

## Flintshire Deposit Local Development Plan - Examination Matters Arising Changes - Consultation Representation Form

The Council is consulting on the Matters Arising Changes (MACs) arising from the Examination of the Deposit Local Development Plan (LDP) and also on a range of documents and evidence which support the MACs. Further details on the consultation can be found at [www.flintshire.gov.uk/ldp](http://www.flintshire.gov.uk/ldp) .

This representation form may be submitted by:

- downloading the form and e-mailing to [developmentplans@flintshire.gov.uk](mailto:developmentplans@flintshire.gov.uk)
- printing and posting to Andrew Farrow, Chief Officer (Planning Environment and Economy), Flintshire County Council, County Hall, Mold CH7 6NB

This form has several parts:

Part A - Personal details

Part B - Your representation

Part C – Tests of Soundness

Part D – Supporting Information and Documents

Part E – Appearance at Examination Hearing Session

Please read the detailed guidance notes and Privacy Notice at the end of the representation form.

**All representations must be received by 5pm on Friday 29<sup>h</sup> July 2022.**

Representations should only relate to the MACs and not seek to add to previous representations nor to submit new objections to the Plan.

Duly made representations will be acknowledged by the Council, recorded and forwarded to the Programme Officer for the Inspector to consider. Representations will be made publicly available but all personal information, with the exception of a representor name, will be redacted.

Further information on the MACs consultation can be obtained from the LDP helpline 01352 703213 or [developmentplans@flintshire.gov.uk](mailto:developmentplans@flintshire.gov.uk) and further information relating to the Examination of the Plan should be directed to the Programme Officer on 07582 310364 or [kerry.trueman@flintshire.gov.uk](mailto:kerry.trueman@flintshire.gov.uk) .

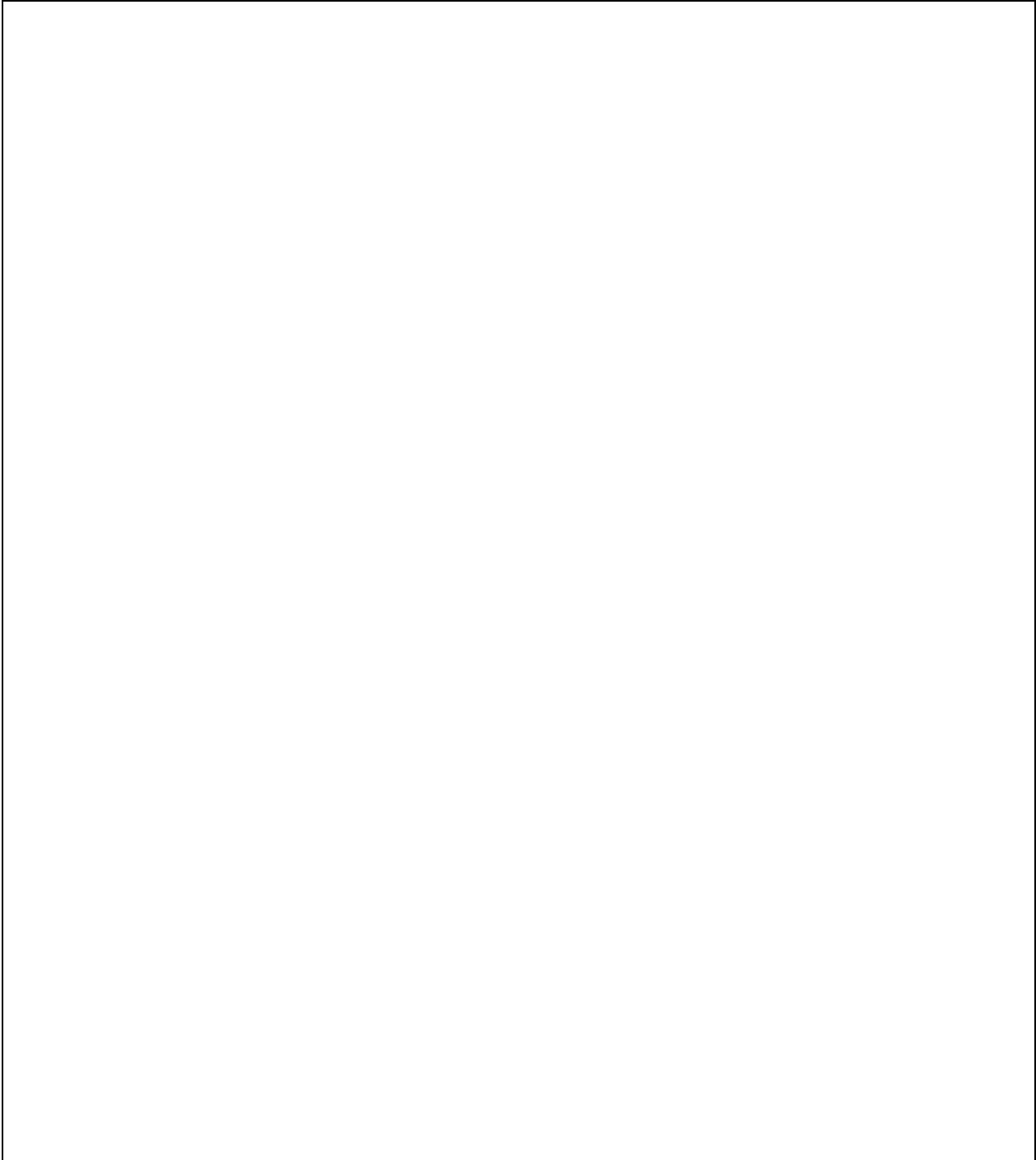
Office Use only	Date received:	I.D. number:
	Date acknowledged	Rep number:

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

<b>Part B – Your Representation (Please use a new form for each representation)</b>		<b>Ref / para</b>
Please state which MAC / IMAC number your representation relates to:	MAC	074
	IMAC	
Please state which supporting document your representation relates to and include the appropriate reference / paragraph number:	Addendum Integrated Impact Assessment (IIA)	
	Addendum Habitats Regulations Assessment (HRA)	
	Dee Catchment Phosphorous Reduction Strategy	
	Statement of Common Ground NRW	
Is your representation support or objection?	Support	X
	Objection	
Please add any comments about your representation in the box below: (if your comments are more than 500 words please provide a summary in the box below and attach any more detailed or supporting documents)		
<p>██████████ support and confirm the delivery time scales indicated in Site Allocation Policy Table of MAC074 in respect of the following Sites:</p> <p>(1) Gwernaffield Road -HN1.6  (2) Hollywell Road and Green Lane, Ewloe- HN1.7  (3) Ash Lane- HN 1.8</p>		

Do you think any changes are required to the Plan?	Yes	
	No	X

If yes please explain in the box below:  
(if your comments are more than 500 words please provide a summary in the box below and attach any more detailed or supporting documents)



<b>Part C - Tests of Soundness</b>		
If you are objecting to a	<b>Legal and Regulatory Procedural Requirements</b>	
	<b>Test 1 Does the Plan fit?</b>	

MAC which Test of Soundness do you think it fails?	(is it clear that the LDP is consistent with other Plans?)	
	<b>Test 2 Is the Plan appropriate?</b> (Is the Plan appropriate for the area in the light of evidence?)	
	<b>Test 3 Will the Plan deliver?</b> (Is the LDP likely to be effective?)	

Please explain why the MAC is not sound or explain what changes need to be made to the MAC to make the Plan sound, in the box below:

N.B. The Tests of Soundness are set out in Table 27 para 6.27 of Development Plans Manual Edition 3 available here <https://gov.wales/development-plans-manual-edition-3-march-2020>

<b>Part D - Supporting Information / Documents</b>		
Have you included any more detailed or supporting documents alongside your representation?	Yes	X
	No	
Please list in the box below the supporting information and documents submitted as part of your representation		
<p>Please see attached 'Delivery Statements' for the following Sites</p> <p>(1) Gwernaffield Road -HN1.6            (2) Hollywell Road and Green Lane, Ewloe- HN1.7            (3) Ash Lane- HN 1.8</p>		

