eventually in 1986 the bypass was opened. The installation of roundabouts at the notoriously dangerous Penymynydd crossroads and Dobshell made travel safer and quicker as traffic volumes increased.

Today, almost every household has a car and the majority have two or more cars. Traffic within the village is characterised by many speed bumps or sleeping policemen, intended to slow traffic. In many places car parked on the pavements and on streets act as mini chicanes.

There are particular problems with passing traffic cutting through the village - along Lower Mountain Road, Wrexham Road / Vounog Hill and on Rhos Road / Corwen Road. Mostly this is traffic coming off the A550 to avoid queuing traffic from the Penymynydd roadabout and heading towards Broughton.

Residents of the two newest housing developments have different complaints about their traffic planning. On the Groves (Wood Lane) development, there are over 250 houses in total - around 500 cars - using a single entry / exit route. On the White Lion (Heritage Park) development, traffic was re-routed off Penymynydd Road and through the estate and the access only restriction removed.



Rail

As explained in the history introduction, there were two railway lines which crossed at Pen-y-ffordd junction up until 1962. It is difficult to image the steam trains stopping in the centre of the village then puffing away past the school, with the level crossing on Vounog Hill closed. Today there is the Borderline train. Most an hourly service for weekdays and Saturdays with small diesel powered trains running between Wrexham and Bidston. At Bidston it is possible to switch to Merseyrail for services into Liverpool. The Sunday and late night services are limited.

Plans have been proposed for the electrification of part of the line, the upgrading of the station at Pen-y-ffordd to become a commuter hub for people from Mold, Buckley and Pen-y-ffordd and the addition of a station at Deeside Industrial Park. These proposals could be useful for commuters to the industrial park and Liverpool, but bring the likelihood of additional road traffic toward Pen-y-ffordd station and the visual blight of the overhead cabling and structure for the electrified line.

Buses

A good number of residents use the bus services and a small number rely total on the buses. There are services to Chester, Wrexham and Mold. The X55 service was withdrawn in 2016 and is missed. The No3 runs hourly during the week. There is no Sunday or Bank Holiday service at all.

Residents complain about the cost of the bus service - it could be considered prohibitively expensive to travel as a family into Chester for example.

Community Transport

Changes to the provision of Community Transport for people needing access to social and medical services was changed in 2017. Residents will be able to access the main hub in Buckley from bus stops at Wats Road, Bilberry Close and Dobshill. There will also be a dial and ride service for residents wanting to travel to doctors, hospital or other appointments.

New infrastructure for all modes of transport is required to provide long term stability in transport provision and network capacity to ensure that the villages continue to be well-connected and all residents have access to the wider area. Ongoing growth needs to be supported by new infrastructure and other complementary measures of increasing capacity and ensuring reliable journey times.



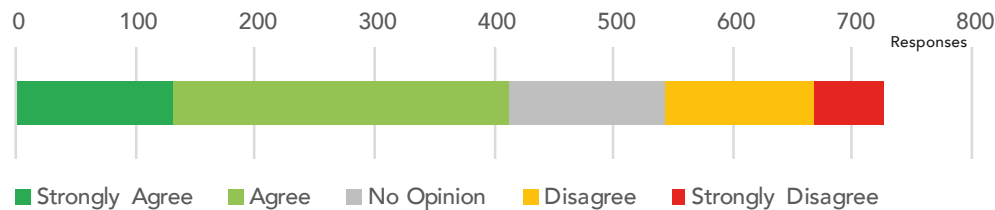
Transport Data

88% Walk regularly
in the village

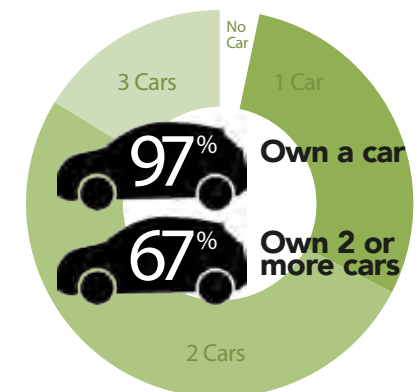
58% Walk regularly
on public footpaths

18% Cycle
regularly

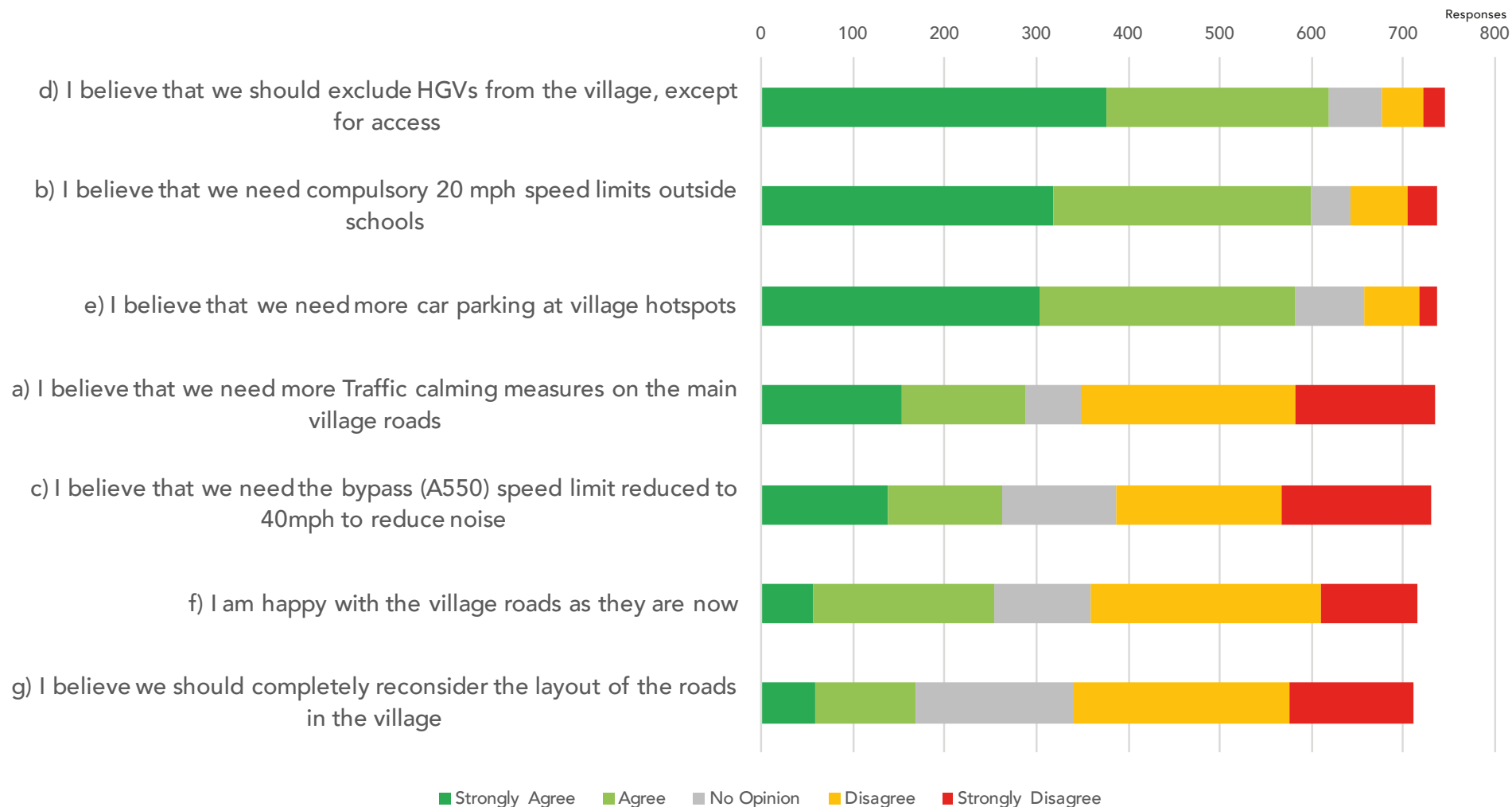
I believe that we need cycle paths to be introduced in and around the village



97%
Own a car

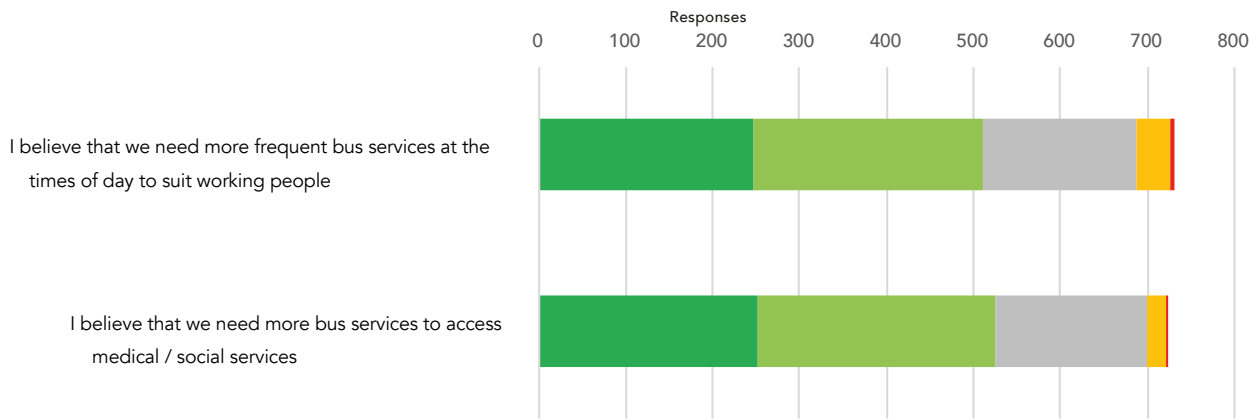


When I think about Traffic in the Village...

