

MOLD TOWN PLAN

2017 - 2030



Foreword

From the first formation of the steering group back in early 2015, Mold Town Council was keen to support the production of a Mold Town Plan. The Town Council felt that it would provide an excellent opportunity for the whole community to express its views about the way Mold should develop in the future. The completed Town Plan describes how people who live and work here would like the community to develop, it identifies key facilities and services and it sets out the issues which need to be tackled if the town is to be improved for all residents according to the priorities chosen. The Plan will be a useful tool for the Town Council because it represents the collective voice of our electors. The Plan will also be used to influence the emerging Local Development Plan of Flintshire County Council.

I would like to congratulate the steering group made up of members of the Town Council and key stake holders in the Town together with all those who contributed to the Plan. We already knew that the people of Mold value and care about the environment, the community, the culture, history and future of their Town. We also know that like any vibrant local community Mold must evolve.

Anthony Parry
Mayor of Mold
Executive member of Mold Town Partnership

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Introduction

0.1 Introduction to the Mold Town Plan

This document is the Mold Town Plan, produced by Mold Town Council and Mold Town Partnership.

The Plan sets out the priorities for the future of the town up to 2030. Organised around four themes, the Plan includes a range of priorities and potential actions around which efforts will be made by the Town Council and its partners to progress in the best interests of the town of Mold as a Welsh market town. The plan builds upon previous consultations and studies including key principles identified in the Sense of Place Study, Mold Action Plan and Cittaslow goals which include building upon the town's important Welsh culture and heritage.

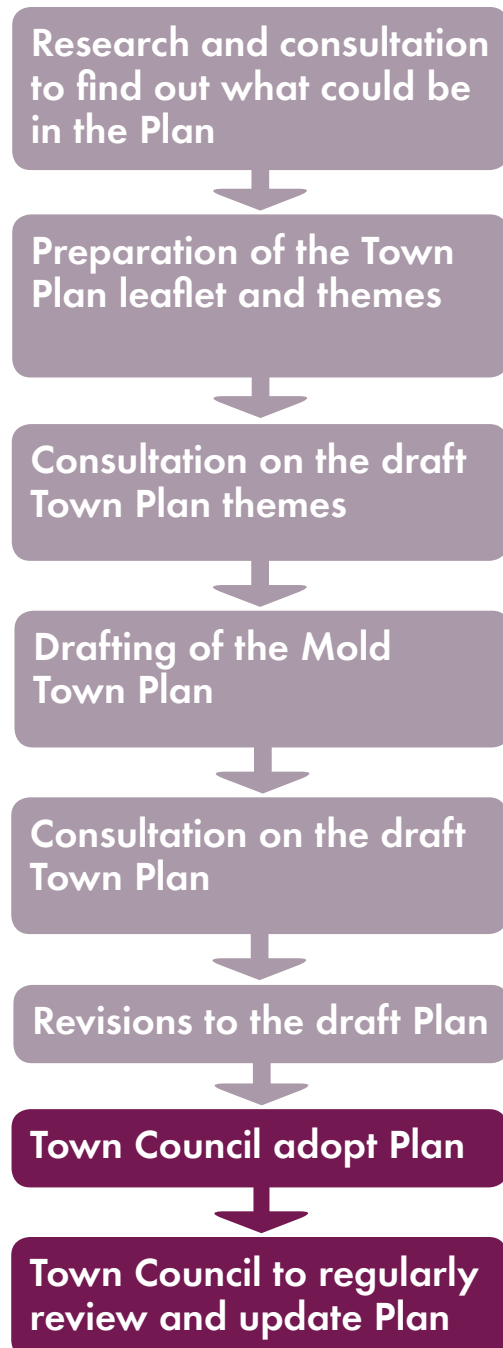
An important part of the process is the ongoing community engagement which will help inform the plan.

Why have the Mold Town Plan?

- It helps to provide a framework around which the Town Council will make decisions about the future of Mold in response to community interests.
- It will help to provide evidence and will be used as a focus for influencing Flintshire County Council's (FCC) Local Development Plan (LDP), other partners and service providers.
- It will help to prioritise the actions taken by the Town Council on specific projects in Mold for the good of the Town as whole.

0.2 Process

The process for drafting the Mold Town Plan is as follows:



0.3 This document

The Town Plan sets out a vision for the future of Mold and its development.

FCC, as the Local Planning Authority, is under a statutory obligation to identify new sites for housing and other forms of development to meet local needs. This will involve identifying land for new development which will meet guidance set by the Welsh Government in Flintshire's Local Development Plan (LDP). The LDP will replace the Unitary Development Plan as the County's statutory development Plan.

During the early stage of the LDP preparation, the Town Council has made initial responses to a wide range of potential development sites consulted on by FCC as part of the 'call for candidate sites' process. Any development sites identified in the Mold Town Plan are therefore put forward in-line with the Town Council's responses to the County Council's 'call for candidate sites' consultation.

Through public consultation the following themes were developed for the plan:

- An attractive and thriving town;
- A strategy for housing growth;
- Environment, open space and connections;
- Empowering communities and enhancing services.

This Mold Town Plan takes each of these themes in turn. Firstly setting out a series of principles for each theme and secondly outlining a strategy and set of key projects which should be delivered in order to enhance each key aspect of the Plan.



View of High Street looking south from the tower of St Mary's Church



0.4 Consultation

Two consultation events were facilitated to give local people in Mold the opportunity to share their ideas on the future of Mold. These events were held on Saturday 7th November 2015 from 11am-4pm and Tuesday 17th November 2015 from 4pm-8pm. Both exhibitions were displayed in the Daniel Owen Centre.

The exhibitions presented the main principles of the Mold Town Plan and gave people the opportunity to complete questionnaires covering a number of themes relevant to the future of Mold. People also had the opportunity to e-mail their ideas and comments if they were unable to attend the events. This report summarises the feedback received at the events, structured around the four themes introduced at the exhibition events and which formed the structure of the questionnaires.

The exhibition also outlined a number of specific sites that could be allocated to different land-uses, such as housing and new open spaces. Consultees were encouraged to write comments about specific sites on post-it notes and place these on a map of Mold.

The exhibition events were well attended with approximately 300 people attending the exhibition over its two days.

The Mold Town Plan was formally consulted on for six weeks between 4th July 2016 to 15 August 2016. The document was made available online and 236 responses were received. These comments have been used to shape this adopted version of the Mold Town Plan.

The Mold Town Plan is a working document that will be reviewed going forward and be consulted on.

Vision and identity

0.5 Cittaslow Mold

Cittaslow is an international movement of towns with less than 50,000 residents that have adopted a common set of principles and objectives which involve the local community taking action to enhance the environment, infrastructure, local products, hospitality and profile of the town. The following statements from Cittaslow Mold and Mold Town Partnership set out the aspiration and identity for the town and in doing so underpin the themes, principles and actions outlined in the Mold Town Plan.

An attractive town with well designed public spaces and a strong sense of place

Mold has a true sense of place. Its heritage features and other assets are highlighted and the integrity of its buildings and character are maintained. Its public spaces and streets are high quality, vibrant places enjoyed by the local community and visitors for a variety of purposes. Key features in and around Mold are well connected and the Town is well maintained.

A distinctive place where locals and visitors connect with history, culture and countryside

Mold is an established destination in Wales, recognised for its unique local offer and connections to the surrounding natural environment. The history and cultural diversity of Mold is celebrated in its markets, food, arts, theatre and recreation opportunities. Local communities and visitors to Mold, of all ages and throughout the year, are spoilt for choice with access to a range of events and activities during the day and into the evening.

An inclusive community with a strong sense of belonging and participation

The communities of Mold feel connected to each other and benefit from a range of local networks providing information and support. People of all ages and abilities regularly participate in public events and support local markets and producers. The vast majority of people work locally, income levels have increased and families live in quality homes. Communities have a healthy pride in their local environment and enjoy the use of community assets.





A model of environmental sustainability, embracing change and innovation

Mold has responded to environmental sustainability concerns and local social communities have embraced a 'reduce, reuse and recycle' culture. Walking, cycling and public transport are genuine choices and high quality networks and services reflect this. The townscape has been significantly 'greened', air quality is good, and water quality and quantity is a major consideration in all new development and public works. Building quality and energy efficiency, particularly for housing, have been improved and residents enjoy a higher quality of life.

A high quality commercial environment supporting thriving businesses and a valued local workforce

Mold's business community and work force enjoys high quality work environments. Business networks are robust and confidence is high. The commercial offer is diverse. New and existing businesses are making genuine, long term investments providing secure jobs. Previously developed land in and around the town centre is at a premium as businesses seek relocation opportunities. Developers are attracted to Mold and new developments meet high standards of design and sustainability.

An active contributor in local partnerships with strong integrated networks across the region

Mold is well managed with clear goals based around collective understandings. Open dialogue and active engagement has empowered local communities who have a real stake in their futures. The values of local groups and affiliations such as Cittaslow are integrated into the Town's management. The Town Partnership has positive working relationships with local service providers, other towns in Flintshire and neighbouring counties.



0.6 Our vision for Mold

In 2010 the Town Council prepared the Sense of Place Study for Mold which was commissioned to help the Town build on its local distinctiveness and identify how the Town may be developed to the greater benefits of residents, businesses and visitors. The following vision was set out:

“By the year 2025, Mold will be an economic driver for North East Wales and a must-see destination for visitors to the region.

The local community, their families, friends and tourists will be able to enjoy the benefits offered by the Town’s heritage and its natural and economic assets.

This will be supported by the shopping experience offered by the range of successful customer-focused retail, tourist and professional businesses creating wealth and new job opportunities”

Mold Sense of Place Study, 2010



0.7 Mold Town Plan themes

The Mold Town Plan has four key themes which were developed through consultation with local people that help to structure the Plan. Under each theme there are a series of principles and projects to enhance each key aspect of the Plan.

