

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 .

This representation form may be submitted by:

- downloading the form and e-mailing to 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^h 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 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 .

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

Part A - Personal Details		
	You	Your agent (if applicable)
Title	█	█
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	Your agent ✓
What is your preferred means of contact (Council preference is for e-mail)	You	Your agent
	e-mail	e-mail ✓
	written	written
Signed		██████
Date		27/07/2022

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	115
	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	✓
	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>This representation is submitted in support of Matters Arising Change (MAC) 115 – the addition of a new appendix as section 16 ‘Appendix 3 – Housing Tables’.</p> <p>In particular, this representation supports the identification of ‘Ash Lane, Hawarden’ (site reference HN1.8), within the ‘Appendix 3 a) The Timing & Phasing of Allocations’ table, as a residential allocation for 288 dwellings to be delivered between 2023-24 and 2029-30.</p> <p>As indicated within this table, the representors [REDACTED] have, and continue to, receive significant interest in the site from housing developers given the site’s location. The site is located within one of Flintshire’s ‘hot spots’ in terms of housing development. It is also located in close proximity to public transport, employment opportunities, community services and facilities and also within an area unaffected by the phosphate issue that affects other proposed housing site allocations.</p> <p>As detailed within their Deposit Plan representations, and identified in the proposed housing table, the owners have been working in partnership with a potential development partner, a housing developer with a track record of delivering residential developments across North Wales, to progress the development of the site. A number of background and technical studies (e.g. ecological, transport and heritage assessments) have been prepared, including those previously submitted in support of the site’s allocation.</p>		

A significant amount of work is therefore readily available to inform and accompany a subsequent planning application for the site and it remains the owner's intention that statutory pre-application consultation will be undertaken rapidly following adoption of the Plan.

Given the above, [REDACTED] remain confident that the site is capable of proceeding at the rate of development indicated in table 'Appendix 3 a) The Timing & Phasing of Allocations'.

Do you think any changes are required to the Plan?	Yes	
	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)

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Part C - Tests of Soundness

If you are objecting to a MAC which Test of Soundness do you think it fails?	Legal and Regulatory Procedural Requirements	
	Test 1 Does the Plan fit? (is it clear that the LDP is consistent with other Plans?)	
	Test 2 Is the Plan appropriate? (Is the Plan appropriate for the area in the light of evidence?)	
	Test 3 Will the Plan deliver? (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:

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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>

Part D - Supporting Information / Documents

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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Part E Appearance at Any Future Hearing Session

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	
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

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>