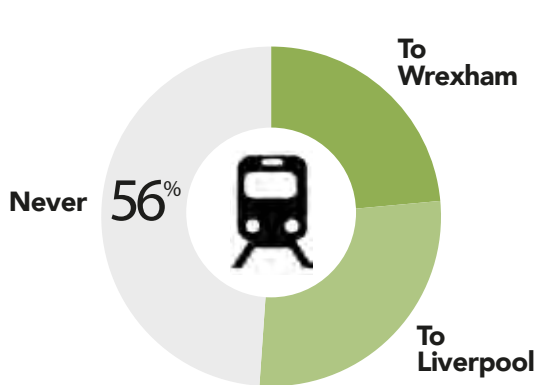
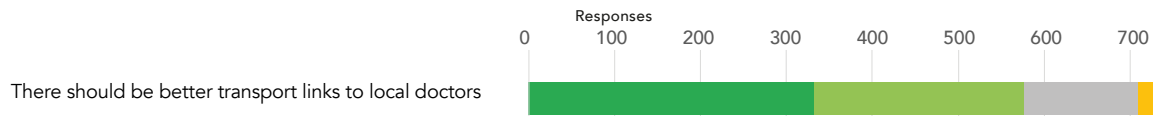


Public Transport

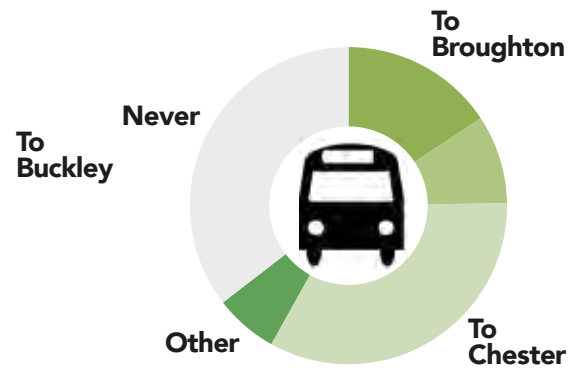
When I think about local bus services:



Strongly Agree Agree No Opinion Disagree Strongly Disagree



Do you use the train?



Do you use the bus?

Development Aims

4.01 Housing Car Parking Provision

All proposals for new developments will be expected to provide off street parking provision commensurate with local car ownership rates in order to avoid an increase in on-street parking in the vicinity of the site which would detract from highway safety and residential amenity. Garages should be extra to this provision.

4.02 The presumption must be made that the majority of people in the village choose to travel by car and therefore parking must be provided to support that reality. Car ownership rates indicate that homes should have car parking provision (excluding garages) sufficient for 1.5 car per household minimum, then based on the number of bedrooms i.e. 2-bed house - 2 cars, 3-bed house - 3 cars, 4 or more-bed house - 4 cars.

4.03 Other Car Parking Provision

Public, retail and commercial buildings must have a reasonable quantity of off-road parking

4.04 School Access

The new school must have a car drop-off zone within the grounds to avoid nuisance to neighbours during peak drop-off and pick-up times.

4.05 The community facilities and bowling green must be maintained in the school redevelopment, including the provision of car parking.

4.06 Traffic Management

When designing/upgrading/repairing/resurfacing takes place on roads consideration should be given to traffic calming measures such as build-outs and creating different surfaces to reduce speed and provide pedestrian refuges.

4.07 Cycle Paths

Encourage the provision of cycle paths.

4.08 Housing - Footpath Links

Consider, in consultation, with neighbouring properties adequate links to the existing settlement. Staggered gates should be included at the entrance of walkways.

4.09 Footpaths should form part of a coherent network, linking to other parts of the village (as a pedestrian alternative to using through roads). These footpaths within the village, should be a minimum of 2 metres wide, must be designed for use in all weathers and in darkness.

4.10 Housing - Traffic Impact

Any new development proposal with measurable traffic impact will require a traffic study as part of the planning application.

4.11 Any works recommended by that study as necessary to bring the road network and traffic impact to an acceptable level will be funded by the proposed development. The traffic impact study is to include impact on pedestrians and cyclists in order to promote sustainable travel.

Community Actions - Transport

Public Transport

4.12 Cross boundary interaction between services. Making sure that we get the best value for villagers who cross service boundaries.

4.13 Create a protected cycleway or walkway (not shared) connecting the village to the wider area.

4.14 Full consultation for proposed strategic plan to electrify train line and use Pen-y-ffordd train station as a hub

4.15 Protect against any further reduction in bus services

Pedestrians

4.16 Pedestrian warning signs at station

4.17 Provision of a safe crossing point at station (on A550)

4.18 Initiatives to develop nature / wildlife designated walks and cycling routes in and around the village – make these available as pdf on community website – will be encouraged.

4.19 Walking link to Park in the Past via Stryt Isa (could incorporate Wats Dyke and bronze age stones). Wats Dyke feature / info spot

4.20 Footpaths to be maintained for disabled and pushchair access

Village Improvements

4.21 Schools project to decorate train station

4.22 Generally through the village all the old signage needs replacing including where place signs are

4.23 Introduce public parking areas within the village

4.24 Review street and signage clutter throughout village

4.25 The community will seek to work with the Council to improve the quality of road surfaces within the village.

4.26 Highway improvements should be consulted with the community council

Traffic Calming / Speed Restrictions

4.27 The development of a traffic management and calming scheme that is passive in nature

- chicanes
- rumble strips
- 20mph throughout village

4.28 Start a Community Speedwatch Group

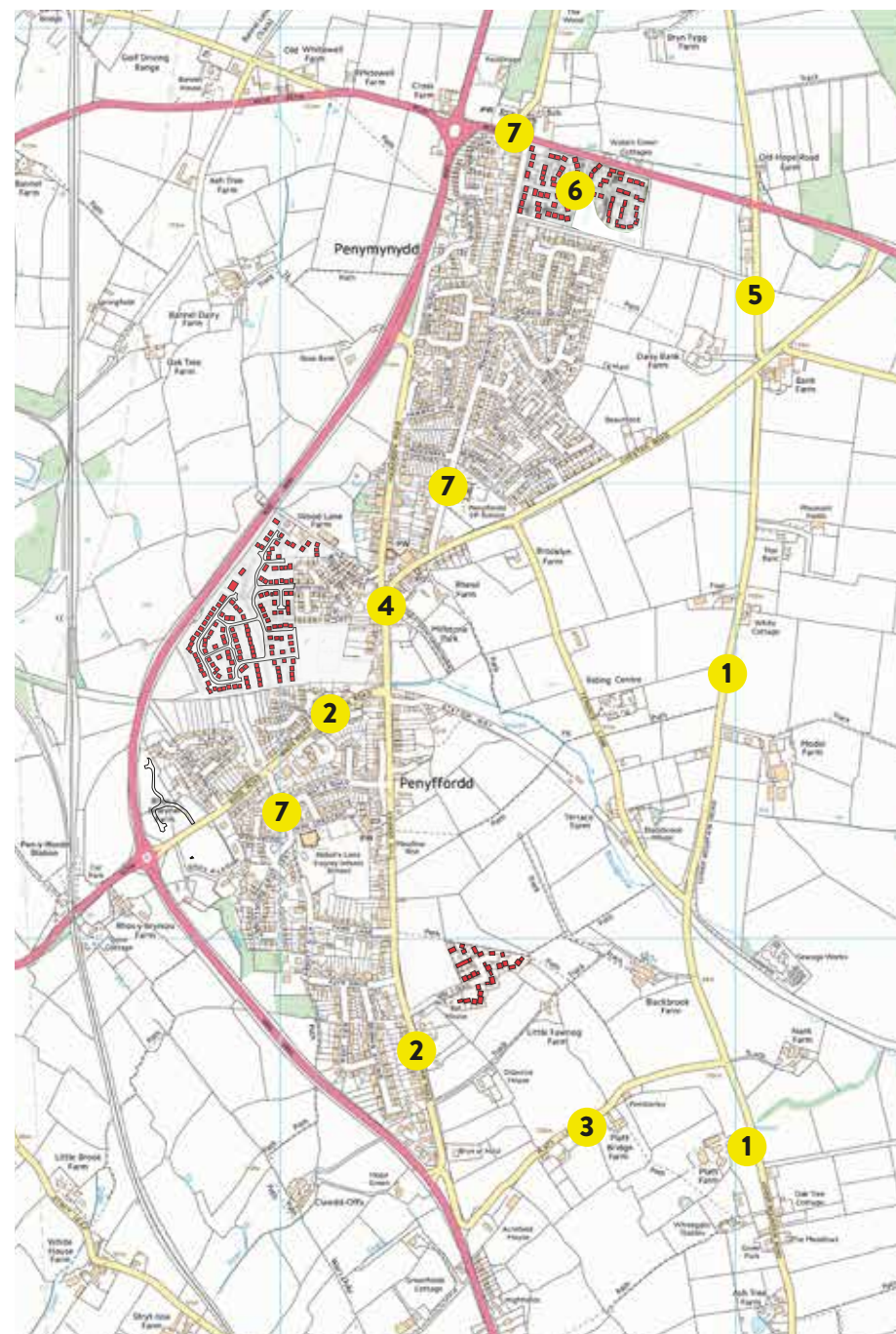
4.29 The exclusion of through HGV traffic from the village / Ban on HGVs through residential areas apart for access

4.30 The exclusion of HGV traffic from Mold Road, passing St John's school



Potential Changes to road infrastructure:

- 4.29 Introduce chicane style traffic calming on Lower Mountain Road **1**
- 4.30 Traffic calming on the top of Vounog Hill and Rhos/Corwen Road **2**
- 4.31 Platt Lane – 20mph **3**
- 4.32 Review junction of Chester Road and Hawarden Road **4**
 - Install mini-roundabout outside the Millstone
 - change priority to link Corwen Road to Chester Road with Vounog giving way and
 - Hawarden Road giving way.
- 4.33 Make Old Hope Road one way between Mold Road and Chester Road **5**
- 4.34 Introduce traffic calming on Oakland Way. **6**
- 4.35 Mandatory 20mph speed limits outside schools **7**



a



“

The roads in the village are used as ratruns at peak times because the local infrastructure is overloaded. Some strategic changes could alter that and make it easier for villagers to get in and out of the village at busy times - the areas outside the schools, shop and takeaway can become dangerously busy with pavement parking and maneuvering

Hawarden Road around the Spar needs a complete rethink hundreds of cars and commercial vehicles every day scramble for the 5 spaces they have, the road is constantly blocked with huge delivery vehicles and its no longer acceptable for visitors to block driveways and illegally block pavements. Its time to either find a more

Sleeping policeman need reworking as cars speed over them

The speed of vehicles up and down Vownog Hill is ridiculously fast - traffic calming and enforcement desperately needed.