1 An attractive and thriving town



2 A strategy for housing growth



3 Environment, open space and connections



4 Empowering communities and enhancing services



1 An attractive and thriving town

1.1 Introduction

In a recent survey, over half of respondents considered that the physical appearance of the town centre was one of Mold's key assets. But Mold cannot rest on its laurels. Internet retail continues to grow and the nearby centres of Chester, Wrexham as well as out of centre retail locations such as Broughton Park and Cheshire Oaks have benefited from or are currently undergoing programmes of major investment and improvement. Despite the success of the new Daniel Owen Square scheme, Mold town centre must continue to be the focus for ongoing improvement and investment to ensure its historic markets continue to thrive and its vibrant mix of local independent and national retailers flourish.

Town centre facts:

Broughton Retail Park already accounts for almost double the 'comparison' retail expenditure of Mold (Flintshire Retail Capacity Study, Flintshire County Council 2011).

Mold is one of seven main town centres providing the key employment areas for Flintshire.

A recent survey has revealed that around two-thirds of town centre users confirmed that the Livestock Market was an important factor in bringing visitors into the town.

(Source: Livestock Market Survey Report, August 2015).



Mold street market

1.2 What did you tell us during the public consultation?

Those who attended the consultation events supported the view that Mold town centre should be a thriving place to live and work. They recognised the need for fewer vacant shops along the High Street, and for smaller, high quality independent shops. People felt that further emphasis was required on how the Plan will support local independent businesses.

People value the ethos of the town, and are keen to retain its historic market town character and every-day heritage. There are many historic and cultural assets in Mold, such as Theatr Clwyd and the local markets, that people want to see maintained and enhanced. The Livestock Market contributes significantly to the town's identity and local economy, and people feel this should be strengthened.

People raised a number of issues relating to the public realm, including buildings in the town that need re-decorating, the removal of weeds, and pavements that need resurfacing or widening, including improving the pavement on the High Street. The High Street is dominated by high levels of vehicular traffic, and the town centre requires better quality street maintenance.

Members of the public are keen to see Daniel Owen Square better used; a place where different activities and events can be held for people of all ages and backgrounds. Some suggested the relocation of the County Hall facilities into the town centre.

“Improve the look of the town's shops”

“Advertise our unique position as a historic market town”

“I think Mold just needs tidying up a bit”

1.3 Key principles

The following principles set out the vision for development and change within Mold town centre:

A high quality environment

Improvements should be focused on the busiest streets and key routes to help create a more attractive place to visit, work and live. Mold should be a safe and attractive place for pedestrians, whilst recognising the important role public and on-street parking plays in supporting Mold's economy. High Street is the central spine of the town and the focus of the Mold conservation area. Enhancing the High Street environment and its associated historic character should be the area of focus for any investment.

A thriving evening economy

Support Theatr Clwyd as a fantastic asset for the town. A new town centre hotel, other places to stay and a diverse range of evening attractions would help to sustain a busier evening economy.

A great place to visit

Strengthen and advertise the reasons to visit Mold including the food offer, the friendliness of the town, the range of outdoor pursuits, the gateway to the Clwydian Range and the built heritage and character. The Library should be used as a focus for tourist information to provide a hub of information for visitors to the town.

Mold Town Council are committed to supporting this as an improved service for the town centre.

A town for businesses

Ensure that the town is supporting businesses by providing a range of quality accommodation for offices, industrial and agricultural businesses. Other priorities include improving internet connectivity and providing space for local businesses to advertise. The Town Council will lobby for and promote improved broadband provision in Mold.



Mold High Street



Cibo Bistro, St Davids Walk

1.4 Relevant policies and studies

The following documents provide more detail and background information relating to the principles and projects for delivering an attractive and thriving town. The documents include local studies and county-wide policy:

Livestock Market Survey Report (People & Places, August 2015)

Mold En Masse (2010)

Flintshire Unitary Development Plan: EM1, EM2, EM4, EM7

Flintshire Emerging Local Development Plan

Flintshire Tourism Strategy

Mold Action Plan 2011 - 2025

1.5 Key projects

The following pages set out more detail about the key projects identified to help deliver an attractive and thriving town:

T1 - Promote and manage the market offer in the town centre

T2 - Shop-front improvements on High Street

T3 - Improving the public realm in the town centre

T4 - Supporting changes in the town centre

T5 - Protect the best quality industrial/employment sites

T6 - Proactive engagement with the Livestock Market



Daniel Owen Precinct

T1 Continue to promote and manage Mold's thriving town centre markets

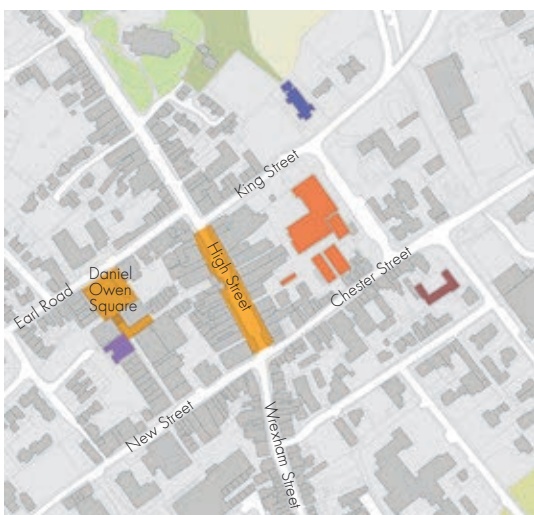
Mold has been a market town since medieval times, with a street market taking place in the town centre since 1732. Today, Mold has one of the biggest street markets in North Wales offering a wide variety of produce creating a lively atmosphere in the town centre. The current markets operating in the town centre include:

- The street market: Stalls on the High Street and in Daniel Owen Square and Precinct on Wednesday and Saturday between 9am and 3:30pm.
- Indoor market: A range of independent shops and stalls open Monday to Saturday between 9am to 5pm
- Farmers' Market: Fresh food and drink from 20+ local farmers open from 9am to 2pm, every 1st and 3rd Saturday of the month in St Mary's Church Hall.

- Livestock Market: Every Monday and Friday morning.
- Auction House: Auction days on Wednesday and some Saturdays at Victoria Auction Galleries, Chester Street.

In order to proactively support Mold as a market town the following projects will be explored by the Town Council in partnership with the County Council:

- Improve the quality of the public realm along High Street for street market stalls (see T3).
- Support and promote the diversification and number of market stalls.
- Explore the possibility of market stalls in new locations such as at the Livestock Market (see T6).
- Encourage the use of Daniel Owen Square for performances and entertainment during street markets to further enhance the visitor experience.



Markets in Mold

- Street Market
- Livestock Market
- Farmers' Market
- Indoor Market
- Auction House



Photos showing Mold's lively and attractive markets

T2 Shop-front improvements on High Street

Mold's historic core centres on the attractive and gently sloping High Street between Chester Street and Bailey Hill. The High Street is also the central axis of the Mold Conservation Area.

The appearance of shop fronts and surrounding historic buildings has a considerable impact on the character and sense of quality within the town centre. Investment in historic fabric can have social and economic benefits. Social benefits can include an improved sense of pride and identity. Economic benefits can include an increase in turnover for businesses, an increase in the number of customers and a tool which can encourage further investment in the town.

The Heritage Lottery Fund's Townscape Heritage programme helps communities regenerate towns and cities across the UK by improving their built historic environment. Grants range from £100,000 to £2million. Key objectives of the programme include:

- Physical repairs to historic buildings;
- Bringing historic buildings back into use;
- Improving open spaces within Conservation Areas;
- Helping people to learn about their own and other people's heritage;

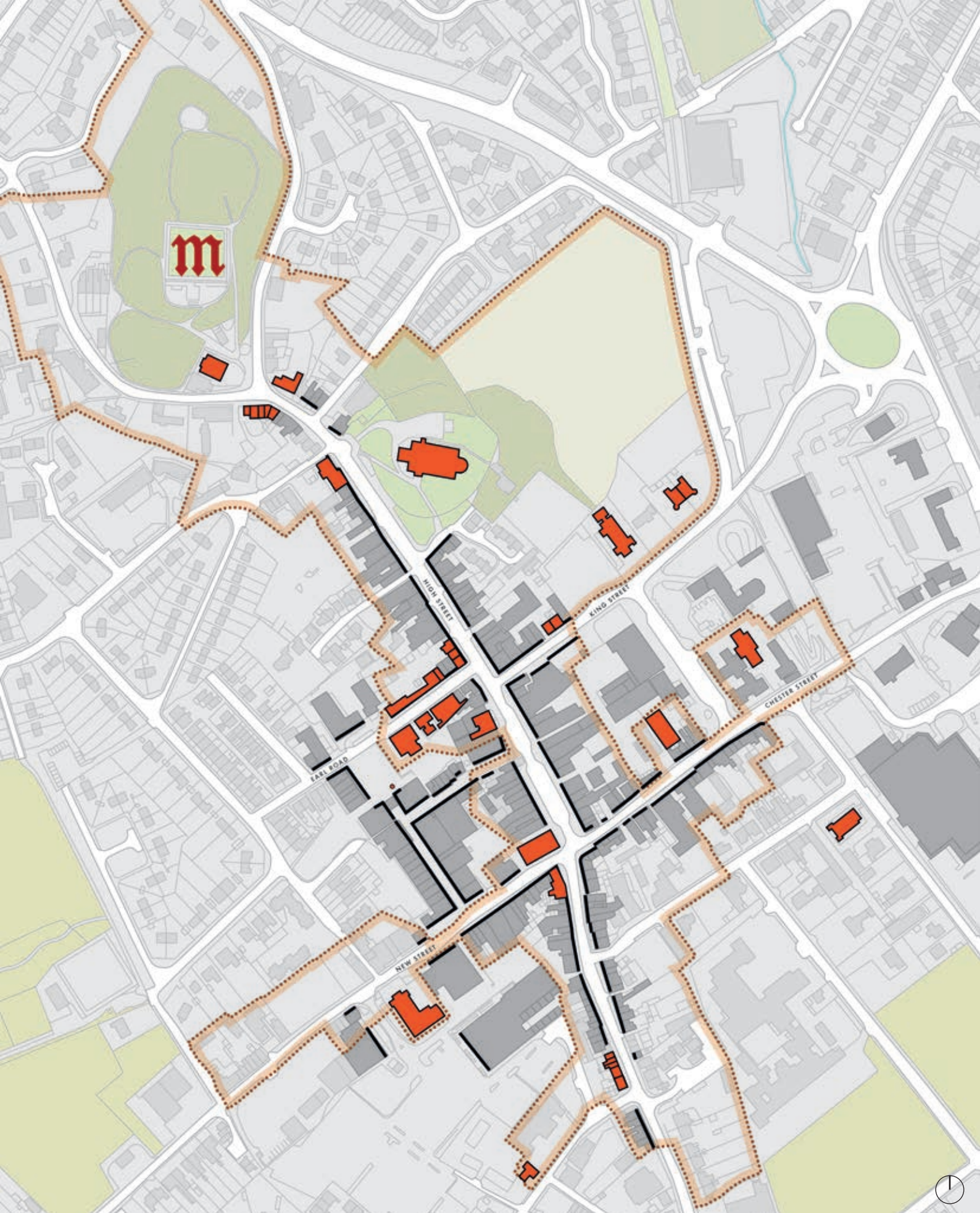
- Increasing heritage skills through training opportunities;
- Increasing community participation; and
- Improving approaches to conservation management and maintenance.

