

## 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:

Part A - Personal Details		
	You	Your agent (if applicable)
Title	<u>MR</u>	
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 <u>Yes</u>	Your agent
What is your preferred means of contact (Council preference is for e-mail)	You	Your agent
	e-mail <u>Yes</u>	e-mail
	written	written
Signed	██████████	
Date	<u>29/07/22</u>	

Part B – Your Representation (Please use a new form for each representation)		Ref / para
Please state which MAC / IMAC number your representation relates to:	MAC <u>075</u>	<u>HN3</u>
	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	<u>X</u>
	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><b><u>Support in introductory policy wording replace ‘starting point’ with ‘target’.</u></b></p> <p><b><u>However following the correspondence between the Inspector and the Council documents added on the 20/07/22. Although the [REDACTED] are supportive of the approach taken by the Council to this matter it would object to the proposed wording for the following reason.</u></b></p> <p><b><u>That said it is clearly recognised that viability can go up or down over time and in turn this may provide opportunities to vary the level of provision in relation to the target thresholds. Equally it is acceptable in principle for an applicant to voluntarily seek to exceed the target thresholds in the policy or to propose an affordable led scheme.</u></b></p> <p><b><u>In [REDACTED] view the ability to vary the targets /a policy can only be done as part of a plan review or if the monitoring trigger M115 is triggered [A 5% deviation (positive or negative) between house prices, land values &amp; build costs compared to Viability Study for at least two consecutive years] which also triggers a plan review.</u></b></p> <p><b><u>In terms of the second sentence although [REDACTED] has no objection, it doesn’t need to be said as the policy doesn’t stop this happening anyway.</u></b></p>		

	Yes	X

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

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)

**The proposed addioanl wording should be removed as its not necessary.**

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<b>Part C - Tests of Soundness</b>		
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If you are objecting to a MAC which Test of Soundness do you think it fails?	<b>Legal and Regulatory Procedural Requirements</b>	
	<b>Test 1 Does the Plan fit?</b> (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?)	<u>X</u>

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:

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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>		
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Have you included any more detailed or supporting documents alongside your representation?	Yes	
	No	

Please list in the box below the supporting information and documents submitted as part of your representation

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<b>Part E Appearance at Any Future Hearing Session</b>		
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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	<u>X</u>
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	Yes – I wish to appear and speak in person	
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	
	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>