We have no Sunday service to anywhere. Some people without their own transport have to work on a Sunday.

Limiting the speed on roads outside the village will tempt drivers to cut through the village to save time. Limit traffic through the village by keeping the main roads outside the village at a reasonable speed.

We need a pedestrian footbridge, or a subway, to the train station.

I think the cement trucks should turn left at the roundabout and head to the A55 at Dobshill rather than drive along Mold road as at present thereby avoiding the primary school and cutting down the noise.

The parking and traffic issues outside the junior school need addressing. The road regularly gets blocked by parents abandoning their cars in inappropriate places. The no parking area needs extending in both directions from the school.

The train station is not easily accessible, especially for those with mobility issues. This needs looking at.

The bumps in Penymynydd Road as they are not controlling the traffic. I have seen cars with 2 wheels on the footpaths to miss the bumps and also the speed they go is over 30mph

For God's sake don't lower the speed limit on the A550!!!

No more speed bumps. Use chicane type traffic calming that could incorporate parking. This would be a better deterrent for through traffic. Demand that the worn out by-pass and other roads are resurfaced using proper tarmac which gives less road noise.

I feel as if there should be more parking availability around the village, particularly near the Spar, by the Infants School and on Vounog Hill, near the chemist in order to improve traffic flow and reduce the risk of incidents.

I think all residential roads (eg Penymynydd Road) should be made 20mph together with proper traffic calming (not mere humps). Only AFTER there is such speed reductions could the bypass speed be reduced, otherwise that would cause even more traffic to short cut through village instead of using bypass.

lower Mountain Road is a cut-through worsened by new development. Speeding is a chronic problem with the police and council taking little interest until 'an incident occurs.' extremely dangerous at present. An incident is imminent in my opinion.

We need a speed limit on lower Mountain Road some drivers are speeding at 60 mph and above. This road is now used as a shortcut for aerospace workers who avoid the traffic calming measures in the village

Corwen and Rhos Road need traffic calming measures urgently

”

“

Also lighting in the village needs to be addressed

"Remove speed bumps.

Old Hope rd - large traffic uses, this road, noisy and dangerous. Lay by used at night by unsavoury characters.

Frequency of trains

Please be aware of disabled people in the village. Shared cyclist/pedestrian walkways are difficult for blind and elderly people with low vision to manage.

Traffic calming measures should be in the form of a chicane to reduce car wear and tear. More crossing points are needed in zebra or pelican crossing form.

We are at the point where the whole traffic system needs to be reconsidered. It simply does not work - more houses would simple exacerbate the problem. If the village/town is to be developed then the roads are the first thing

Provision made to accommodate elderly/disabled access to existing GP Surgeries in Hope and Buckley. This could be done with a shuttle style bus

RE: Speeding on lower mountain road. The majority of vehicles using LMR are not resident, but using it as a short cut. Cars are racing at 50mph+. Only a matter of time before fatal accident involving cyclists, walkers, mothers with prams, we speed limit of 30mph

A Sunday service would be useful for people like me who dont drive.

There should be speed cameras in the village as majority of cars do not heed the speed limit, it sounds like a race track at times.

Calming but NOT speed bumps

1. We need traffic calming on Lower Mountain Road - it is like a race track and VERY dangerous for walkers, runners, cyclist and horses
2. There are too many parked cars. The new houses built do not cater for the number of cars used by the residents of their houses causing cars parked along the roads"

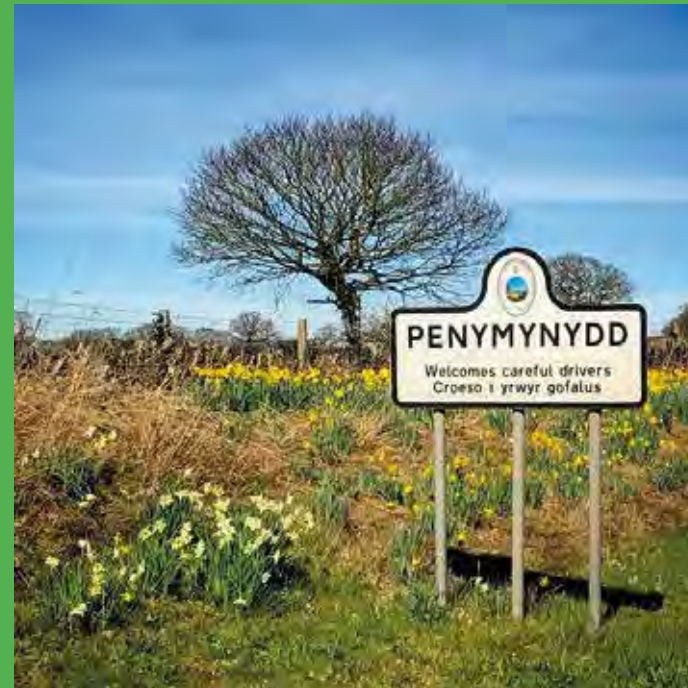
More frequent bus and train service would encourage me to use them and leave my car at home. Once an hour is a disincentive.

”

Section 5

Environment

Pen-y-ffordd
Penymynydd
Dobshill



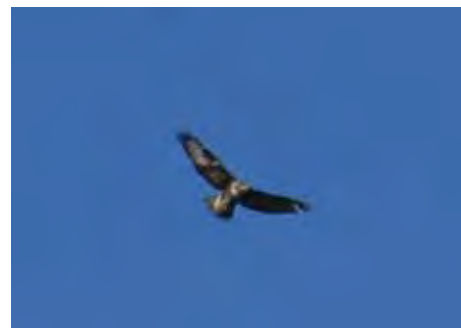
Environment Context

The village is in a rural setting, with the lure of the adjacent countryside and local environment attracting many existing residents to move to the village. The local green spaces contribute to this landscape character and provide opportunities for recreation. There are beautiful views of the Cheshire plain and the Clwydian range and access to countryside walks through ancient bridleways. There is increasing pressure from development on the green spaces in and around the village from housing development. No house in the village is currently more than 250 metres from a field.

The green spaces, woodland areas and wider countryside contain features of significant local wildlife value. These provide an established array of habitats and wildlife corridors that attracts numerous species of nesting and migratory birds to the area, along with other wildlife, including hedgehogs and bats. The biodiversity of the local environment should be protected and enhanced for future generations. As part of this enhancement it is recognised that greater access or interaction with wildlife could be encouraged through improved signposting, with designated nature walks in and around the village.

The area is well known for its Bat population - there is a dedicated bat house at Meadowslea which was installed when the old hospital was demolished to rehouse the large bat population. There are many Great Crested Newts in the surrounding fields and ponds. Part of the White Lion (Heritage Park) site has a dedicated wildlife corridor paid for and maintained by the residents, specifically to protect the Newt population. There are moles, badgers, hedgehogs, voles and field mice. There are Tawny Owls and Barn Owls, Buzzards, Merlins and Hawks. There are countless smaller birds - Kingfishers, woodpeckers, long tailed tits, chaffinches, Goldfinches and thrushes. The woodlands and hedgerows are thick in places and host countless varieties of trees and shrubs including Garlic Mustard, Knapweed, Hawthorn, Cleavers, Ivy, Holly, Apple, Blackthorn, Pedunculate Oak, Dog Rose, Bramble, Greater Stitchwort, Horse Chestnut, Rowan and Ash.

The community as a whole has an increased environmental awareness, and a greater understanding of the potential implications of climate change, than would have been imagined as little as 15 years ago. This has placed greater emphasis on sustainable development, including the management of water and drainage, and the need for waste recycling and energy and transport efficiencies. The concept of sustainable development is of national importance, and is a fundamental consideration in the future growth and development of the village.



Buzzard and Bullfinch are among the wildlife found in the village



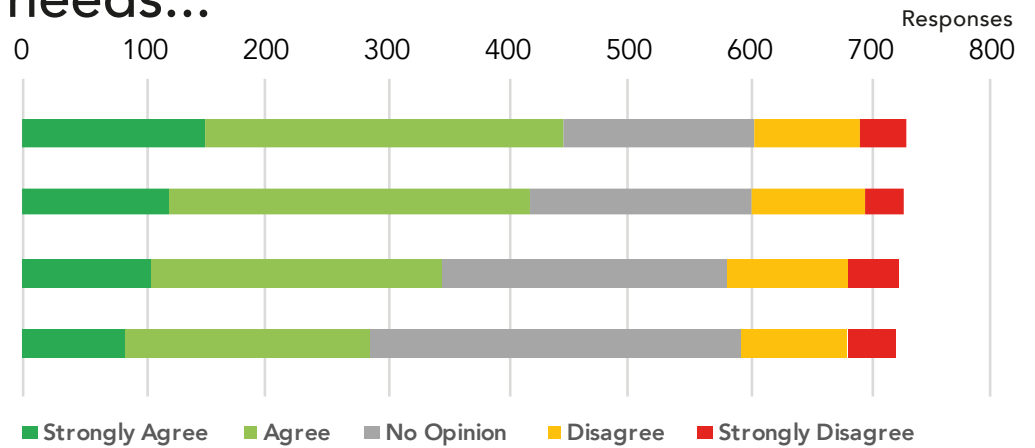
Bat house at Meadowslea



Meadowslea viewed from Lower Mountain Road

Environment Data

When I think about our Community needs...



Blackbrook March 2013

Environment Aims

The Environment policies aim to conserve and protect the biodiversity and countryside character of the village, and encourage enhancements and adoption of measures to improve the quality of the environment for the community, including public open spaces and drainage.

This will be achieved by considering the following topics:

5.01 Countryside and Public Open Space

The countryside and open spaces will be protected as a matter of priority from unnecessary or inappropriate development. Development in these areas will only be acceptable in exceptional circumstances and where the development clearly enhances these areas, for example landscaping and planting schemes.

5.02 There is an acknowledged lack of public open space within the village. As such, it is important that the existing countryside and green spaces in and around the village are protected in view of their importance to the community for recreation and the local environment.

