Flintshire Local Development Plan

Preferred Strategy

Summary Leaflet

Consultation ends
21st December 2017

November 2017
This leaflet is a summary of the Flintshire Local Development Plan (LDP) Preferred Strategy document which can be accessed online at www.flintshire.gov.uk/ldp/preferredstrategy

The Flintshire Local Development Plan (LDP) will set out where new development goes in the future as well as planning policies which define how development should happen, on a range of land use issues. This plan will cover the 15 year period 2015 to 2030.

The Preferred Strategy is the first part of the Flintshire LDP. It sets out the broad approach that the LDP intends to take in order to ensure that development in the County takes place in a sustainable way. A more detailed second part of the plan (the Deposit Plan) will follow at a later date.

Whilst this is the first formal part of the LDP to be published for consultation, the Key Messages and Strategic Options have already been consulted on during 2016.
What does the Preferred Strategy cover?

The document includes a vision for the Plan, the issues facing the Plan and the objectives of the Plan. These are elements that have been the subject of previous engagement and consultation.

The document moves forward from the previous Strategic Options document in that it identifies a preferred level of growth and a preferred spatial strategy for distributing that growth.

The ‘new’ elements in the document include:

- Strategic policies on a range of topics
- Two strategic mixed use development sites

The Preferred Strategy therefore identifies a figure for housing and employment growth, i.e. how many new houses should be developed and how much employment land will be required in the County over the 15 year plan period. This document sets out how the settlement hierarchy generally identifies which settlements could accommodate development and also proposes two large mixed use development sites or Strategic Sites.

The Preferred Strategy also provides a broad strategic framework of planning policies, with each policy having a ‘policy context’ section providing links to:

- the relevant Plan Objectives that the policy aims to meet;
- relevant sections of Planning Policy Wales that the policy complies with;
- key evidence that the policy is based on;
- Welsh Government Well-being goals relevant to the policy aims;
- Subsequent detailed policies to be included in the Deposit Plan.

The Preferred Strategy document does not include detailed policies, allocations, settlement boundaries, or other designations and is not accompanied by proposals maps. These will follow at a later date when the Deposit LDP is produced.
Accompanying the Preferred Strategy is a set of supporting documents which set the detailed context for the development of this strategy:

<table>
<thead>
<tr>
<th>Document</th>
<th>Description</th>
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<tbody>
<tr>
<td>Sustainability Appraisal (SA) [inc Strategic Environmental Assessment (SEA)]</td>
<td>On-going assessment process to examine the sustainability and environmental impact of the Preferred Strategy</td>
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<tr>
<td>Habitats Regulations</td>
<td>Assessment of the effects of the Preferred Strategy on European protected habitats</td>
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<tr>
<td>Welsh Language, Health and Equalities impact assessments</td>
<td>Combined assessment to demonstrate the effect of the Preferred Strategy on the Welsh Language, health and equality</td>
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<tr>
<td>Background Paper: Population and Household Projections</td>
<td>Explains the technical basis for and assumptions behind the preferred growth option</td>
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<tr>
<td>Further Employment Growth Scenarios Assessment</td>
<td>Supplementary work following on from the Employment Land Review to identify employment growth scenarios</td>
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<tr>
<td>Background Paper: Consideration of Growth and Spatial Options</td>
<td>Explains the consideration of growth and spatial options engagement and consultation feedback and the identification of the preferred options</td>
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<tr>
<td>Background paper: Assessment of Candidate Sites against the preferred Strategy / Invitation for Alternative Sites</td>
<td>Sets out an assessment of the degree to which each Candidate Site broadly accords with the Preferred Strategy and explains the opportunity for ‘new’ or alternative sites to be put forward for consideration</td>
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<tr>
<td>Soundness self-assessment</td>
<td>An assessment of the degree to which the Preferred Strategy conforms with the LDP Soundness Tests</td>
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<tr>
<td>Comments Form</td>
<td>A form for submitting comments on the Preferred Strategy</td>
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<tr>
<td>Local housing market assessment</td>
<td>A study which seeks to understand the local housing market and housing need / demand in order to inform policy and strategy in the LDP</td>
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<tr>
<td>Gypsy Traveller Accomodation Assessment</td>
<td>A study which identifies the likely need for gypsy and traveller pitches over the short term (5 years) and plan period</td>
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What are the key headlines in the Preferred Strategy?

Extensive consultation and engagement with key stakeholders, County Councillors, Town and Community Councillors and members of the public was carried out in 2016 on the various Growth and Spatial Options. As a result it is considered that sufficient consensus was reached on the amount of homes, jobs and employment land to be provided for in the Plan and how that development should be distributed spatially across the County. This consultation feedback has been used by the council to help finalise the Preferred Strategy.

