

# Flintshire Local Development Plan

## Preferred Strategy

Comments Form

November 2017

Consultation ends  
21st December 2017

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We are preparing a land use development plan about how Flintshire should grow over the 15 year period 2015-2030. We want to hear your views on the Preferred Strategy in terms of how much development is provided for and where it should go.

The Preferred Strategy includes the vision for the Plan, the issues facing the Plan and the Objectives for the Plan and these have previously been consulted upon in the Key messages and Strategic Options document. Following consultation on growth and spatial options in the Strategic Options document, the Preferred Strategy presents the chosen level of growth and chosen Spatial Strategy. The new elements in the Preferred Strategy are the Strategic Policies on various land use issues and two Strategic Sites.

You can view the Preferred Strategy document and accompanying documents at **www.flintshire.gov.uk/LDP** and at County Hall and in all main libraries.

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## How to have your say

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This is your opportunity to have your say on how your County develops in the future. You can tell us what you think by:



Using the online consultation portal



Filling in and posting a comments form [www.flintshire.gov.uk/LDP](http://www.flintshire.gov.uk/LDP)



E-mailing us at [developmentplans@flintshire.gov.uk](mailto: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

Further information and advice can be obtained from you policy team by email or telephone on 01352 703213.

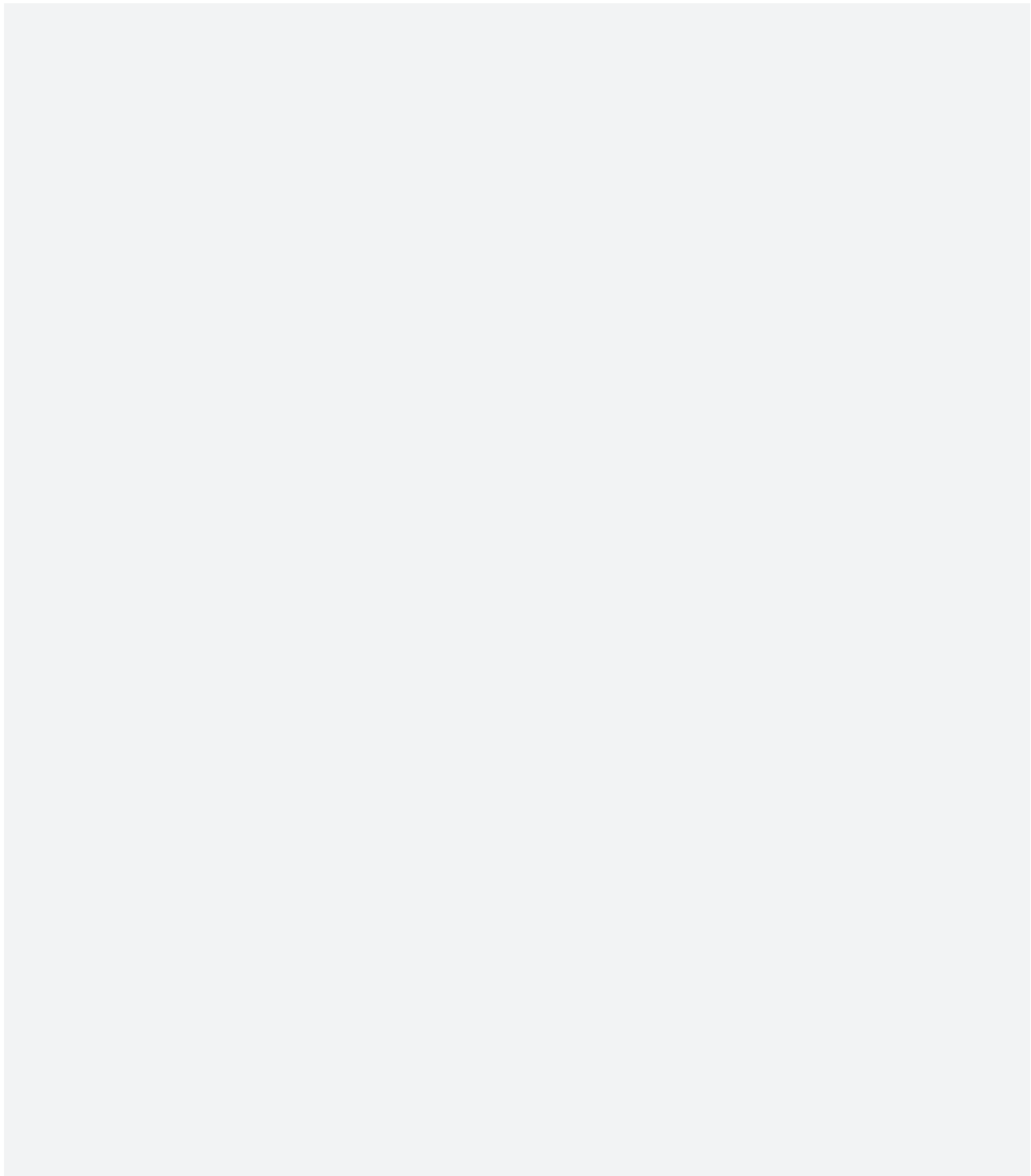
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## Preferred Level of Growth