5.03 Biodiversity

New development will be expected to:

- Provide community green space or woodland and restore and provide new nature conservation areas and wildlife havens, wherever possible
- Include environmentally friendly features, such as bat boxes, bird boxes and hedgehog gates into the landscape and building design
- Not harm or impact habitat and wildlife corridors, such as hedgerows and interlinked areas of open space / woodland.

5.04 This objective will ensure that new developments actively encourage biodiversity and wildlife corridors in the village, maintaining and, where possible enhancing, the quality and diversity of the local environment..



A550 By-pass and the West side of Pen-y-ffordd with Dobshill in the distance

5.05 Water and Drainage

All new developments should have a water supply and drainage strategy agreed prior to submission of planning applications.

This strategy should ensure that:

- Consultation and liaison has taken place with the utility provider;
- The demand for water and wastewater infrastructure on and off site can be met;
- The surface water drainage requirements on and off the site can be met; and
- The overall level of flood risk both on the site and elsewhere in the village and beyond will be reduced.

5.06 Both sewage and surface water drainage networks are at capacity, with heavy rainfall already resulting in flooding in areas of the village. A large number of respondents to the questionnaire have indicated that they experience issues with poor water pressure, drains and smells and discoloured water and have expressed concern over flooding issues in the village.

5.07 This policy therefore looks to address the concerns of the community in relation to the existing capacity, state and sustainability of the existing drainage network in the village, as well as enforcing the management and design of this infrastructure required under Local and National planning policy.



Bridal path in Penymynydd

Community Actions - Environment

5.08 The community, led by the Community Council, has the following goals to promote diversity, sustainability, and provide effective mitigation against climate change:

5.09 The community will seek to accelerate work with the water utility provider(s) to maintain and improve the provision of water and drainage in the village, and act upon any issues with regards to flooding.

5.10 The community will support the opportunity to expand the network of local green spaces in the village, particularly where the provision of areas where dogs can run freely is provided.

5.11 The community will not support any developments that involve the loss of woodlands, individual trees or significant lengths of boundary hedges, unless adequate compensatory measures are put in place which result in an overall net gain in the quality of the environment in the village

5.12 The community will support and promote the updating of footpath signage and paths, and any initiatives to develop and improve nature and wildlife signposting in and around the village.

5.13 The community will encourage the provision of Sustainable Drainage Systems (SuDS) within new developments in order to aid sustainability, take pressure off the existing surface water network in the village and increase biodiversity (with the creation of ponds and swales).

5.14 The community will seek to work with the Council and local schools to increase awareness of littering in the village. The community will also seek to work with the Council for the development of further recycling schemes and provision of an increase number of waste and recycling bins within the village.
- e.g. bottle bins on childrens play space / skate park



Wrexham Road Pen-y-ffordd with Moel Famau in the distance

5.15 The community will encourage initiatives to provide renewable energy, on the condition that this does not present an adverse impact on the community, in terms of its visual appearance and noise. On this basis, the community will not support the construction of wind turbines or battery storage for mains power in or adjacent to the village.

5.16 The community will support the provision of energy efficient, dark sky and non-intrusive lighting within the village, such as warm LED lighting on footpaths including motion sensitive lighting.

5.17 The community will seek to work with local employers, such as Hanson Cement and Airbus, and committees, to encourage investment in commercial operations and enhancement in noise and dust mitigation and consideration.

5.18 The community will support the creation and maintenance of wildlife areas within and around the village, with the opportunity for the inclusion and participation of local schools.

5.19 The community will seek to work with the Council to take a pro-active approach towards dog waste on local footpaths and green spaces. Effective communication of this approach to the local community will also be encouraged and supported.

5.20 The community would support the County Council in the enforcement of fines for dog fouling offenders.

5.21 Community wildlife day – understand what wildlife we have in the village today – include photographs on the community website

5.22 A village pond would be desirable



The eastern edge of Penymynydd



Platt Lane looking towards Cheshire

Open Space

The last Open Space survey was carried out in 2005 and therefore does not include the addition of the latest developments on the Groves, which includes a sports field and childrens play area; and the White Lion which includes a Newt protection pond which is inaccessible to the public and a childrens play area. These two developments do not compensate for the significant lack of public open space in the village.

SECTION 2.1 TABLE 1 FLINTSHIRE ASSESSMENT OF OPEN SPACE PROVISION

LOCATIONS SURVEYED	2001 POPULATION	NPFA MINIMUM STANDARD (ha)				ACTUAL PROVISION IDENTIFIED BY 2005 SURVEY (ha)			
		OUTDOOR YOUTH AND ADULT SPACE	CHILDRENS EQUIPPED SPACE	CHILDRENS UNEQUIPPED FREESPACE	TOTAL REQUIRED TO MEET NPFA STANDARD	OUTDOOR YOUTH AND ADULT SPACE	CHILDRENS EQUIPPED SPACE	CHILDRENS UNEQUIPPED FREESPACE	TOTAL OF NPFA CATEGORISED SPACE
Penyffordd / Penymynydd	3,445	5.5	0.69	2.1	8.29	0.85	0.7	1.15	2.7
FLINTSHIRE TOTAL	148,564	238	30	89	357	194.81	31.76	97.58	324.77

The only 'useable' spaces, as opposed to smaller green space within developments, spaces in the villages are:

Dobshill

Play area and sports field

Pen-y-ffordd

Millstone play area
 Abbots Lane sports field
 Groves sports field
 White Lion play area
 Melrose Close play area
 West View play area
 Fford Derwyn play area

Section 6
Economic

Pen-y-ffordd
Penymynydd
Dobshell



Hanson Cement

Economic Context

A large number of the residents of Pen-y-ffordd are in work. The majority are employed and working outside the immediate surroundings of the village - in nearby Broughton, Deeside or further afield. There is also a significant number of retired people who make use of village services and facilities.

Hanson Cement lies just outside the border of the Ward and employs approximately 90 people.

An increasing number of residents work from home or run a small business from home. These include auto-electrical, ironing, cleaning, childcare, beauty therapies, hairdressing, beauty treatments, fitness, tutoring, accounting, wood carving, driving instructor, sunbed sales, car sales, chauffeur services, taxi and many others. Businesses in the village are centred around the clock, the traditional heart of the village with the dentist, takeaway, cafe, Millstone pub, butcher and grocer all within a couple of minutes walk and the Pharmacy, hairdresser and Red Lion not too much further. More could be done to develop this area as a more attractive and appealing village centre.

Dobshill has the petrol station with Costcutter store, van sales, tyre and car maintenance and pet shop all on the same site.

There are outlying pockets of business on the outskirts of the village with a converted farm being used by autobusinesses at Derby Park and the old Clwydd Offa farm recently converted to a marquee business, with a temporary events venue for weddings and parties overlooking Stryt Isa and Plas Teg beyond. There is a further cluster of semi-rural businesses at Bannel - with Christmas tree sales, B&B and golf driving range.



One of four auto repair businesses in the Ward



Dentist



Millstone, one of two pubs in Pen-y-ffordd

There is no business centre or focal point for commerce in the ward. The Alyn & Deeside (ADDC) local plan of 1998 identified land for business use which was approved by the inspector (around the site of the current butcher) but that was subsequently developed for housing.

In recent years there has been a loss of employers in the area - Meadowslea and Dobshill hospitals were significant employers (the Dobshill hospital is now the Regional Ambulance Station). The Dobshill council depot closed, as did the village clinic.

Within the ward there are a number of employers, notably

- Tents and Events, Marquee hire business
- TTS Vans / TTS Tyres, vehicle sales and maintenance
- The Red Lion
- The Millstone
- Royal British Legion
- Spar and Post Office Counter
- Jemoleys (cafe)
- Pen-y-ffordd Pharmacy
- Carolann (Hair)
- S.A.Vaughan (Butcher)
- Daleside Veterenary Group
- Cambrai Dental Practice
- Village Motors (MOT Garage)
- Fuzzymuts (Dog groomers)
- Takeaway
- Pups and Pets (Pet shop)
- Costcutter (Petrol Station)
- Hope Green Day Nursery (11 staff)
- Stepping Stones Day Nursery (13 staff / 30 children)
- Keith Jones & Son Mechanical Services (car repair)
- Bannel Golf Driving Range
- Old Whitewell Farm Bed & Breakfast
- Regional Ambulance Station
- Care at Home Services
- Dove Cottage Bed and Breakfast