The key overriding components of the LDP Preferred Strategy are defined by the following strategic policies:

Policy STR1 Strategic Growth

This policy makes provision for:

- 8,000 to 10,000 jobs
- 223ha of employment land
- 7,645 new homes to meet a housing requirement of 6,950

The mid-point of option 6 (employment growth scenarios with proposed housing of between 6,550 and 7,350) was chosen as the most appropriate level of growth which is 6,950 dwellings or 463 per year. A 10% flexibility allowance is added on top of this to create a total housing figure of 7,645 or 509 per year. This level of growth is supported by Option 4 which proposed 6,600 homes based on increasing migration levels i.e. what demographic changes would be needed to deliver the jobs based growth.
Policy STR2 Location of Development

This policy is based on Spatial Option 5 ‘Sustainable Distribution plus Refined Approach to Rural Settlements’.

The policy directs new development to:

- **Allocated sites**
- **Principal Employment Areas**
- **Sustainable settlements based on the first three tiers of the settlement hierarchy:**
  - **Main Service Centres** – the main locations for new housing development which reinforces and contributes to sustainable settlements
  - **Local Service Centres** – the location for more modest levels of new housing development
  - **Sustainable Settlements** – the location for housing development related to the scale, character and role of the settlement.

Defined Villages will be the focus for a flexible and sustainable local needs based affordable housing. Undefined Villages will be limited to small scale infill or rounding off where local needs affordable housing only is delivered.

The Spatial Strategy Map opposite helps to demonstrate the relationship of settlements within the Council’s Preferred Strategy:

- Spatial Option 5, Sustainable and Flexible distribution directs new development to settlements that are considered to be the most sustainable.
- Takes a flexible approach to meeting future development needs.
Policy STR3 Strategic Sites identifies two strategic mixed use development sites at:

Northern Gateway, Deeside STR3A.
Mixed use development located between Garden City and Deeside Industrial Park comprising:
- 1300 homes
- 100ha employment
- Supporting facilities and development

Warren Hall, Broughton STR3B.
Mixed use development at the junction of A5104 and A55 (junction 35a) comprising:
- Employment
- 300 homes
- Commercial hub - hotel, leisure, local centre and retail

In addition the Preferred Strategy also includes the following topic based strategic policies. These strategic policies should be read together as they have been drafted to deliver sustainable development in the County:

- STR4 Principles of Sustainable Development and Design - Approaches to delivering sustainable development
- STR5 Transport and Accessibility - aims to facilitate an integrated transport system and ensure sustainable and accessible development.
- STR6 Services, Facilities and Infrastructure - aims to ensure that new development is supported by necessary and adequate infrastructure.
- STR7 Economic Development, Enterprise and Employment - seeks to ensure a healthy, vibrant and diverse local economy
What are the key headlines in the Preferred Strategy?

- STR8 Employment Land Provision - makes provision for a range of employment land and premises
- STR9 Retail Centres and Development - seeks to support town, district and local shopping centres as multi-functional hubs for local communities
- STR10 Tourism, Culture and Leisure - sets out a number of principles to be applied in considering different tourism, leisure and cultural development proposals
- STR11 Provision of Sustainable Housing Sites - sets out the approach and principles to be applied in making provision for viable and deliverable housing development to meet general, affordable and other specific housing needs
- STR12 Provision for Gypsies and Travellers - sets out the approach to be taken in providing for the needs of gypsies and travellers
- STR13 Natural and Built Environment, Green Networks and Infrastructure - identifies approaches that seek to protect both the built and natural environment
- STR14 Climate Change and Environmental Protection - sets out the ways in which the Plan can help address Climate Change and also deals with other aspects of environmental protection such as flood risk, pollution and energy generation
- STR15 Waste Management - seeks to ensure a sustainable approach to managing waste within the County
- STR16 Strategic Planning for Minerals - sets out the ways in which the Plan will sustainably manage minerals resources and activity
We want to prepare the Plan in a step by step manner with input from key stakeholders, and a range of organisations and local people.

Following this consultation we will progress work on the Deposit LDP. Further technical work will be undertaken and all your comments considered carefully to help us move forward to the next stage of the plan process.

Once we have done this we will be asking for your views on the Deposit Plan.
This is your opportunity to have your say on how your county develops in the future.
You can tell us what you think either by:

- Using the on-line consultation portal
- Filling in our comments form www.flintshire.gov.uk/LDP/preferredstrategy and sending it to us
- By email at developmentplans@flintshire.gov.uk
- Writing to us direct

The closing date for sending in comments is Thursday 21st December 2017

Please send your comments to:
Andrew Farrow,
Chief Officer (Planning and Environment),
Flintshire County Council,
County Hall,
Mold, Flintshire,
CH7 6NF

For further information and advice can be obtained from your policy team by email or telephone on 01352 703213.