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The Preferred Strategy makes provision for a level of growth comprising 8-10,000 jobs through some 223 ha of employment land, supported by a housing provision for 7,645 new homes to meet a housing requirement of 6,950 dwellings. This represents a mix of Option 4 and Option 6 from the Strategic Options document.

**Do you have any comments to make on preferred level of growth? Please comment below:**



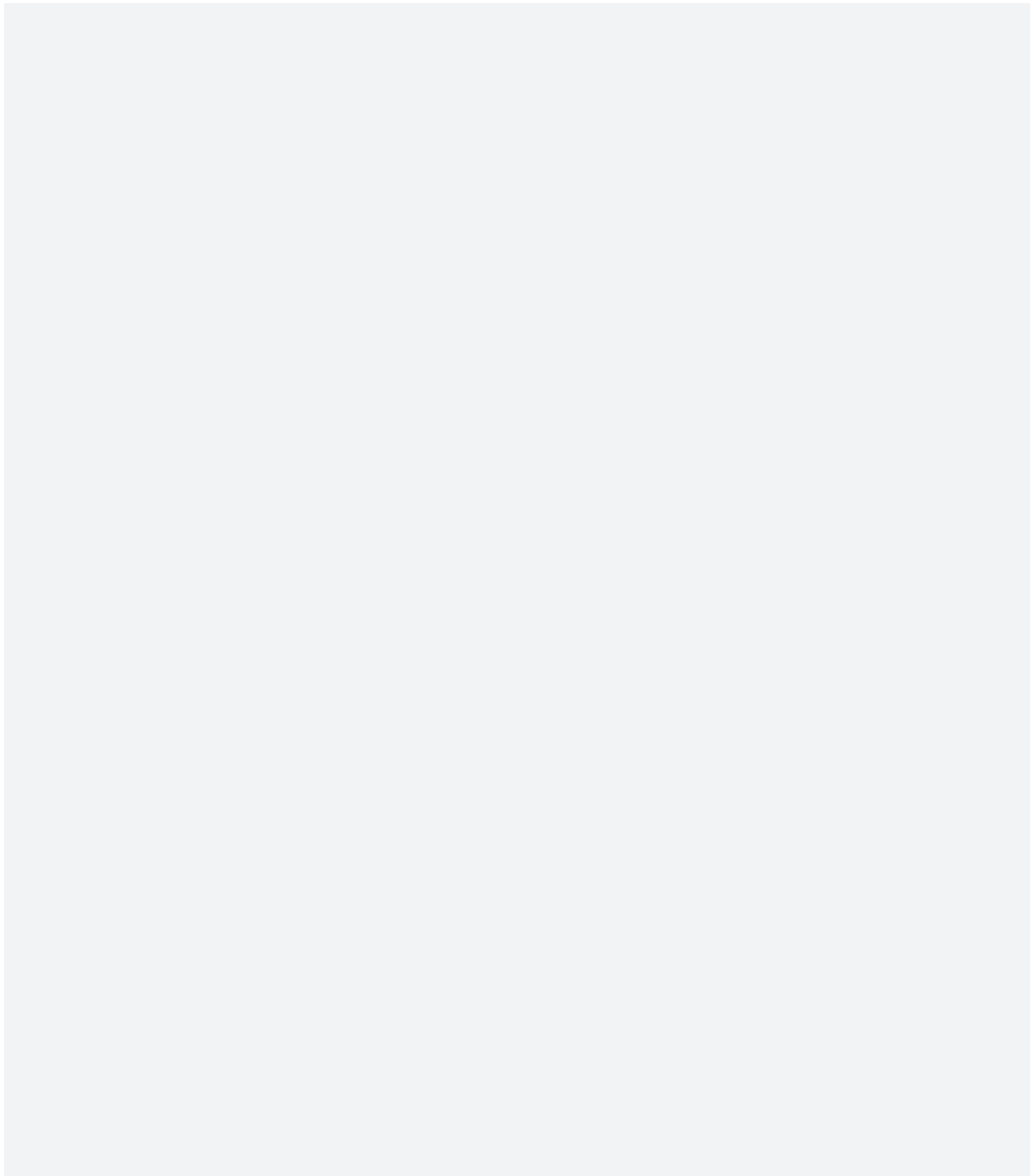
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## Preferred Spatial Strategy