This marquee can be rented as a venue from Tents & Events

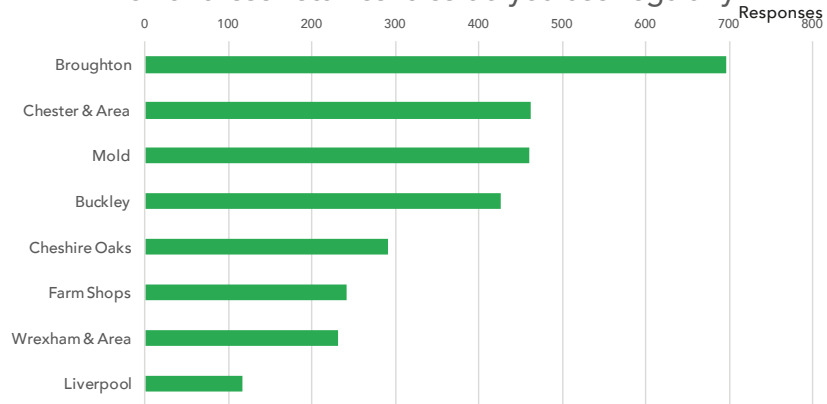


Filling station with Costcutter and car wash in Dobshill

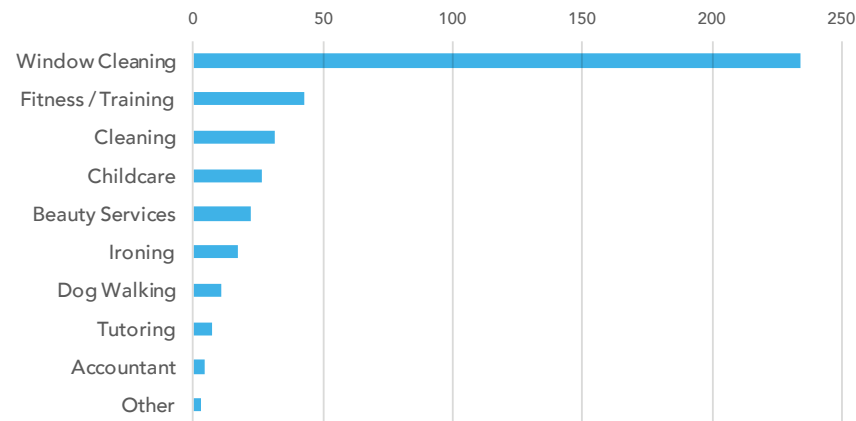
Economic Data

Local Business Use

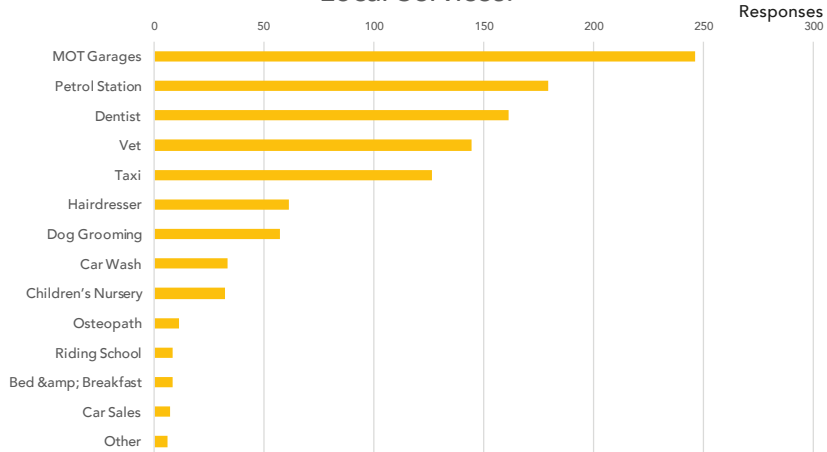
Which of these retail centres do you use regularly?



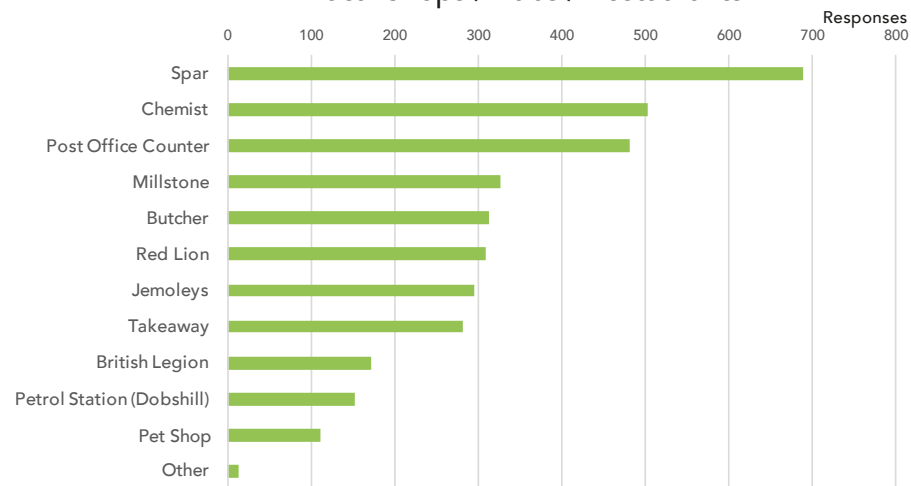
Home Based Businesses:



Local Services:

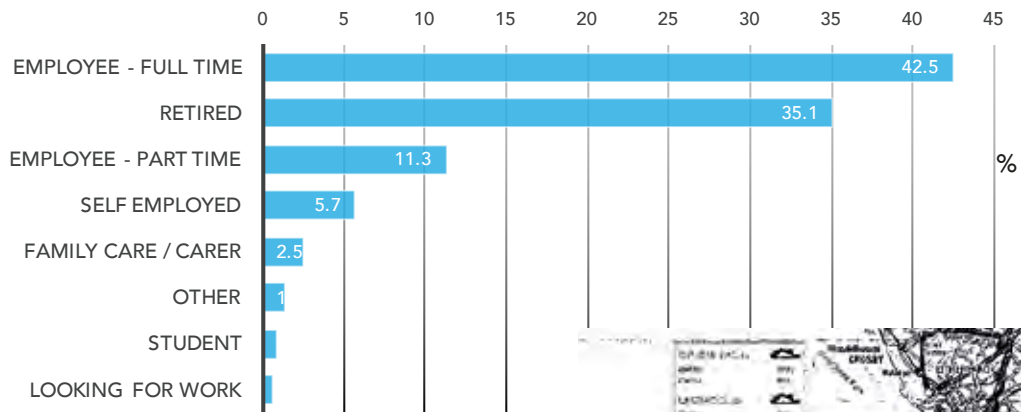


Local Shops / Pubs / Restaurants:

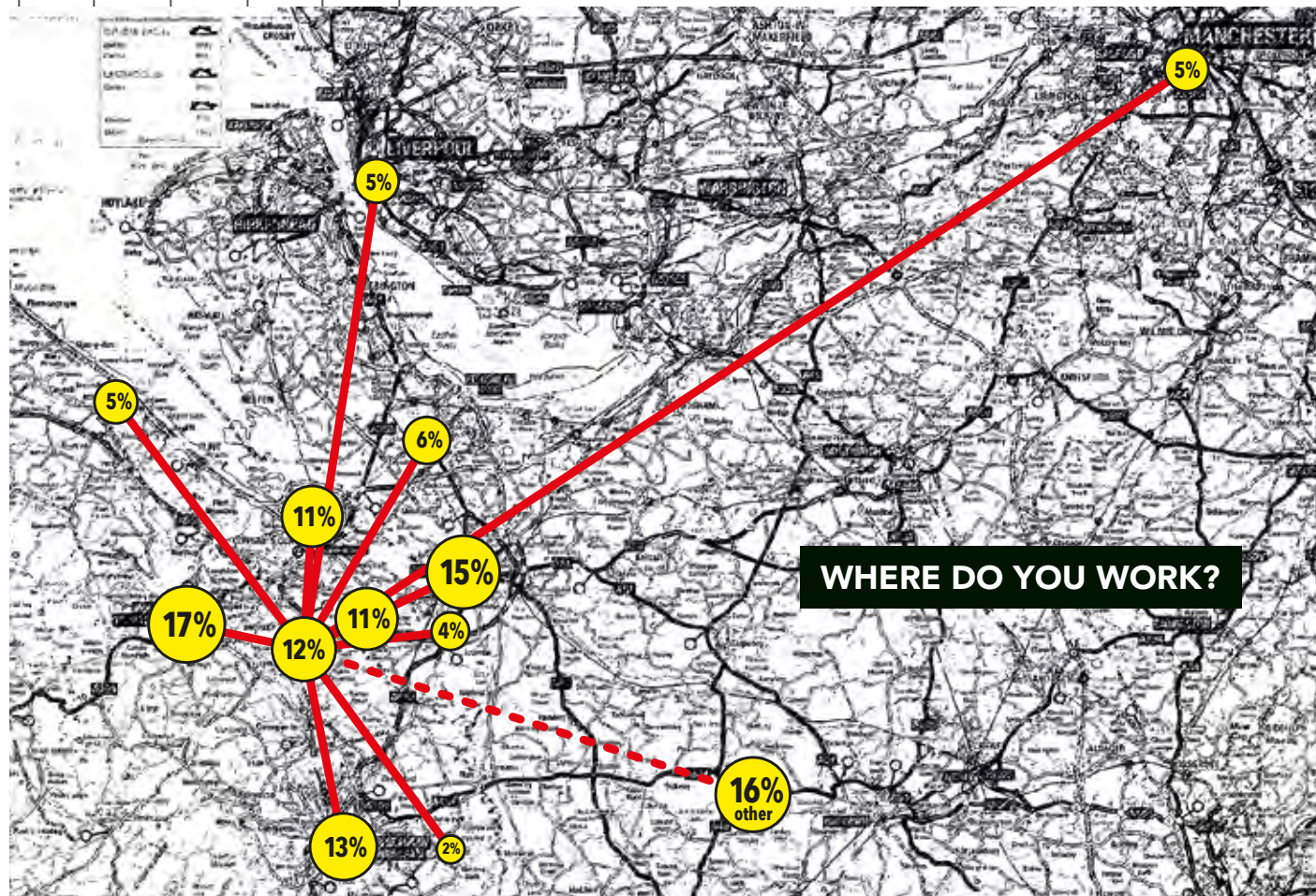
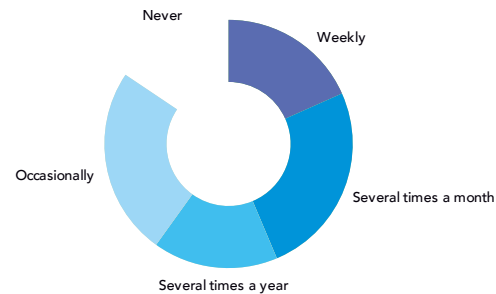


Responses

How would you describe your employment status?



How often do you get goods ordered online delivered home / to a collection point?



Economic Aims

The Economic policies will encourage and protect the development of existing businesses whilst providing the framework to encourage new ones to start up. This will be achieved by considering the following topics:

6.01 Siting of Businesses

Proposals to develop small light industrial, small office and retail sites close to the A550 / railway station will be supported provided they comply with the requirements of other objectives in this plan.

6.02 The objective is to promote the best sites for business in the ward in respect of road services, sustainable transport for employees and the impact on the surroundings.

6.03 There should only be light industrial or starter offices appropriate to the size of the village/ward. No larger industrial developments or commercial developments will be allowed, particularly any developments which would bring increased noise and

6.04 Change of use: Agricultural & Disused Buildings

Proposals for the regeneration of derelict sites or alternative use of agricultural buildings within the ward will be supported providing they comply with the requirements of other policies in this plan and where the proposals would not have a detrimental impact on the, rural setting, residential amenity of neighbours and traffic environment.

6.05 The objective is to encourage and promote new industry/businesses to establish themselves here and provide job opportunities.