Ideally, activities promoted through the Townscape Heritage programme would complement other regeneration programmes already operating or relevant to Mold and add to these other initiatives by working together to improve and promote the area. Improving shop front displays should also be a priority. Empty units could be used to display art work from local schools, local artist's work or information about local events.

Unlike other Flintshire towns, although Mold has had some investment, it has never benefited from a Townscape Heritage programme of this kind. Further work will be undertaken to explore the potential benefits of such a programme.



Shop fronts in Mold which have had shop front improvements in keeping with the historic character of the town centre



Enhance the historic core of the town centre

- Retail frontage
- Listed building
- Conservation area

T3 Improving the public realm in the town centre

Public realm is the publicly accessible places and spaces between buildings. In town centres public realm is an important part of the historic environment and the pattern of roads, open spaces and views these elements create is as valuable in the centre of Mold as many of the historic buildings themselves.

Mold has an attractive High Street and improvements have been made in the past to add on-street parking bays and widen pavements. However, further improvements could be made including an improved maintenance regime. The Town Council, in partnership with Flintshire County Council, will explore a number of projects:

- Explore the potential to reinforce the historic character of Mold's conservation area by investing in the public realm along the High Street. Reducing the amount of tarmac, using high quality natural and appropriate materials in a heritage setting and providing an improved environment for the street market will be important in helping to reinforce Mold's market town heritage.
- Commission engineers and designers to explore options to improve 'The Cross' junction – with an aim for an improved junction which gives greater priority to pedestrians.
- Identify other key junctions within the town centre as investment priorities to improve movement within the town centre for pedestrians and cyclists.



Brunswick Square and high street in Buckley which can now be used more effectively for events and reflects the industrial past of the town centre (image: Harrison Design and Development)



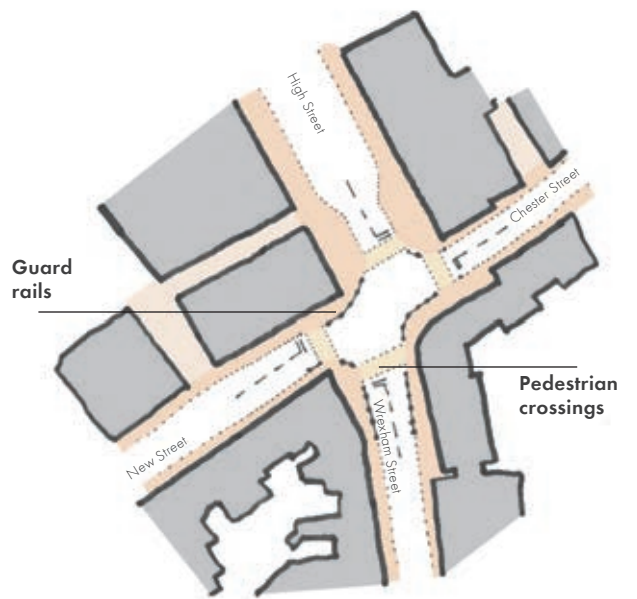
Daniel Owen Square is used for events and performances



The new stage and public realm around the Daniel Owen statue



- Key area of public realm improvements
- Important junction improvements



The Cross: existing junction layout



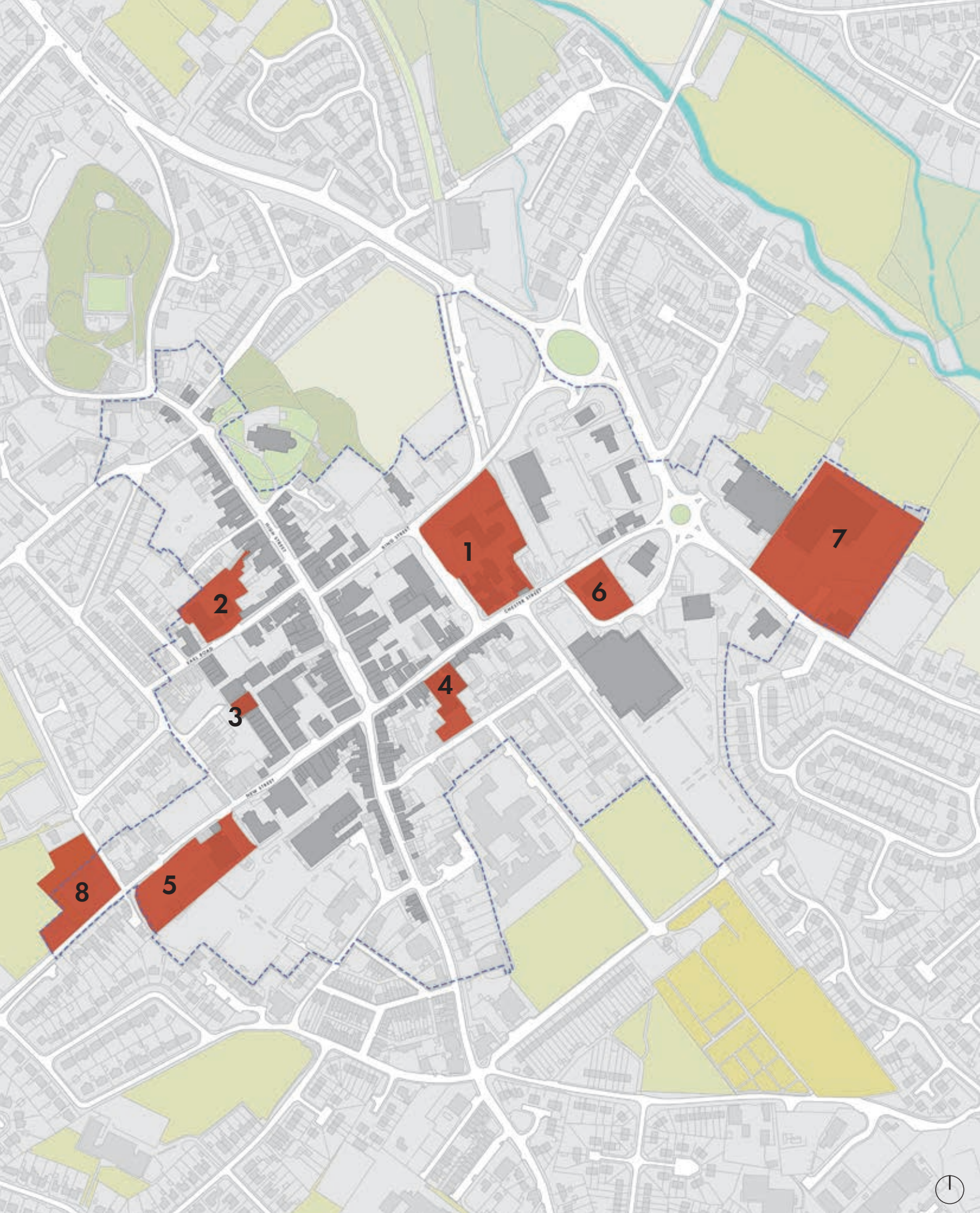
The Cross: an indicative design for the junction with a wide crossing area allowing pedestrians to cross diagonally, stopping traffic in all directions. The junction of Earl Road, King Street and High Street could also be treated in this way. At this stage, these are not formal proposals but indicative ideas.

T4 Supporting changes in the town centre

The town centre has a series of key opportunity sites, which, if developed successfully, could help deliver new uses and activities to the town. The Town Council would support the appropriate redevelopment of the following sites within the town centre:

Site	Existing buildings/ uses	Proposed uses
1	Police Station, King Street and Terrig House/ Court House, Chester Street	This site is a major mixed-use development opportunity and is considered particularly suited to incorporation of some County Council services should existing facilities be relocated. Any development would have to incorporate and be sensitive to the historic Old Court House and Terrig House. The Town Council would also support an hotel development and some residential use as part of the mix on this site.
2	Post office and sorting office, Earl Road	The post office is an essential facility in the town centre which services a wide catchment of local residents and businesses. Subject to an appropriate town centre replacement post office facility being found, this site would be appropriate for mixed-use development with the Town Council supporting the development of retail uses at the ground floor, with residential above.
3	Indoor Market, Daniel Owen Precinct	The indoor market should be refurbished or reprovided to make it a key attraction in the town centre.
4	Telephone Exchange, Chester Street	This site would be appropriate for retail uses with residential uses above the ground floor. The site would also be a good location for a new town centre hotel development.
5	Travis Perkins site on edge of New Street Car Park	Subject to the appropriate relocation of the existing use, the Travis Perkins site on the edge of the New Street car park would be appropriate for new homes.
6	Harleys Garage and adjacent sites, Chester Street	This is a prominent site on Chester Street which is a major approach to the town centre. The site which sits adjacent to the cutting associated with the former railway line has two frontages - one upper level to Chester Street and one lower level to the Tesco approach road. Mixed use redevelopment with ground floor retail uses and potentially residential uses on the upper floors to Chester Street and commercial uses at the lower Tesco level.
7	Sainsbury's Site, Chester Road	This is an edge of centre site but within walking distance of the town centre. A new foodstore has recently been proposed and the Town Council would welcome bringing the site back into commercial use for food or other suitable retail or business uses. Links with the town centre would need to be improved. There would also be scope to improve the community sports facilities in the area and enhance the quality of and access to the river corridor to the north as part of the Mold Green Band initiative (see S2).
8	New Street, east of Kendrick's Fields	Edge of centre site within walking distance of the town centre and adjacent to good quality public open space, part of which has been the subject of recent investment. The site straddles the western edge of the town centre boundary and presents a development opportunity with scope for retail or commercial uses. The relationship with Kendrick's Fields and its varied activities programme will be an important consideration.