<b>Part E Appearance at Any Future Hearing Session</b>		
It is for the Inspectors to determine whether a further Hearing Session is necessary as a result of the consideration of representations on the Matters Arising Changes. Only those persons making objections will have the right to attend any further Hearing Session		
Do you want to speak at any further Hearing Session?	No – I wish to rely on my written representations	
	Yes – I wish to appear and speak in person	X
If you wish to speak please indicate in which language you would like to heard	I wish to be heard in Welsh	
	I wish to be heard in English	X
	Other – please specify:	

## **Notes**

**Further information relating to the Matters Arising Changes consultation can be found at [www.flintshire.gov.uk/ldp](http://www.flintshire.gov.uk/ldp)**

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

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

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

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

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

## **GDPR / Privacy Statement**

Flintshire County Council is collecting personal data as part of its statutory duty under the Planning and Compulsory Purchase Act 2004. The Council is obliged to allow public statements to be submitted to the Planning Inspectorate as part of the Examination in Public of the Local Development Plan. The public statements will be published on the Examination website. All public statements will be published in full however all contact details will be removed from public view.

Your personal data will not be shared with any third parties and will be retained until the Council has formally adopted the Local Development Plan, after which time your personal data will be deleted.

Further information on your rights and how to complain if you feel Flintshire County Council has not handled your personal data correctly can be accessed by clicking the link below:





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



## Gwernaffield Road [Proposed Housing Allocation HN1.6]

### Delivery Statement



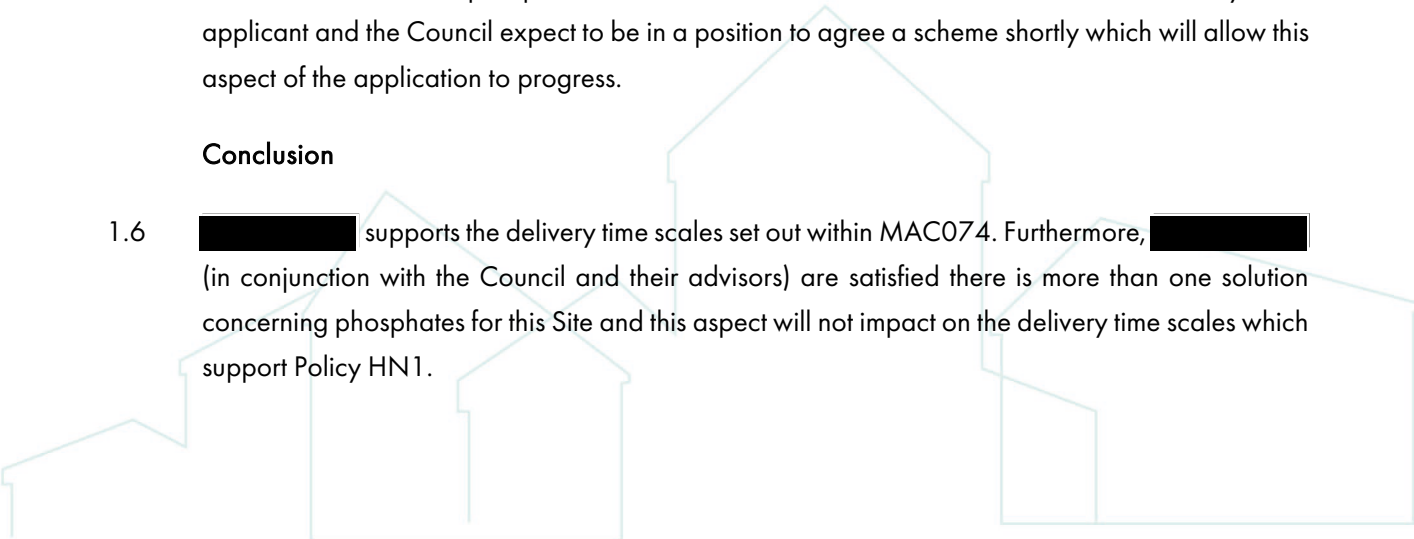

#### Background

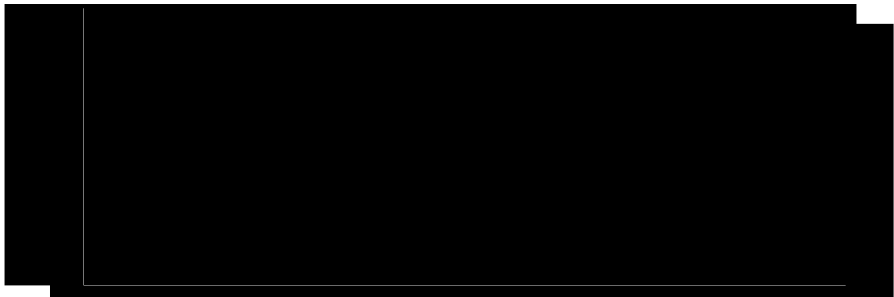
- 1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position for the above Site, on behalf of our client,   
).
- 1.2 The Hearing Statement submitted in April 2021 in relation to Matter 12 remains relevant in terms of demonstrating this Site is a suitable housing Site and critically is deliverable.
- 1.3 The Inspector(s) will be aware this Site is subject to a Full Detailed Planning Application. At this juncture it has not been possible to determine the application, in part due a Holding Direction issued by Welsh Government on 25<sup>th</sup> March 2021 (see Paragraph 2.9 of our Matter 12 Hearing Statement). In addition, during the Examination Hearings, the matter of Phosphates became an issue that needed to be addressed for several the preferred Allocations within the Plan – this matter is considered further below.

#### Phosphates

- 1.4 The proposed Allocation is potentially impacted by the developments that took place during the Examination concerning Phosphates. As a result, the Applicant (and developer) for this Site has been working with the Council to establish any mitigation that may be required for the proposed development to proceed.
- 1.5 In conjunction with the Council and their advisors, the applicant has identified options that will fully ~~address the matter of phosphates~~ and will ensure this Site achieves 'Nutrient Neutrality'. ~~The applicant and the Council expect to be in a position to agree a scheme shortly which will allow this aspect of the application to progress.~~

#### Conclusion

- 1.6  supports the delivery time scales set out within MAC074. Furthermore,  (in conjunction with the Council and their advisors) are satisfied there is more than one solution concerning phosphates for this Site and this aspect will not impact on the delivery time scales which support Policy HN1.
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## Land between Holywell Road and Green Lane, Ewloe [Proposed Housing Allocation HN1.7]

### Delivery Statement

#### Background

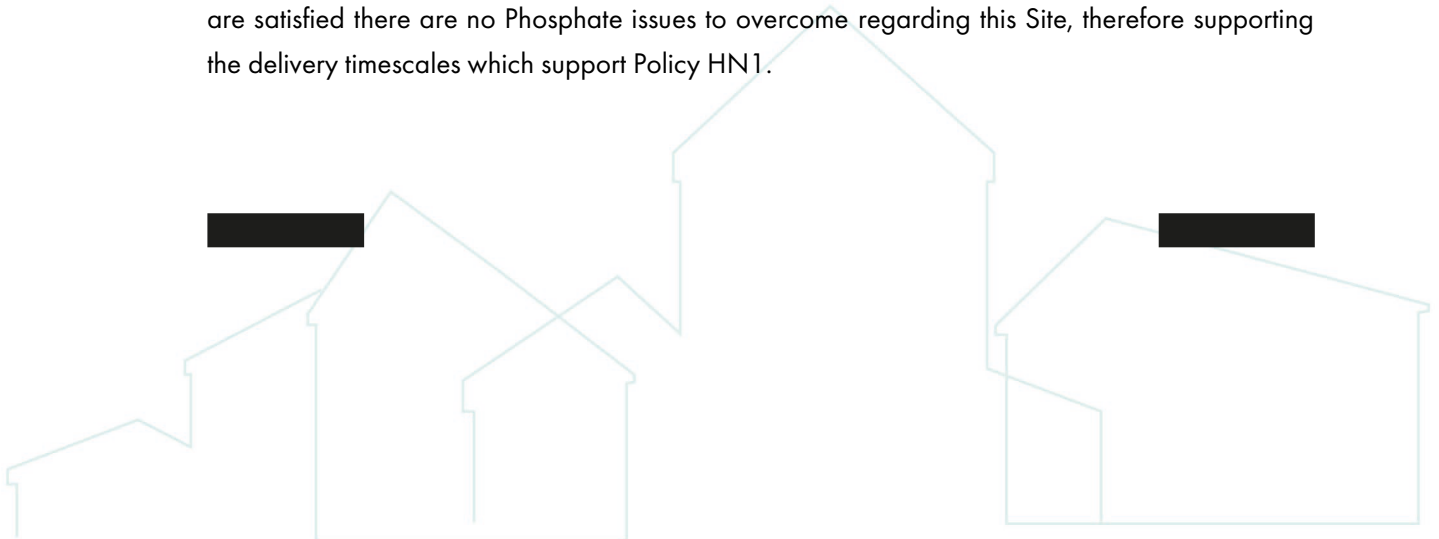
- 1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position for the above Site, on behalf of our client, [REDACTED].
- 1.2 The Hearing Statement submitted in April 2021 in relation to Matter 12 remains relevant in terms of demonstrating this Site is a suitable housing Site and critically is deliverable. This is further evidenced within the Statement of Common Ground (SoCG) prepared by Flintshire County Council, the landowners, and the preferred developer, [REDACTED]. The SoCG confirmed the various technical investigations that have been completed for the Site and matters such as the development trajectory and infrastructure requirements.
- 1.3 During the Examination Hearings, the matter of Phosphates became an issue that needed to be addressed for several of the preferred Allocations within the Plan – this matter is considered further below.