Car Sales, Dobshill



Pet Shop, Dobshill



Royal British Legion

6.06 Non Residential, including Retail, Development within the Settlement Boundary

Proposals for non-residential development on sites within the Housing Development Boundary (HDB) will be supported only where the proposals would not have a detrimental impact on the residential amenity of neighbours and traffic environment. Amenity includes issues of noise, traffic congestion, smells and vibration.

6.07 The objective is to ensure that non-residential development within the HDB does not have a detrimental effect on neighbouring properties and provides useful amenities to the village, for the benefit of the community.

6.08 While many villagers are keen for additional choice and capacity in food retail within the village of Pen-y-ffordd, we must be mindful of the need to protect village size and community life and for businesses to be sustainable and appropriate for the village/ward resident numbers. New retail premises must fit into the feel of the village and not cause a reduction in the quality of life of existing and future residents.

6.09 Provision of Health Services

Proposals for the re-introduction of a healthcare facility in the village would be welcomed where the design is of a scale and design fitting of a village environment, provide adequate parking provision and a robust traffic plan. They must not have a detrimental impact on the residential amenity of neighbours including issues of noise, traffic congestion, smells and vibration.

6.10 Providing good access to healthcare is a fundamental need and increased with the reduction in public transport provision and the increasing age of the village population. Having an appropriate village facility would increase the quality of life for many residents and increase the sustainability of the village.



Jemoleys, village cafe



Veterinary Practice

Community Actions

6.11 The community will seek to maximize appropriate employment and business opportunities within the village and on its borders for the residents of Pen-y-ffordd, Penymynydd and Dobshill Ward.

6.12 The community will work with prospective employers to create employment and develop new jobs within the village for its residents and the ward.

6.13 The community and residents of the ward will not support any open cast mining or shale mining or any below ground mining within the borders of the village/ward.

6.14 The community will seek to work with surrounding areas, such as Hope, to promote historical and tourist opportunities to promote the village and ward.

6.15 The community will aim to increase the level of entrepreneurship within the local community and foster growth at a local level for residents or local people.

6.16 The community will establish an online business directory of village based services.

6.17 The community will proactively seek to improve infrastructure services which support the running of business from home e.g. high speed broadband internet.

6.18 The community council will proactively seek to make available new premises for small local businesses potentially on land adjacent to the Railway station.



Airbus in Broughton with Chester and Runcorn beyond

:

Section 7
Appendicies

Pen-y-ffordd
Penymynydd
Dobshell



Appendix 1

Review & Update Process

The plan and the delivery of the objectives in the plan is the responsibility of the Pen-y-ffordd Community Council.

It should be referred to on receipt of any planning application in the ward.
It should be referred to to proactively bring about positive outcomes from the Community aims and actions.

It should be reviewed annually:

- to update on which of the aims and community actions have been achieved
- agree actions which can be prioritised in the year ahead
- remove outdated actions if necessary

The master digital files - including source images where appropriate - to be kept by the Penyffordd Communittee Council clerk and another copy kept by the Chair of the Community Council and passed to the incoming chair.

Appendix 2 Plan development & Consultation process

August 2016

Plan intentions announced at a public meeting

September 2016

Policy research

Special meeting of Penyffordd Community Council to explore known issues and wishes

October 2016

Preparation of Questionnaire questions. Consultation with Community Council and Steering Group

November 2016

Questionnaire issued to the Ward, one printed version per household and an online version available through the Community website and promoted via the Community Council Facebook page.

January 2017

Snippets of the Questionnaire results shared with the village via the website. Steering Group meet to discuss the objectives of the plan.

February 2017

Details of the Questionnaire feedback shared with the Community Council with discussion.

Steering Group meet to discuss the objectives of the plan.

March 2017

Details of the Questionnaire feedback shared at a public meeting with Q&A.

April 2017

First draft of the community development plan prepared for consultation. Amendments incorporated from the Steering Group

May 2017

7th May - First Consultation with the village - Memorial Institute Community Council consultation

Plan highlights displayed on village noticeboards and website

Consultation with:

- Flintshire County Council
- Welsh Government

June 2017

2 June - Drop in community session - Memorial Institute

4 June - Public presentation of Plan - British Legion

Final Plan published and adopted by the Community Council

Public voting via petition to adopt the plan

July 2017

Final Plan submitted for adoption by Flintshire County Council

Appendix 3 Contributors

Preparing this plan has brought together a real mixture of people:

Working people, retirees and parents.

People who have lived seven decades in the village, people with multiple generations still living in the village and people who have been here a handful of years.

A mixture of professional expertise: politicians, a teacher, a carer, a nurse, a commercial developer, an HGV driver, an office manager, a small business owner, an environmentalist and a blogger;

People with very different individual interests: running, cycling, photography, design, history, metal detecting, cars, natural history and wine tasting.

Together these very different people bring together a collective knowledge and expertise that is defined by widely differing experiences, politics and viewpoints and is hopefully reflected in the detail of this plan, where each objectives have been debated from every viewpoint.

Editorial Group

Alan Wight
Clare Huber
Becky Whiteley
Kathy Wight
Roy Wakelam

Steering Group

Colin Hughes
Lisa Harding
Pat Huber
Alison Wakelam
Karen Hughes
Carolyn Gregory-
Gillian Boyd

Councillors

Cindy Hinds
County & Community Cllr
David Williams
County & Community Cllr
Jeff Pridden
Community Cllr

History Contributions

Joyce Tudor
Colin Hughes
David Williams
Alan Wight

The excellent book by
Alison Matthews and
Rhona Phoenix

Thank you to these organisations for their generosity and support

Cascade Productions Intl Ltd
Royal British Legion, Pen-y-ffordd
Pen-y-ffordd Memorial Institute
Pen-y-ffordd Area Community Association
Pen-y-ffordd Pharmacy
Jemoleys Pen-y-ffordd

Appendix 4 UDP Settlement Boundaries and LDP Candidate Sites

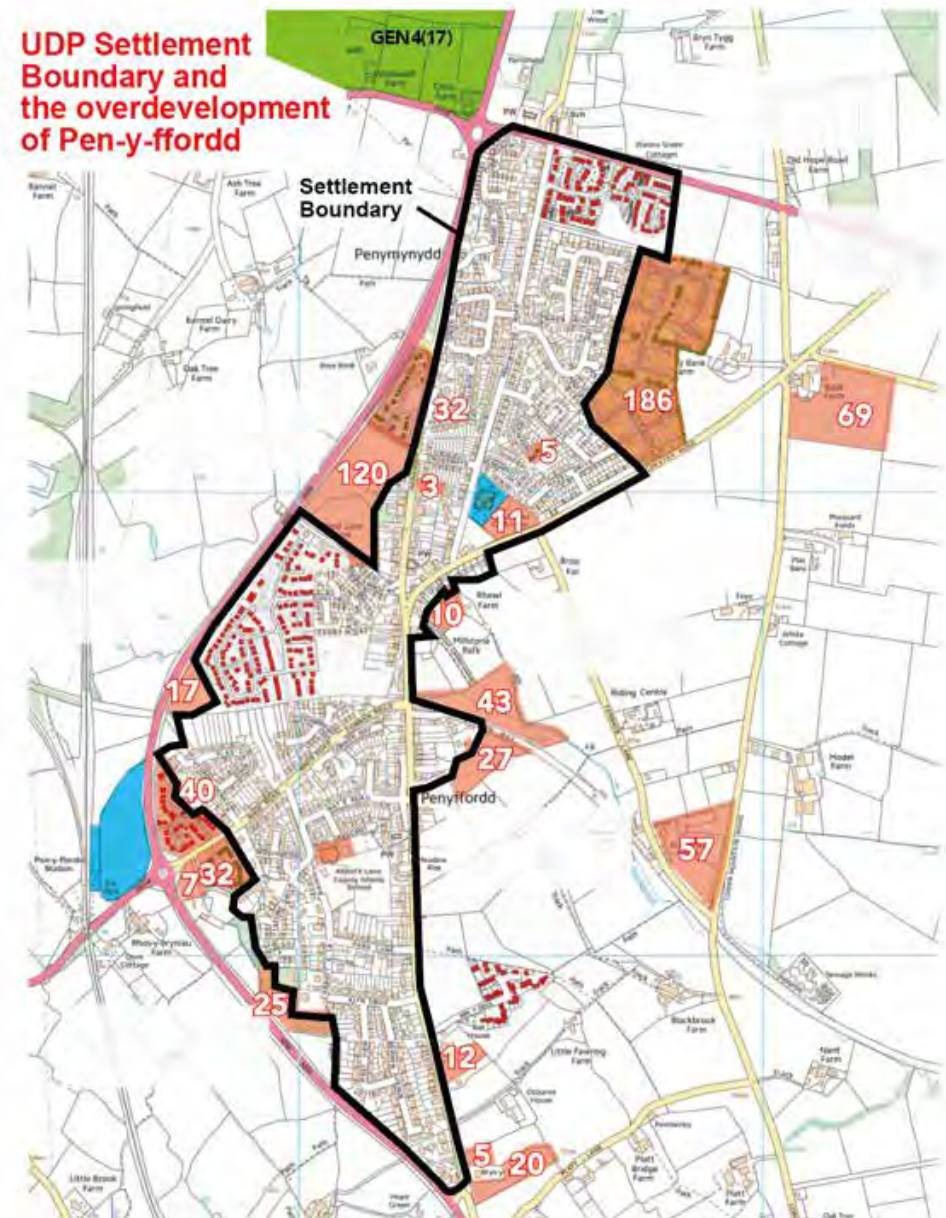
**Dobshill UDP Settlement
Boundary and the Future**



*The red areas have been identified for housing development to be contained within the Settlement Local Development Plan. The number of houses are estimated based on density of 1 house per 0.25 hectares using the Pen-y-ffordd density as a guide (which is similar to the other Cluster Sites).

The numbers indicate the possible number of houses on each site based on 40 houses per Hectare or actual figures where known. These numbers are intended as a guide only.