Should the County Hall site come forward for redevelopment, a hotel use as part of a mixed use development could help support the town centre economy.



Supporting changes in the town centre

- key town centre sites
- - - town centre boundary

T5 Protect the best quality industrial/employment sites

Employment land plays a key part in the health and sustainability of Mold's economy, providing local job opportunities and broadening and diversifying the economic potential of the area. Mold has a number of good quality business and industrial parks which play an important role alongside retail and other employment uses in the Town in creating a balanced and resilient local economy. It is, however, recognised that some protected employment sites are either underutilised or lie underdeveloped. The desire to protect employment land should be balanced against the need to protect the environment and landscape and provide suitable housing sites within Mold.

The scale of employment land designation is determined by the County Council and is based on existing take up and future predicted demand. The Unitary Development Plan designated the following sites in Mold to be protected for employment land:

	Site	Area(ha)	Comments
1	Broncoed Business Park	1.1	
2	Mold Business Park	5.3	Retain allocation
3	Mold Business Park Extension	5	Mold Town Council supports the use of this land for housing

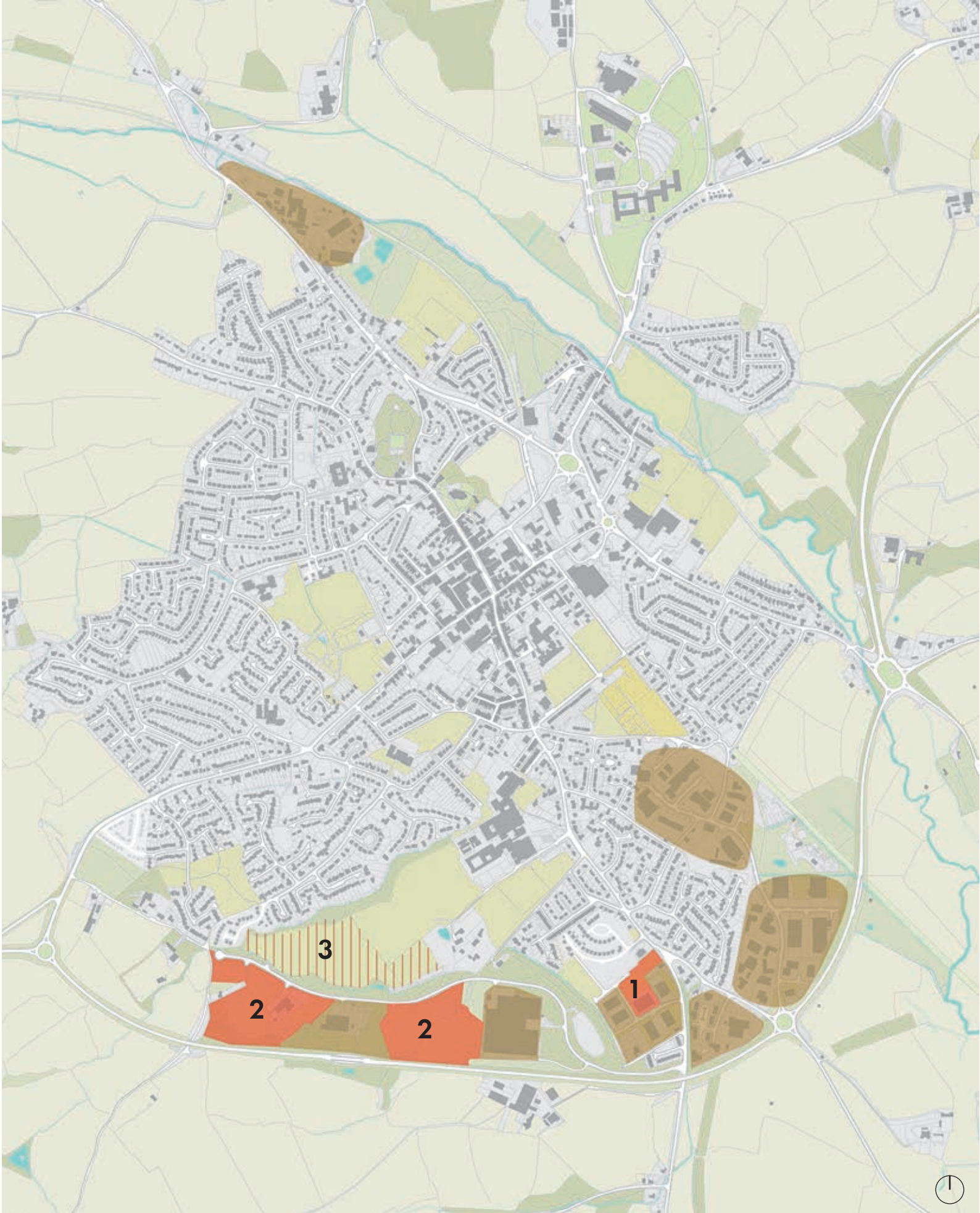
Sites will continue to be protected by the emerging Flintshire Local Development Plan and the 'Economy and Employment Local Plan Topic Paper' (2015) states the following:

'In previous development plans it has become practice to over-allocate employment land in order to provide for a range of employment sites by location, size and type in order to provide for a degree of flexibility. A robust review of existing sites is needed alongside an assessment of the amount and the type of sites likely to be required over the Plan period, in order to determine whether existing sites are still capable of meeting the needs of modern employers.'

Mold Town Council would support the principle of a review of the existing employment designations within Mold by the County Council to see if any sites are surplus to requirements. Mold Town Council supports the use of brownfield sites for housing development.



ENGIE headquarters, Mold



Protect important employment sites

- Allocated employment sites
- Unimplemented allocated employment site that is preferable to be used for new homes (see H1 and H4)
- Other employment areas

T6 Proactive engagement with the livestock market

The Livestock Market is a significant part of the town's history having operated on the site within Mold since 1879. The market also provides a link with the town's rural hinterland and agricultural industries. The Livestock Market is in a central location within Mold and can be accessed directly from the High Street via a number of lanes.

A survey was undertaken in 2015 to assess the contribution made by the Livestock Market to the economy of the town. This study, informed by face to face business and visitor surveys and an on-line survey, concluded that the Livestock Market played a key role in the town centre economy and was particularly important at drawing people to the centre and increasing footfall and spending levels in local businesses.

Going forward the Livestock Market should be supported in its existing location within the town centre. The survey findings indicate that there might be benefits to the town if the Market was able to diversify. In recognition of the importance of the Livestock Market to the character and economy of Mold, the Town Council is keen to foster a close working relationship with the market owners to explore commercial, tourist related, educational and other opportunities that might further strengthen and improve its role and position in the town. Potential projects and improvements might include:

- Improvements to the edges and routes into the Livestock Market would better connect the market to the High Street and upgrade the visual appearance of the market for other users of the town.
- Explore the potential to open up the market as a feature of the visitor economy within Mold. A viewing deck, information boards and a cafe or shop could attract local people and visitors.
- Diversification of uses on the site to include other agricultural produce, open to the general public would bring a wider population into the Livestock Market area.
- Explore the potential for a 'service-centre' for farmers and other agri-businesses within the area of the market. This could include support services such as veterinary, health care, health and safety and other farming advice services.



Photos showing Mold's Livestock Market

2 a strategy for housing growth

2.1 Introduction

The County Council, through the statutory development plan process, is obliged to ensure local housing needs are met in an appropriate and sustainable way. This will be done through the preparation of the Flintshire County Council Local Development Plan (LDP).

In order to demonstrate that there is an appropriate supply of housing land coming forward to meet local housing needs, the County Council has undertaken a Call for Candidate Sites and these sites are being consulted upon and assessed. The Town Council is an active consultee in the LDP process and has made representations on a range of potential development sites.

Whilst the Town Council recognises the importance of meeting local housing needs, it is important that this is not undertaken at the expense of the identity of Mold or that of other adjacent smaller settlements.



Looking south from Clayton Road

Housing facts

The number of households in Flintshire is anticipated to grow by 4.4% by 2016, with single person households seeing the most growth - 34.4%. One adult and one child, and one adult and two child households are anticipated to see the next highest rise at 29%.

In 2011, there were 63,781 properties in Flintshire, 37.6% of these were detached, 41.4% were semi-detached and 13.9% were terraces. Compared to the rest of Wales, Flintshire has a higher percentage of detached and semi-detached housing.

(Source: Flintshire SA and EA LDP scoping report, 2015)

2.2 What did you tell us during the public consultation?

People generally support the strategy for sustainable housing growth in Mold. In particular, many are excited at the prospect of the conversion of vacant town centre properties above shops into flats which could help to support a more thriving town centre.

People are eager to see more social and affordable housing, addressing the local needs of diverse groups, including those who are elderly and those who are young.