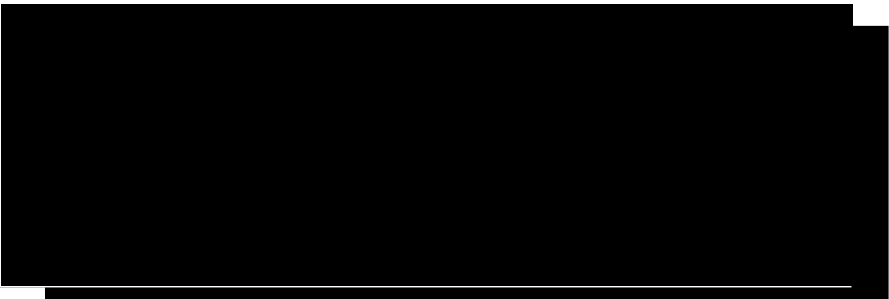
#### Phosphates

- 1.4 Having reviewed the data maps that are produced by Welsh Government, this Site can be 'screened out' as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as there is unlikely to be a source of additional phosphorus or pathway for impacts.

#### 1.5 Conclusion

- 1.6 [REDACTED] supports the delivery time scales set out within MAC074. Furthermore, [REDACTED] are satisfied there are no Phosphate issues to overcome regarding this Site, therefore supporting the delivery timescales which support Policy HN1.





Land at Ash Lane, Hawarden [Proposed Housing Allocation HN1.8]

Delivery Statement

Background

- 1.1 This Delivery Statement supports representations to the Matters Arising Consultation (MACs), providing an updated position for the above Site, on behalf of our client, [REDACTED].
- 1.2 The Statement of Common Ground (SoCG) prepared by Flintshire County Council and the landowner’s agent. The SoCG confirmed the various technical investigations that have been completed for the Site and matters such as the development trajectory and infrastructure requirements.
- 1.3 During the Examination Hearings, the matter of Phosphates became an issue that needed to be addressed for several of the preferred Allocations within the Plan – this matter is considered further below.

Phosphates

- 1.4 Having reviewed the data maps that are produced by Welsh Government, this Site can be ‘screened out’ as not likely to have a significant effect on a river SAC in relation to phosphorus inputs as there is unlikely to be a source of additional phosphorus or pathway for impacts.

1.5 Conclusion

- 1.6 [REDACTED] supports the delivery time scales set out within MAC074. Furthermore, [REDACTED] are satisfied there are no Phosphate issues to overcome regarding this Site, therefore supporting the delivery timescales which support Policy HN1. [REDACTED]