**UDP Settlement
Boundary and
the overdevelopment
of Pen-y-ffordd**



Appendix 5

LDP Candidate Site Analysis

LDP Candidate Register Reference and Description	Housing (Hectares)	Estimated No of Dwellings*	Non Housing (Hectares)	Notes
PEN001 Wrexham Road Bryn yr Haul 0.1815 Hectare	0.1815	5		
PEN002 Bank Farm 2.747	2.747	69		Isolated site - brownfield in part
PEN3 Station Way 1.704	1.704	43		Too large according to the Community Plan
PEN004 Offas Dyke 0.9997	0.9997	25		
PEN005 South of Rhos Road 0.942882	0.942882	32		Pre-application for retirement apartments
PEN006 Beverley, Wrexham Road 0.4777	0.4777	12		
PEN007 Hope Hey, Rhos Road 0.2985	0.2985	7		
PEN008 Bryn yr Haul, Wrexham Road 0.79038	0.79038	20		
PEN009 Hawarden Road 1.36216 duplicate (see PEN040)		32		SLG Planning Application Site (Duplicate 1.36216)
PEN010 Wood Lane Extension 0.66101	0.66101	17		The access road has already been built for this site
PEN011 Style End (behind Millstone) 0.408953	0.408953	10		
PEN012 Terrace Lane 2.29136	2.29136	57		Too large according to the Community Plan
PEN013 Station Way 1.07615	1.07615	27		
PEN014 Rhos Road 1.57806 (approved)	1.57806	40		Approved and awaiting plans
PEN015 Railway Station (Employment) 0.292692		0	0.292692	
PEN016 Railway Station (Employment) 2.33272		0	2.33272	
PEN031 Penyfford school fields (mixed use) 0.434518	0.434518	11		Something will happen to this site post 2019
PEN032 Pen-y-ffordd school (community facility) 0.713924		0	0.713924	Something will happen to this site post 2019
PEN033 Melwood Close 0.108145	0.108145	5		Permission already granted subject to S106
PEN034 Abbots Lane (housing) 0.288797		0	0.288797	School site selected
PEN035 Spar 0.139276	0.139276	3		Speculative based on the Spar relocating within the village
<i>PEN036 Hawarden Road 1.36216 duplicate (see PEN040)</i>		0		Duplicate 1.36216
<i>PEN037 Wood Lane Farm (North) 3.48232 duplicate (see PEN040)</i>		0		Duplicate 3.48232
PEN038 Chester Road 7.69755	7.69755	186		Redrow application site
PEN039 Rhos Road 1.57806 (duplicate?)		0		Duplicate 1.57806
PEN040 Wood Lane Farm (Combination of duplicates) 4.8156	4.8156	90		Number of houses in addition to PEN009
PEN041 School 5.71775		0	5.71775	Included in error
PEN043 Abbots Lane Fields (housing) 1.81334	1.81334	0		would be 45 houses but has now been selected as the school site
PEN044 Pen-y-ffordd School (mixed) 1.14844 (duplicate)		0	1.14844	
TOTAL POTENTIAL DWELLINGS		690		

Appendix 6

Best Kept Communities Competition

Judges Comments 2016

Section A

Pen-y-ffordd

Nice Village. The Millstone Pub looked lovely although the planters looked a bit dry. The clock are has improved although some branches and grass needed clearing away and the bins were overflowing. The allotments didn't have the buzz as last year and looked a bit tired. The play area was disappointing with lots of litter.

Dobshill

Nice little Village. The judges felt more information could have been provided on where they were to judge. They were unable to local Green Cottages and spoke to residents who knew nothing about the Competition. The judges suggested getting local residents on board for next year (putting flyers through doors and maybe creating a sub group of local residents (and their local Councillor) to look at the area and see what could be achieved). The trees in the play are need attention.

Penymynydd

Nice little Village. The Church and the wildlife areas within the churchyard were lovely. The area surrounding the School looked really good. The telephone kiosk was unfortunately full of weeds. The Judges felt more information and a guide to the assets of the village which highlight community spirit would have been useful.

Section D

Meadow Rise

First Prize – Best Kept Senior Citizens Estate This enclosed area is lovely. Everyone takes part with the enthusiasm and support of all residents resulting in an excellent area to live. There was a lovely atmosphere and the neighbouring estates are also improving.

Park Crescent & Corwen Way

This estate had some nice gardens and some not so nice. The judges suggested getting the residents of all ages on board to encourage community spirit



Appendix 7 Housing Studies & LDP Settlement Audits

Joint Housing Land Availability Study 2014

Address	Built 2013/14	Site Capacity	Units Remaining	U/C	Categorisation							Comment
					2015	2016	2017	2018	2019	3(i)		
PENYFFORDD/PENMYNYDD												
White Lion, Penyffordd	52	88	34	33	1							Under Construction
Wood Lane Farm	65	224	130	36	54	40						Under Construction

2015 Draft Site Schedule Summary

Site	Settlement	Units built since last study	Total Units Capacity	Units Remaining	Categorisation									
					U/C	2016	2017	2018	2019	2020	Category 3	Category 4		
White Lion, Penyffordd	Penyffordd/Penmynydd	34	88	0	0	0	0	0	0	0	0	0	0	0
Wood Lane Farm	Penyffordd/Penmynydd	60	224	70	26	44	0	0	0	0	0	0	0	0
		94	312	70	26	44	0	0	0	0	0	0	0	0

Settlement Service Audit Dobshill - December 2015

	Settlement No. of Dwellings
2000 UDP Baseline Figure	50
2014 Housing Land Study	58

	Settlement Population
2001 Census	273
2011 Census	320

Education Facilities	Formal outdoor sports facility	No	Library	No
Pre-School / Nursery Provision	Formal outdoor play facility / area	Equipped children's playground and playing field alongside Chester Road. There is also a MUGA and an area of allotments to the rear of houses at "The Woodlands"	Hospital	No, Ambulance Depot (only) on former Dobshill Hospital site.
Primary school			Doctors surgery	No
Secondary school			Dentist surgery	No
College			Pharmacy	No
Other Education Facility			Place of worship	No
Leisure & Recreation Facilities	Indoor leisure centre / sports facility	No	Retail & Commercial Related	Supermarket
Swimming pool	Swimming pool	No		No
	Community & Health	Community centre / hall		No
	Civic offices / facility	No		No

Non-food retail units	Pet "superstore" adjacent to the car sales area.	Post office	No	Bus service frequency	Service 28 – 10 buses a day to Mold & Flint (Mon - Fri) 4 buses a day To Mold and Flint (Sat) - X55 – 11 a day to Mold (Mon - Sat)
Convenience shop	At the petrol filling station/car sales site adjacent to the A550	Post box	Yes on the Dirty Mile		
Other shops	No	Petrol Filling Station	Yes		
Café / Take away	No	Employment	Local employment at the Mot/car service garage and Pet store	Cycle route	No
Bank/Building Society	No	Employment	Local employment at the Mot/car service garage and Pet store	Access to main highway network	Direct access with A 550/A 549. A 55 approximately 400m to the north
Free Standing of a Bank - Cashpoint	No	Transport	Rail station	No	
Public house / club / restaurant	No	Bus station / stop	Yes		

Broadband Provision

According to the latest OFCOM data (2013) Dobshill post codes (where data is available) have a median average broadband range of 3.9-5.1 mega bytes per second. Accordingly it is to be expected that broadband provision in Dobshill is poor and constrained. This will have a negative effect on businesses in their day to day activities and on local residents seeking to access online services such as banking, post office services or online shopping.

Settlement Service Audit
Pen-y-ffordd & Penymynydd - December 2015

Settlement Commentary

Penyffordd / Penymynydd is a growing settlement which is located at the confluence of the A550 and the A5104 and has its own railway station on the Wrexham – Bidston line, one km from the village centre. The settlement has excellent communications to nearby towns and employment centres as well as further afield, given the presence of the railway station. The settlement has been by-passed (in 1986) along its western edge by the new line of the A550 and estate type residential development has taken place on either side of Wrexham Road and Hawarden Road. The settlement has two schools St Hohn the Baptist School and Ysgol Penyffordd (which is split between infants at Abbots lane and juniors at Ffordd Penyffordd), and a range of local shops and facilities and is considered to represent a sustainable settlement. There is significant development taking place at the village at the present time which will benefit existing services and facilities. As part of new developments for example new sport and recreation facilities are being provided.

	Settlement No. of Dwellings
2000 UDP Baseline Figure	1,340
2014 Housing Land Study	1,527

	Settlement Population
2001 Census	3,444
2011 Census	3,554

Summary of Recorded Service Provision

The survey work was undertaken in November 2014 and has since been updated to take account of new information or feedback from Members / Town and Community Councils.

Education Facilities		Pre-School / Nursery Provision	Primary school	Secondary school
		Ysgol Penyffordd (Infants at Abbots Lane and Juniors at Ffordd Penyffordd / St Johns the Baptist Primary (Pentrobini Aided))	"Yes, Abbots Lane Infants / Penyffordd CP / St Johns the Baptist Primary (Pentrobini Aided)	No

College	No	Library	No, but mobile library may offer service	Free Standing of a Bank - Cashpoint	Yes, at the Spar
Other Education Facility	Yes, Hawarden Road Youth and Community Centre	Hospital	No	Public house / club / restaurant	Yes, Millstone and Red Lion
Leisure & Recreation Facilities					
Indoor leisure centre / sports facility	No	Doctors surgery	No – former health clinic (Melwood Close) now up for sale	Post office	Yes, Chester Road
Swimming pool	No	Dentist surgery	Yes, Chester Road	Post box	Yes
Formal outdoor sports facility	Yes, Tennis Courts / 1x Bowling Greens	Pharmacy	Yes, Hawarden Road	Petrol Filling Station	No
Formal outdoor play facility / area	Yes, Millstone / Melwood Close / Plas yn Rhos / West View	Place of worship	Yes, three churches	Employment	
Community & Health					
Community centre / hall	Yes, War Memorial Institute Community Centre / Hawarden Road Youth Centre	Retail & Commercial Related		Employment	No, but close to key employment centres
Civic offices / facility	No	Supermarket	No	Transport	
		Non-food retail units	No	Rail station	Yes, Penyffordd at Wrexham – Bidston Railway Line
		Convenience shop	Yes, Spar on Hawarden Road / Butchers on Silver Birch Way	Bus station / stop	Yes
		Other shops	No	Bus service frequency	Yes, regular service
		Café / Take away	Yes, Fast Wok Hot food takeaway on Chester Road	Cycle route	No dedicated off-road routes.
		Bank/Building Society	No	Access to main highway network	Yes, A550 & A55

Broadband Provision

According to the latest OFCOM data (2013) Penyffordd & Penymynydd post codes (where data is available) have a median average broadband range of 1.4- >30 megabytes per second with most postcodes at 3 mbps. Accordingly it is to be expected that broadband provision in Penyffordd & Penymynydd is very poor and highly constrained indeed many areas are likely to struggle to access broadband speeds in this locality. This will have a negative effect on businesses in their day to day activities and on local residents seeking to access online services such as banking, post office services or online shopping.