Although many recognise the need for new housing around the town, some concerns were raised during the consultation process. These include the impact of new housing on existing infrastructure and the environment. People are keen for better highway and public transport maintenance, drainage and water systems, and social infrastructure to support new houses.

Issues surrounding the impact of new housing on the environment include biodiversity, the protection of open spaces and flooding.

There is a desire for new housing areas to be mixed-use, which contribute to the positive nature of the town. People feel that more information is required about the impact of new housing on the town's character, design and layout of the new homes.

“It should be based on local need without encroaching on land on the fringes”

“Great idea to encourage housing in the centre of town, to create a more vibrant atmosphere and more foot traffic.”

“Mold has a great centre and facilities and is a good place to expand housing”

The edge of the town can be seen from the top of Bailey Hill

2.3 Key principles

The following principles set the vision for how new homes should come forward in Mold:

Brownfield land first

The Town Council supports the principle of making best use of previously development land in meeting housing needs. Undeveloped land beyond the built up area of Mold should be used only as a last resort and only once a careful and thorough assessment has been made of its suitability.

A growing town in a protected landscape

Mold needs to ensure that it has a sustainable supply of good quality new homes. However, the identity of the town should not be compromised. Mold's landscape is an important consideration in this regard and care will be needed to ensure green and undeveloped space is maintained between Mold and its neighbouring settlements.

High quality new neighbourhoods

New homes in Mold should be built to include homes for the elderly, affordable homes and family houses to Lifetime Homes standards. New homes should be designed to the highest quality, be environmentally friendly, create new green spaces, be accessible and sensitive to the prevailing character of Mold.



2.4 Relevant policies and studies

The following documents provide more detail and background information relating to the principles and projects for delivering a strategy for housing growth. The documents include local studies, district wide policy and national guidance:

Planning Policy Wales

Welsh Government TAN 1, 2, 3

Flintshire Unitary Development Plan:
GEN4 and separate background paper

Flintshire Emerging Local Development
Plan

Flintshire Joint Housing Land Availability
Study 2014

Flintshire Supplementary Planning
Guidance notes No 9, 10

2.5 Key projects

The following pages set out more detail about the five key projects identified to help deliver a strategy for housing growth:

H1 - A strategy for housing growth

H2 - Prevent coalescence – sites to be protected

H3 - Key principles for new housing developments

H4 - Large sites delivered with green spaces and routes

H5 - A range of types and tenures



Mold Police Station

H1 A strategy for housing growth

The Town Council will support the development of sites for housing in Mold in the following order:

A - Develop brownfield land first

Sites which have previously been developed or which already have consent for development within the urban area should be promoted for housing development. Smaller sites within the town centre which are currently unoccupied or underused should also be promoted.

B - Homes in the town centre: above shops and on allocated sites

Increasing the number of people living in the town centre would improve the vitality of Mold throughout the day and evening and help to make the town centre a safer place. To increase the number of dwellings in the centre of Mold, new homes should be developed above shops in town. Sites which have been promoted for mixed-use within the town centre should include new homes (see T4). Bringing vacant properties back into use should be a key priority.

C - Greenfield sites as a last resort

Flintshire County Council anticipates that greenfield sites will have an important role to play in meeting local housing needs (Source: Population, Household Growth and Housing Topic Paper No 10, Flintshire County Council, June 2015). However, Mold Town Council would only support the allocation of greenfield sites for housing development as a last resort and only when it can be demonstrated that sites in the existing urban area are not able to meet demand. Therefore, if land beyond the urban area is found to be required to meet housing needs, a restrictive and sensitive approach should be taken which does not undermine the identity of Mold or its neighbouring settlements and responds positively to local landscape features.

These greenfield sites should be assessed for their community and wildlife value, to ensure that the town maintains areas of tranquillity and for exercise, with safe havens for wildlife. If homes are built on the greenfield sites to the west of the town then efforts to address the poor Welsh Indices of Multiple Deprivation physical environment rating should be prioritised. The traffic impact of new development would need to be considered and mitigated as schemes come forward and assessed at a strategic level by Flintshire County Council.



- 1 - Maes Gwern - Allocated for development
- 2 - Land on the western edge of Mold, south of Gwernaffield Road - greenfield site
- 3 - Land between Factory Pool Lane and Gwernaffield Road - greenfield site
- 4 - Mold Football Ground, Denbigh Road - greenfield site
- 5 - Bryn Awel Hotel site - brownfield site

A strategy for housing growth

- Intensify the town centre
- Sites for new homes
- Prevent coalescence - protect this land and do not build on it

H2 Prevent coalescence – sites to be protected

Parts of the countryside around Mold are protected by policy GEN4 of the Unitary Development Plan. The following areas are designated as green barriers:

- Mold - Gwernymynydd; and
- Mold - Mynydd Isa/Sychdyn/New Brighton.

These green barriers are intended to:

- safeguard the surrounding countryside from further encroachment;
- prevent neighbouring towns or villages from merging into one another;
- preserve the special character of historic towns;
- assist in urban regeneration; and
- protect major road junctions from development which would be visually intrusive and compromise the appearance of a junction within its rural setting.

Development within green barriers will only be permitted where it comprises the following:

- justified development in association with agriculture or forestry;
- essential facilities for outdoor sport and recreation, or cemeteries;
- limited extension, alteration or replacement of existing dwellings;

- limited housing infill development to meet proven local housing need or affordable housing exceptions schemes;
- small scale farm diversification;
- the re-use of existing buildings; and
- other appropriate rural uses/development for which a rural location is essential provided that it would not:
 - contribute to the coalescence of settlements; and
 - unacceptably harm the open character and appearance of the green barrier.

This is of particular importance in Mold given the historic settlement nestled within sloping countryside, with views both in and out of the Town. These green barriers also protect the Town coalescing with the neighbouring settlements of Buckley, New Brighton, Mynydd Isa, Sychdyn, and Gwernymynydd. Mold Town Council oppose the development of rural sites which would result in the coalescence of neighbouring settlements.

H3 Key principles for new housing developments

Flintshire is a growing county and Mold will need to accommodate new homes to meet growing housing needs. As major developments come forward to meet these needs, proposals should respond to local character and distinctiveness in their design.

The Town Council consider that the following key principles will be important in guiding major new developments. This view is taken in order to help to create successful places which are well integrated with, and respectful of, the character of the existing environments within which they are located:

- A well connected network of streets.
- A street pattern that allows for connections with future development.
- Wide enough streets that allow for on-street parking to meet local car parking needs.
- Buildings which directly address their street with front doors and windows providing activity and overlooking throughout the day and night.

Other key principles which will be supported in any new development include:

- New homes which have the highest possible energy efficiency, use renewable power sources and have

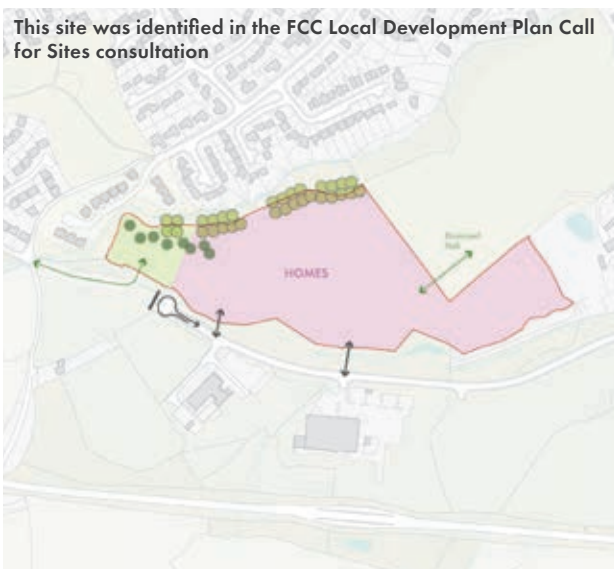
water saving mechanisms will be supported.

- The design of the public realm and driveways should be permeable to reduce the risk of water run-off and incorporate best practice in sustainable urban drainage.
- Where new development forms the edge of the urban area it should address the landscape, helping to improve the views of the surrounding countryside from the town and the appearance of the town from the countryside. The townscape impact of new development would be carefully considered through an Environmental Impact Assessment as part of the planning process.
- New development should have cycle lanes, footpaths, orchards and tree planting, growing areas, play spaces and a sensitive approach to ecology and biodiversity including habitats for wildlife.
- New developments should have Welsh street names to support the culture and sense of place.

In line with the Town Council's responses to the County Council's Call for Sites responses, the following framework plans illustrate how the larger greenfield sites on the edge of the town centre should come forward, if they were to be needed to help meet housing requirements.