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The Preferred Strategy is based on Option 5 of the Strategic Options Document, 'Sustainable Distribution plus a Refined Approach to Rural Settlements' whereby growth is directed to the top three tiers of the settlement hierarchy and in the bottom two tiers provision is focussed around meeting local needs.

**Do you have any comments to make on the preferred spatial strategy? Please comment below:**



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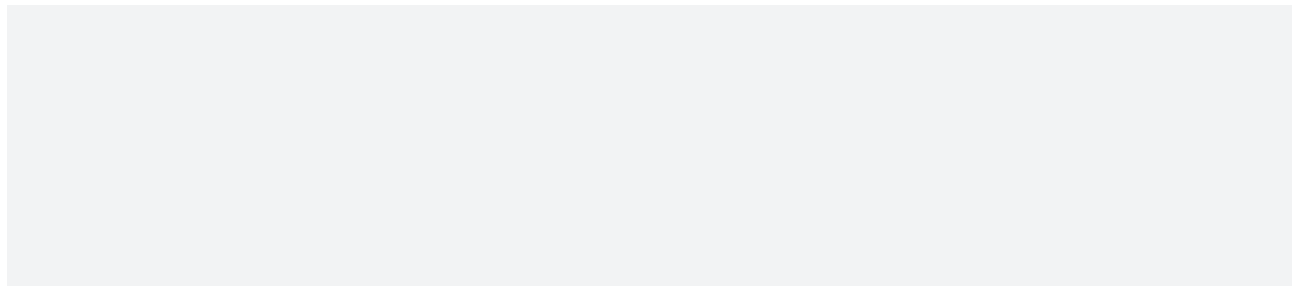
## Policy STR1 Strategic Growth

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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

**Do you have any comments to make on this policy? Please comment below:**



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## Policy STR2 Location of Development

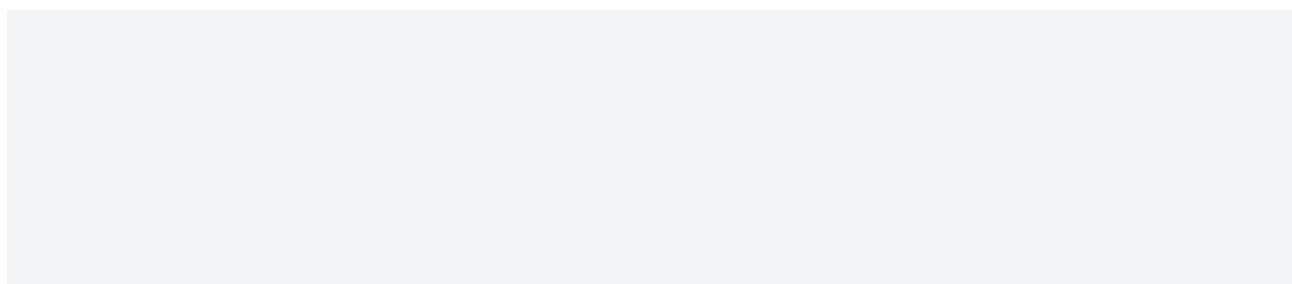
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This policy directs new development to:

- Allocated sites
- Principal Employment Areas
- Sustainable settlements based on the first 3 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 housing growth
  - Sustainable Villages – 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 approach to delivering local needs affordable housing. Undefined Villages will be limited to small scale infill or rounding off for local needs affordable housing.