Other Comments

Two large residential developments are currently being implemented within the village at Heritage Park and at Wood Farm. The Wood Farm development is expected to deliver new outdoor sports and play facilities.

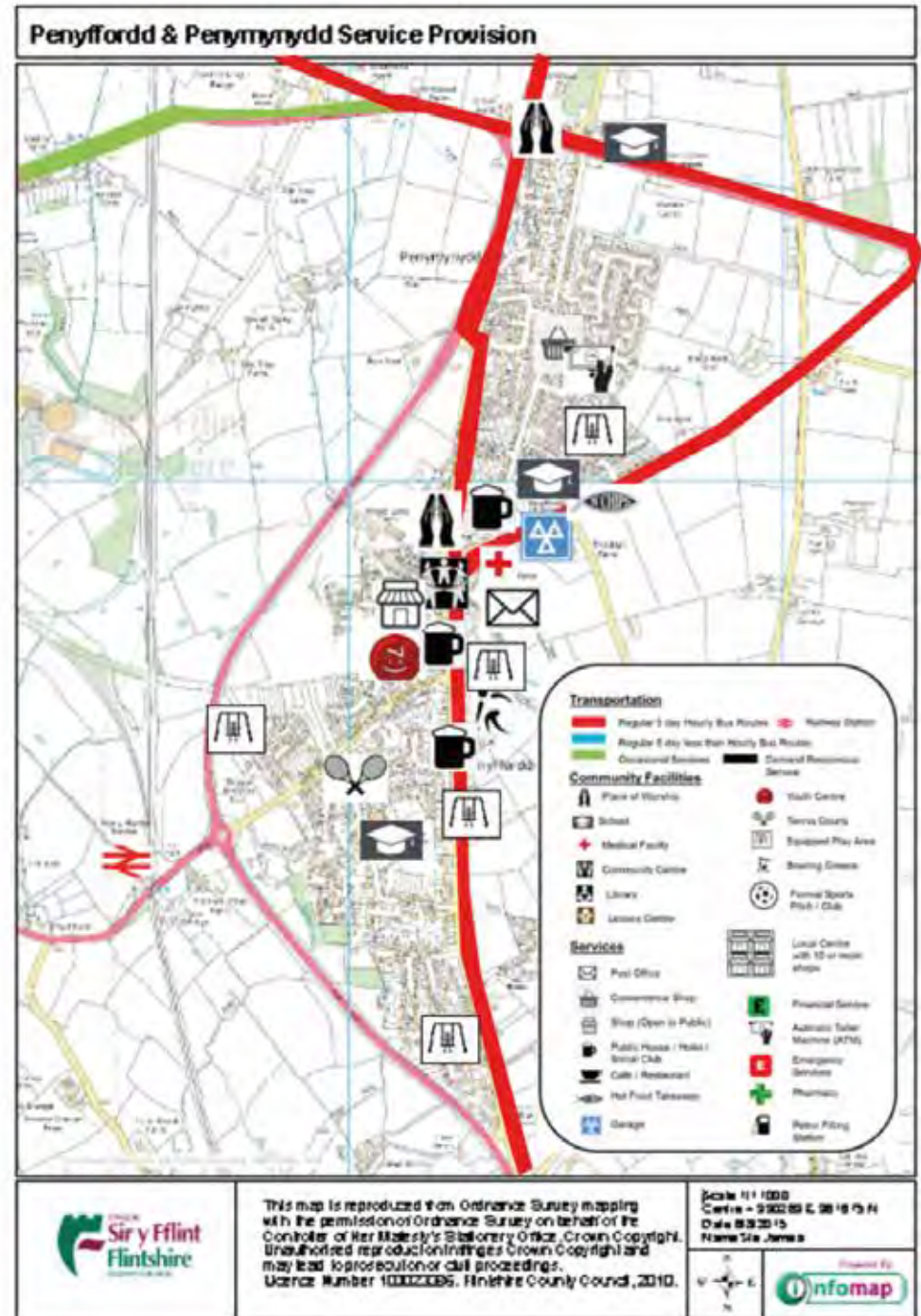
Previous Surveys of Service Provision

Previous surveys of Penyffordd & Penymynydd have identified a range of services and facilities within the village. Comparison with the 2015 survey has identified that there has been a loss of service provision over the last 15 years with the loss of the Melwood Close medical centre and Meadowslea Hospital.

Year of Survey	Public House	General Shop	PFS and Shop	Post Office	Cashpoint	Health / Medical Facility	Community Centre & or other Building	Educational Facility
2000 (UDP Survey)	na	na	na	na	na	na	na	na
2006 (Student Survey)	2	1	-	1	na	2	-	-
2010 (Pub is the Hub Survey)	2	1	-	1	-	1	1	2

Mapping Service Provision

Penyffordd & Penymynydd is a large village with good service provision, service provision is illustrated on the map overleaf.



Appendix 8

Welsh Government Legislation

Legislation for sustainable development to secure the long term well-being of Wales

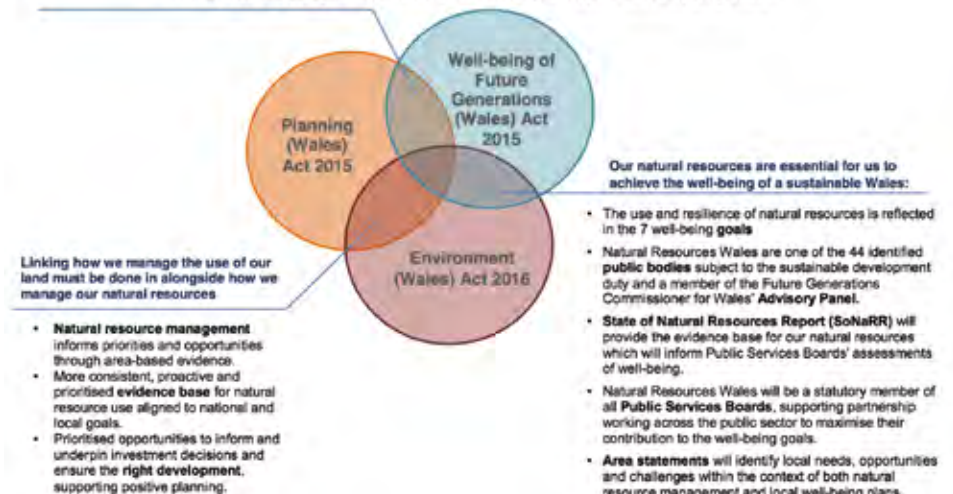
For Wales to develop sustainably, we need to change the law to put in place the key elements that will enable it to happen:

- A clear idea of what we are aiming for and an undertaking of the key principles that guide us;
- A clear picture of the natural resources we have, the risks they face and the opportunities they provide; and,
- An efficient process that ensures the right development is located in the right place to make it happen.



To help achieve the goals we need to plan how we use our land, and how our cities, towns and communities change over time

- A **plan-led system** means that Local Planning Authorities need to understand what their communities need. Local Planning Authorities will be under a duty to have regard to the 'local well-being plan' published by the Public Service Board (PSB).
- Greater development engagement at the **pre-application stage** will ensure local communities are able to engage early on in the planning process to influence development proposals.
- **Strategic Development Plans** will focus planning for areas with matters of greater than local significance. The key is to focus on areas where development is of a strategic nature.
- The **National Development Framework** will set out the Welsh Government's land use priorities.



Appendix 9

Policies & Reference Sources

Flintshire County Council
Unitary Development Plan
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Flintshire County Council
Assessment of local Well-being for Flintshire
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Candidate Sites Assessment Methodology May 2015

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Strategic Options for:

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- **Spatial Strategy**

Candidate Sites Register
 Discussion Paper – **settlement surveys and the formulation of a basic settlement banding**
 Discussion Paper – **settlement categorisation options**
The Draft 2015 Site Schedule Summary
Summary of Comments and Responses re Key Messages document

Topic Papers - Feb 2015:

- Biodiversity and Nature Conservation**
- Built and Historic Environment**
- Economy and Employment**
- Energy**
- Flooding and Environmental Protection**
- Health, Community Wellbeing and Cohesion**
- Infrastructure**
- Landscape**
- Open Space**
- Population, Household Growth and Housing**
- Rural Affairs**
- Spatial Strategy**
- Tourism**
- Transport**
- Waste**
- Welsh Language**

Legislation for sustainable development to secure the long term well-being of Wales

- **Planning Wales Act 2015**
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Community Cohesion - National Delivery Plan
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The Local Development Plan Process Re nement Exercise: Report 2013

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Superfast Cymru: Project Timeline and Targets

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Manual for Streets 2

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North Wales Economic Ambition Board

A Growth Vision for the Economy of North Wales

July 2016

Gateway to the Northern Powerhouse

Growth Track 360 - Connected within an hour

Unlocking the potential of the cross border economy, the North Wales & Mersey Dee Region

What about the people?

The socially sustainable, resilient community and urban development

Dr Cathy Baldwin

Oxford Brookes University and University of Oxford

Dr Robin King

World Resources Institute (WRI) and Georgetown University

February 2017

Rural Walks in Flintshire - Third Edition

A History of Pen-y-ffordd and Penymynydd

Alison Matthews and Rhona Phoenix

Commission on the Ancient and Historical Monuments of Wales

List of Historic Place Names

Royal Commission for Ancient and Historical Monuments of Wales



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