Maes Gwern

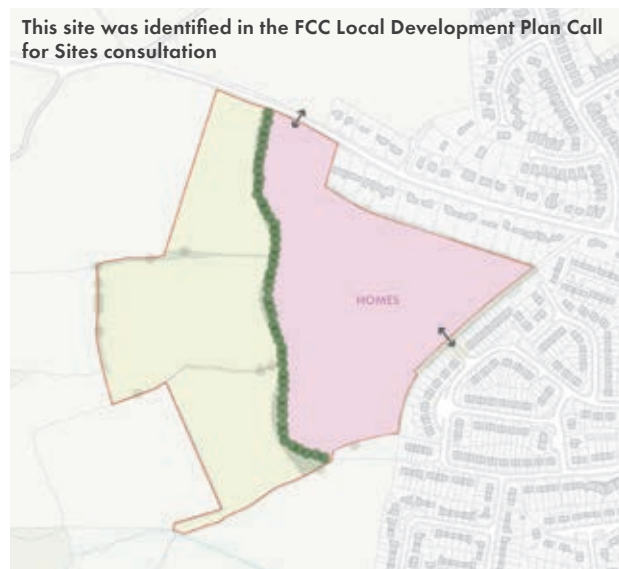
- Pedestrian routes into and through the site from Broncoed Park and Upper Bryn Coch
- Vehicular access should be from Maes Gwern
- Development should respect the existing band of trees to the north of the site
- Community orchard along the site's north-western edge
- A green space should be retained in the western corner to provide a break between areas of new housing
- New additional good quality open space to be provided within the development site



Maes Gwern

Land on the western edge of Mold, south of Gwernaffield Road

- Less than half of the site to be developed with homes contained within the eastern half of the site
- A new band of trees should be planted to contain this area of development
- Vehicular access should be from Gwernaffield Road and Hawthorn Avenue
- New additional good quality open space to be provided within the development site



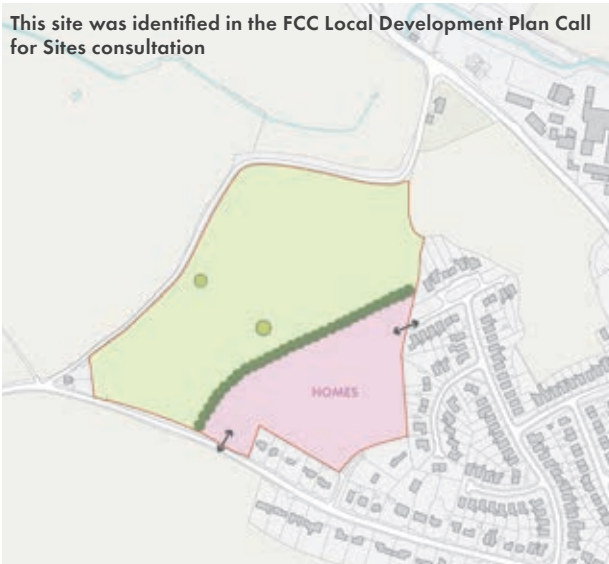
Land on western edge of Mold, south of Gwernaffield Road

Land between Factory Pool Lane and Gwernaffield Road

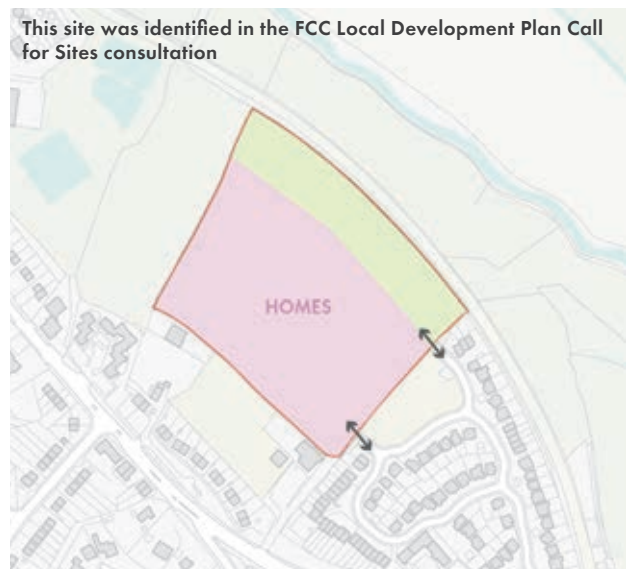
- Only the south-eastern edge of the site should be developed
- Open space should be retained to the western edge, maintaining the views across the field and mature trees
- Vehicular access would be from Gwernaffield Road and Alwyn Close
- New homes should complete the line of existing homes along Alwyn Close
- New additional good quality open space to be provided within the development site

Mold Football Ground, Denbigh Road

- Green spaces should be retained to the south and east of the site as well as creating a green edge along the disused railway track towards the River Alyn
- The site layout should promote access to the disused railway track
- All of the vehicular access will be from Tai Maes/Hafod Alyn
- New additional good quality open space to be provided within the development site
- Alternative new site to be developed for Mold Football Ground



Land between Factory Pool Lane and Gwernaffield Road



Mold Football Ground, Denbigh Road

H4 Large sites delivered with green spaces and routes

Where greenfield sites have been allocated for new homes, Mold Town Council will oppose any development which builds on the whole of the site area. New homes must reflect the landscape that they are built within and enhance the biodiversity of the area. Developers will need to include open spaces which are wildlife friendly and accessible to the local community.

Initiatives such as retaining hedgerows and trees; creating new green paths and corridors and open spaces for people and wildlife; planting new productive trees and having community growing areas will be supported.

With reference to sites identified in H3, the Town Council support the provision of green spaces as part of their redevelopment:

Maes Gwern – an orchard along the site's northern edge and green space to the western corner.

Land on the western edge of Mold, south of Gwernaffield Road - within the developed area public open spaces and wildlife areas should be provided.

Land between Factory Pool Lane and Gwernaffield Road – within the developed area public open spaces and wildlife areas should be provided.

Mold Football Ground, Denbigh Road – green edge along the disused railway track towards the River Alyn.

H5 A range of types and tenures

Mold Town Council will support development that promotes or includes the following:

- Housing for retired and elderly people. This should ideally be provided close to shops and services.
- New development should demonstrate that the homes properly meet the needs of residents including homes for first time buyers, for single people, affordable homes, family homes at a range of sizes and styles including bungalows, semi-detached, detached and terraced houses.
- Initiatives to deliver low-cost housing will be supported. This may be delivered by mainstream developers or through other mechanisms such as self-build or community-led projects.



As in many towns, Mold has a significant range and type of housing within its built up area. Promoting development that provides a range of house types and tenures is an important part of the Town Plan

3 Environment, open space and connections

3.1 Introduction

The importance of well designed open spaces in Mold is identified as one of the central principles underpinning Mold's Cittaslow status. The Town Council has for many years worked with local groups to improve the quality of the open spaces within the town. The relationship between town and countryside and easy, good quality links to open spaces is also critical to the quality of life enjoyed by those who live, work and visit the town. Mold is an important centre for transport, retail, medical and education services for people in the surrounding villages.

Open space facts

The following facts and information provide support and context for many of the key projects on the following pages.

Mold in the context of Flintshire

Part of the Clwydian Range and Dee Valley AONB, along with a number of other landscape features and heritage assets, are located in Flintshire and hold national recognition for their special qualities.

In 2014, 69% of people surveyed in Flintshire considered it safe to allow their children to play outside, whereas 21% did not and 10% were undecided. Compared to the national average this is 4% higher for the percentage of people who thought it safe to let their children play outside and

4% lower for the people who disagreed it was safe (statswales.wales.gov.uk).

Some areas in the lower reaches of the town have suffered from intermittent flooding over the years. However, a large scale capital works scheme along the River Alyn in 2004/5 by the Environment Agency and Flintshire County Council now protects those living alongside the river from such events. There are also plans prepared for another major capital scheme to deal with occasional flooding episodes from drainage problems which affect other parts of the Town.

In the Mold Livestock Market Survey 44% of businesses, 65% of visitors and 49% of on-line survey respondents considered the town's physical appearance to be one of its key assets.

33% of business, 75% of visitors and 32% of those taking part in an on-line survey considered that Mold's transport links are one of the town's key assets.

53% of businesses, 70% of visitors and 53% or those partaking in the on-line survey considered that car parking to be one of the town's key assets – compared with a national small towns' average of 45%

(Source for three above survey findings is Livestock Market Survey Report 2015.)

3.2 What did you tell us during the public consultation?

Protecting and enhancing existing open spaces, both in the centre and around the centre, is a priority for people living in Mold. In particular, the protection of wildlife and trees that surround the industrial area is an issue that needs addressing.

Key sites to be improved include Bailey Hill, an underused asset which could be enhanced and promoted as a historic site, and the Maes Bodlonfa Recreation Ground, the focus of many of the town's activities. Members of the public supported the creation of new open spaces, such as new 'rest gardens' within the town, and better connected spaces across Mold.

Specifically, people like the idea of using the derelict railway line as a new cycle route across the town. There needs to be a cycle network which links up with existing routes such as Deeside and Sychdyn cycle

routes and the national cycle network beyond (Route N5). Key junctions, such as the Cross junction on the High Street, and at Wood Green / Ffordd Pentre, need to be made safer for pedestrians to encourage walking around the town.

Other sustainable modes of transport, such as buses, should also be improved. Suggestions included more frequent bus routes to Buckley, Wrexham and Liverpool, and a free shuttle bus and park & ride, from County Hall. Disabled car parking provision should also be considered.

“Paths along and close to the River Alyn need to be improved”

“This is vital for a high quality of life within any community”

“More dedicated cycle lanes required”

3.3 Key principles

Mold's existing open spaces and its setting on the edge of the Clwydian Range is an asset for the town. Improving routes to and through the town for all modes is an ongoing objective. The following principles shape how Mold's open spaces and connections to them should be enhanced:

Open spaces for people and wildlife

Protect and develop the wildlife corridors stretching from Mold's rural hinterland into the existing built up area and promote environmentally friendly planting on public sites and in private gardens. Encourage projects such as community growing and planting in new and existing public spaces and support projects to raise the quality of parks and open spaces in the town centre. New community gardens will be supported to encourage local growing.

Make it easy for people to travel sustainably and enjoy the outdoors

Ensure there is a network of safe pedestrian and cycle friendly routes linking the town centre with key destinations such as local schools, parks and recreation grounds, key employment locations and the rural hinterland beyond the urban area. Improving links to nearby railway stations including Flint, Buckley, Chester and Wrexham will help people make sustainable transport choices.

Improving air quality

Promoting tree planting and more sustainable forms of development will have a positive impact on air quality.



Bradley Wiggins cycling through Mold as part of the Tour of Britain



An event at Bailey Hill



Mold is surrounded by attractive countryside and open spaces

3.4 Relevant policies and studies

The following documents provide more detail and background information relating to the principles and projects for delivering enhanced open spaces and connections. The documents include local studies, district wide policy and national guidance:

Bailey Hill Masterplan and Outline Conservation Statement and Management Plan. (2011/12) Harrison Design Development. Subsequent HLF application.

Flintshire Green Space Strategy.

Flintshire's Destination Management Plan 2013.

Flintshire Unitary Development Plan

Flintshire Emerging Local Development Plan

Mold Action Plan 2011 - 2025

Welsh index of multiple deprivation

The Active Travel (Wales) Act 2013 and Flintshire Active Travel Existing Route Map

3.5 Key projects

The following pages set out more detail about the six key projects identified to help deliver enhanced open spaces and connections:

S1 - Protect the varying landscape character on the edge of Mold

S2 - Deliver the Mold Green Band

S3 - Promote leisure and sustainable travel cycling routes

S4 - Support and enhance new and existing green spaces within the town

S5 - Review the flood defences

S6 - Links with rural communities

S1 Protect Mold's varied landscape setting and character

The developed area of Mold has four distinct landscape types which help to determine the edge of the town. The Town Council will look to protect the following edge conditions:

The River Alyn valley

The river and its associated landscape and topography form a sensitive landscape edge along the northern and eastern edge of the town which creates a natural edge to this side of the town. The corridor of the River Alyn is a key ecological, recreational and open space resource for the town as a whole. New development within or adjacent to this corridor should be carefully planned to protect the ecological character and openness of this key landscape feature. Where appropriate, new development should also support the delivery of improved public access and quality of recreation facilities along this corridor.

North east cluster

Historically, some development has taken place beyond the Alyn corridor which is considered part of the built up area of Mold along Bryn Awelon and the civic facilities of the County Council offices and Theatr Clwyd. The Town Council would not support further development in this location to protect against the coalescence

of Mold, New Brighton to the east and Sychdyn to the north. The Town Council do support change of use to the old County Offices site if County Hall is demolished.

A494 bypass

The bypass plays a key role in ensuring through-traffic is kept out of the town centre. Its route around the south side of Mold also provides good access for businesses in the Bromfield Industrial Estate and other business parks along Queen's Lane. It is important to retain the remaining space between the bypass and the industrial sites.

The Eastern Edge





It is also important to retain the remaining green wedge between Woodlands Road and Mynydd Isa on the East side of the town to protect against the coalescence of the two communities.

The western fringe

This fringe is formed by housing estates bordering farmland. At certain points this edge is visible from the surrounding countryside. This edge is less constrained than others around the town. It is less sensitive in terms of coalescence, does not benefit from a river corridor and is not constrained by a by-pass road.



Landscape character

-  River Alyn valley
-  Western fringe
-  A494 bypass
-  North east cluster

S2 Deliver the Mold Green Band

Mold Town Council supports the concept of creating a 'green band' walking route around Mold. The Town Council feels that this is an important initiative which will help to make the town a more enjoyable, more accessible and healthier place in which to live, work and visit. The key purpose of this initiative is:

'To create a pedestrian-friendly 'Green Band' around Mold, as accessible as possible to visitors and residents, and enhanced with wild flowers, with the aim of creating a quality visitor destination and a pollinator-friendly habitat'

The route is highlighted on the plan on the opposite page and new and improved green spaces and places along the band will include:

- At the heart of the Mold Green Band is the River Alyn, an oasis of calm, rich in wildlife, within minutes of the Town and yet largely bypassed by residents and visitors alike. On the banks of the River Alyn, the first planting areas of the Mold Green Band are taking shape
- On the western side of Mold, public spaces already available offer potential habitats for wildlife and for wild flower displays
- The eastern side, from Chester Road to Wrexham Road, is more reliant on small edges of planting and routes along pavements. Potential opportunities

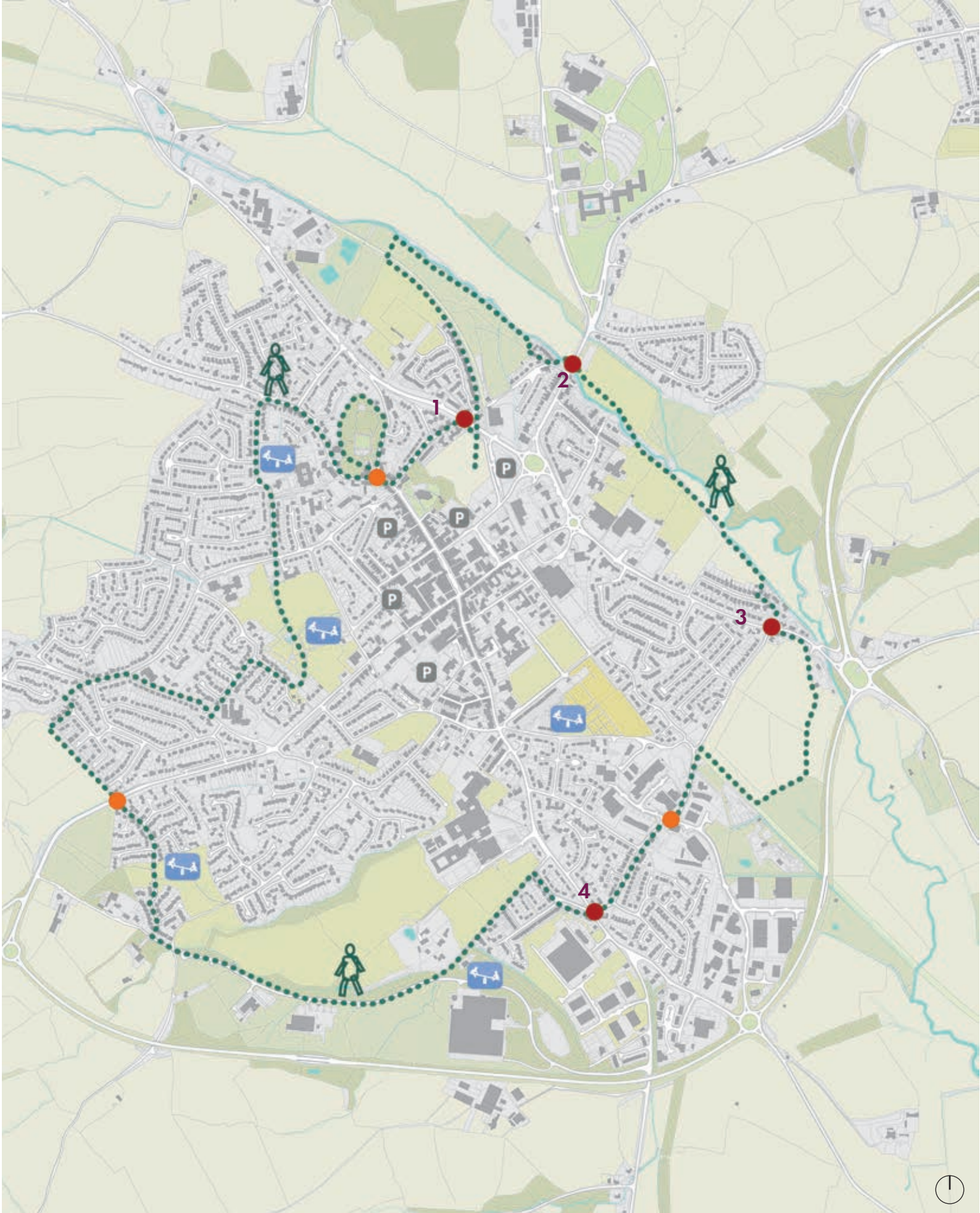
exist for wild flower planting using some of the wide grass verges along the route

- The fields to the east of Woodlands Road could help strengthen the eastern section of the Mold Green Band by providing footpaths and community woodland in the area.
- Planting more trees throughout the town is one measure which can be used to mitigate against the risk of flooding and help absorb harmful traffic emissions (see page 52).



Pedestrian controlled traffic lights would provide safer access at a number of places on the Mold Green Band including: (numbered on the map on the opposite page):

1. Denbigh Road (access to the Railway Path (Bovril) from Love Lane car park)
2. King Street (Leadmill Bridge and the River Alyn)
3. Across Chester Road
4. Wrexham Road (Broncoed Park)

Smaller scale access point improvements have also been identified as desirable on Ruthin Road, on the entrance to Bailey Hill and on the Woodlands Road/Bromfield Lane/Gas Lane junction. These are marked in orange on the map opposite.



Proposed Mold Green Band

- ⋯ Proposed / aspirational route
-  Play-spaces
-  Car parks
- Key junctions to be improved
- Small scale junction improvements

S3 Promote walking, leisure and sustainable travel cycling routes

Mold is set within beautiful countryside, perfect to explore on foot or on a bike. The town also has the potential to improve its cycle routes and facilities to encourage more people to choose sustainable methods of travel for their everyday journeys.

Mold Town Council will work in partnership with Flintshire County Council to explore the provision of a network of cycle routes within Mold. These should link the following destinations:

- Schools;
- The Community Hospital;
- The town centre;
- County Hall;
- A route that goes near most residential areas;
- Key employment areas including Bromfield, Denbigh Road;
- Mold Leisure Centre;
- Rugby and football grounds.

New locations for bike racks in the town centre could include:

- Bailey Hill, near the High Street entrance.

Routes connecting places out of the town centre should include:

- East along the A549 towards Buckley and train services.
- North towards Sychdyn and further north to link with NCN 5 as a leisure route.

Most of these cycle routes will be provided on-street, with areas designated for cyclists. Key junctions including the roundabouts on the A541 should be improved for cyclists.

The Town Council would also support the use of the disused railway line within Mold to be transformed into a leisure walking and cycling route. This could eventually connect north west to Rhydymwyn.

The Town Council, in conjunction with Flintshire County Council, will work towards Mold becoming a member of the organisation 'Walkers are Welcome' which prioritises towns and villages as attractive destinations with top quality information and services for walkers.



Proposed cycle routes within the urban area of Mold

- Proposed cycle routes
- Important destinations
- Proposed leisure cycle routes
- - - Longer term leisure cycle routes

S4 Support and enhance new and existing green spaces within the town

Within the centre of Mold there are a series of attractive green public spaces, sports fields and playgrounds. These are an important resource for local residents and visitors to the town. Mold Town Council will support any initiatives which improve the use and quality of these spaces including planting initiatives, new equipment and maintenance.

The following projects are priorities for the Town Council:

- A Heritage Lottery Funding (HLF) application to support improvements at Bailey Hill.
- The community orchards and other spaces associated with the Mold Green Band (see S2).
- Improvements to the quality of the facilities in and quality of access to Maes Bodlonfa/Kendrick's Field, New Street recreation ground.
- Tree planting programmes as funding opportunities arise.

S5 Review the flood defences

Mold Town Council will work in partnership with Flintshire County Council to review the flood defence strategy for the town including additional water mitigation measures higher up the hills towards Gwernymynydd and Gwernaffield and investment in potential new flood defence schemes to mitigate any impact of new development.

The Town Council supports the use of sustainable urban drainage (SUDs) in new development.

S6 Links with rural communities

In recognition of Mold's wide catchment which includes many surrounding rural communities, Mold Town Council, in collaboration with neighbouring community councils, would support community based sustainable transport links between surrounding villages and Mold. The revenue implications of such services would need to be carefully explored and a business case agreed and approved.

Opposite: New homes at Upper Bryn Coch



4 empowering communities and enhancing services

4.1 Introduction

Flintshire County Council is working with local people to find local solutions to provide services. Local communities have a big opportunity to play their part and take responsibility for the provision of some local services and facilities which the County Council are stepping away from. These changes are necessary in view of the unprecedented reduction in government funding. However, the County Council hope that its community partners, like Mold Town Council, can help to maintain the most important and valued of these services.

Further dedicated community consultation is required in order to agree the approach to be taken to this issue. However, alternative delivery methods are being considered to maintain these services for local people. In this context, Mold Town Council is particularly well placed to potentially take a more prominent and proactive role in service delivery in view of its strong and established links and partnerships with a diverse network of existing local and community groups. Mold Town Council already delivers services for the town including a yearly spring clean of the town centre.



Mold bus station



Santa dash warm-up, Mold

4.2 What did you tell us during the public consultation?

People are keen for town centre conveniences to be improved, particularly public and disabled toilet facilities at the bus station, New Street Car Park and at the Daniel Owen Community Centre. Improved sport and recreational facilities in the town could also help to improve the offer of services available to those who live and work here.

Many people agreed that communities should be able to influence and make decisions about changes in their neighbourhoods. Generally, people are enthusiastic about getting involved in this process, but are concerned that they are not informed or skilled enough to be able to make a difference.

People commented that there should be good communication between the Council and residents, and training and support should be offered to those who want to be more involved in decision processes.

Mold's identity as a Welsh town should be preserved, and part of empowering communities includes the recognition of a bilingual community and the rich cultural heritage of the Welsh language. This characteristic is part of what makes Mold a special place.

“Services can always be improved upon and communities should always be allowed their say.”

“The local community needs to become more involved in retaining and enhancing services in Mold”

“Communicate and encourage folk to get involved”

4.3 Key principles

Mold has a strong sense of community spirit and cohesion. This is partly due to the many active societies, churches and organisations and the variety of events taking place in the town.

A place for young and old

The town should be developed as a place for all ages including improving the provision for young people with child-friendly facilities as well as provision of important facilities for older people.

A place with an active and supported community

The town should continue to be a place with a wide ranging variety of community groups and organisations which hold events, festivals, meetings and promote a sense of community and give Mold a welcoming identity.

A series of protected community assets

Due to the current economic climate Flintshire County Council is no longer able to support a number of its community assets in Mold and has offered them for asset transfer. Mold Town Council has consulted with Mold residents and businesses to identify the assets and services which should be protected if funding can be found.

A commitment to working in partnership

Mold Town Council has a long history of successfully working in partnership with key agencies, authorities, societies and local groups. This commitment to partnership-based working, underpinned by values based on the importance of community support, is fundamental to the ongoing work of the Town Council.



Mold Food and Drink Festival attracts over 10,000 visitors

4.4 Relevant policies and studies

The following documents provide more detail and background information relating to the principles and projects for delivering an empowered community and enhanced services. The documents include local studies, district wide policy and national guidance:

Flintshire Unitary Development Plan

Flintshire Emerging Local Development Plan

Mold Action Plan 2011 - 2025

Flintshire County Council Asset Transfer Policy and Guidance

Wellbeing and Future Generations Wales Act 2014

Cittaslow Goals

4.5 Key projects

The following pages set out more detail about the three key projects identified to help deliver an empowered community and enhanced services.

C1 - Asset transfer

C2 - Dementia Friendly Community and other groups with disability

C3 - Putting on an event? The Town Council are here to help



Community gardening at Park Avenue

C1 The transfer of assets and services

Community Asset Transfer involves the transfer of ownership and/or management of land or buildings from a statutory body (such as a County Council) to a community based organisation or group (such as a charity or community interest company) at less than market value for local social, economic or environmental benefit.

A number of public bodies, in particular local authorities, have the power to dispose of land and buildings at less than market value where they are able to show that doing so will result in local improvements to social, economic or environmental well-being. The legislation that allows communities to do this is the General Disposal Consent (Wales) 2003.

Flintshire County Council has identified a number of Community Assets for transfer within Mold, which include the play areas and public conveniences, and these have been highlighted as important in consultation with residents and visitors to Mold. The Town Council will carry out a further consultation to identify services that the Town Council might take on.

The Town Council has a small budget which has been put aside to look after a number of identified community assets which local people feel should be protected.

C2 Dementia friendly community and other groups with disability

A Dementia-friendly community is one in which people with dementia are empowered to have high aspirations and feel confident, knowing they can contribute and participate in activities that are meaningful to them.

The town is currently looking at the official process from the Alzheimer's Society for Mold to achieve 'Working to become Dementia Friendly' Status. A steering group has been formed with representatives from a number of organisations, businesses and with residents of Mold, and aims and objectives are currently being set to drive this initiative forward.

Dementia Friendly will mean different things to different communities and the Town Council would like to hear what it means to residents and/or businesses of Mold.

Policy C2 extends to include other groups with different types of disability, including partially sighted or blind people and those with reduced mobility, including wheelchair users.

C3 Putting on an event? The Town Council are here to help

The Town Council recognise the brilliant work local community groups do in Mold and we will continue to provide support to local groups with the running and organisation of events in the town. The Council will help find suitable venues, organise permissions and licences where appropriate and offer promotion on their own website.



Mold Carnival

Community events and activities including clearing at Bailey Hill, the annual pancake race in the town centre and Staff at P&A helping with Mold Spring Clean

Action plan

The following table sets out an action plan for the delivery of the strategies set out within this document.

Ref	Project	Funding	Time scales	Delivery lead
THEME 1: An attractive and thriving town				
T1	Promote and manage the market offer in the town centre	Mold Town Council	ongoing 0-5 years	Mold Town Council
T2	Shop-front improvements on High Street	Heritage Lottery Funding or similar	0-5 years	Mold Town Council and businesses
T3	Improving the public realm in the town centre	Flintshire County Council and Heritage Lottery Funding or similar	5-10 years	Mold Town Council and Flintshire County Council
T4	Supporting changes in the town centre	Private - landowner	5-10 years	Mold Town Council and Flintshire County Council
T5	Protect the best quality industrial/employment sites	n/a	ongoing	Mold Town Council and Flintshire County Council
T6	Proactive engagement with the Livestock Market	Private - landowner	ongoing 0-5 years	Mold Town Council and landowner
THEME 2: A strategy for housing growth				
H1	A strategy for housing growth	n/a	ongoing	Mold Town Council and Flintshire County Council
H2	Prevent coalescence - sites to be protected	n/a	ongoing	Mold Town Council and Flintshire County Council
H3	Key principles for new housing developments	Private - landowner	Only as and when sites are demonstrated to be required	Mold Town Council, Flintshire County Council and Landowner
H4	Large sites delivered with green spaces and routes	Private - landowner	Only as and when sites are demonstrated to be required	Mold Town Council, Flintshire County Council and Landowner
H5	A range of types and tenures	Private - landowner	ongoing	Mold Town Council and Flintshire County Council
THEME 3: Environment, open space and connections				
S1	Protect the varying landscape character on the edge of Mold	n/a	ongoing	Mold Town Council and Flintshire County Council
S2	Deliver the Mold Green Band	Mold Town Council and BIG lottery funding or similar	0-5 years	Mold Town Council
S3	Promote walking, leisure and sustainable travel cycling routes	Flintshire County Council	0-5 year	Mold Town Council and Flintshire County Council
S4	Support and enhance new and existing green spaces within the town	Mold Town Council and Flintshire County Council	ongoing 0-5 years	Mold Town Council and Flintshire County Council
S5	Review the flood defences	Flintshire County Council	0-5 year	Flintshire County Council
S6	Links with rural communities	Mold Town Council and Flintshire County Council	0-5 year	Mold Town Council and Flintshire County Council
THEME 4: Empowering communities and enhancing services				
C1	Asset transfer	Mold Town Council and Flintshire County Council	0-5 years	Mold Town Council and Flintshire County Council
C2	Dementia friendly community and other disabilities	Mold Town Council	ongoing	Flintshire disability Forum and Mold Steering Group
C3	Putting on an event? The Town Council are here to help	Community organisations	ongoing	Mold Town Council

Contact

The Mold Town Council Office is based on the first floor of the Town Hall in Earl Road, Mold and is open on weekdays from 9.00am to 4.30pm.

Address:

Mold Town Council
Town Hall, Earl Road
Mold, Flintshire CH7 1AB

Clerk and Finance Officer:

Samantha Roberts
01352 758532
townclerk@moldtowncouncil.org.uk

Support Officer:

Jane Evans
01352 758532
supportofficer@moldtowncouncil.org.uk

Town Manager:

Dave Hill
01352 751819
tcm@moldtowncouncil.org.uk

Cemetery Superintendent:

Arfon Williams-Cooke
01352 753820

Pass it on

Please pass this copy of the Mold Town Plan onto someone else to read and enjoy.

Or leave it somewhere in your local community where others will be able to learn more about plans and projects for Mold. Thank you.