**Do you have any comments to make on this policy? Please comment below:**



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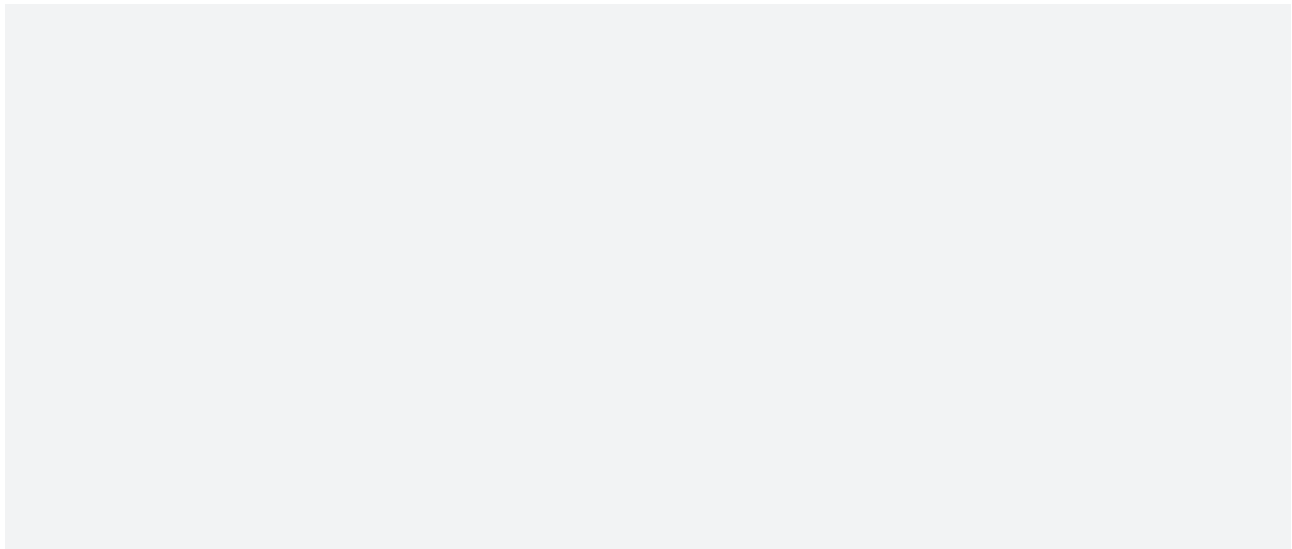
## Policy STR3 Strategic Sites

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This policy makes provision for strategic mixed use sites at:

- Warren Hall, Broughton
- Northern Gateway, Deeside

**Do you have any comments to make on this policy? Please comment below:**



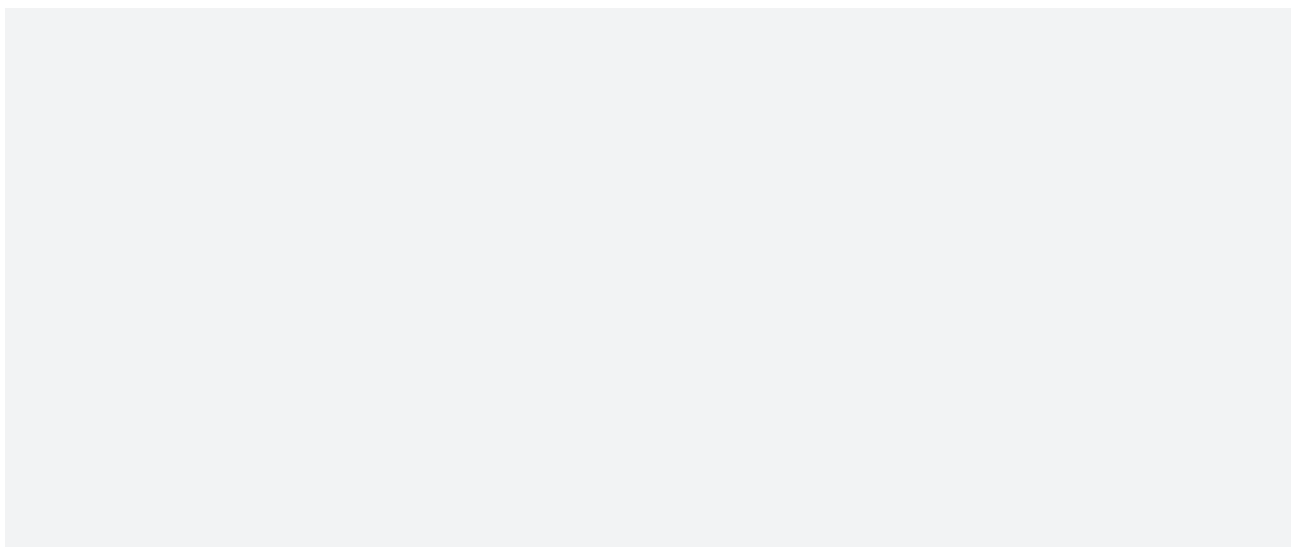
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## Policy STR4 Principles of Sustainable Development & Design

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This policy includes ways to deliver sustainable development

**Do you have any comments to make on this policy? Please comment below:**



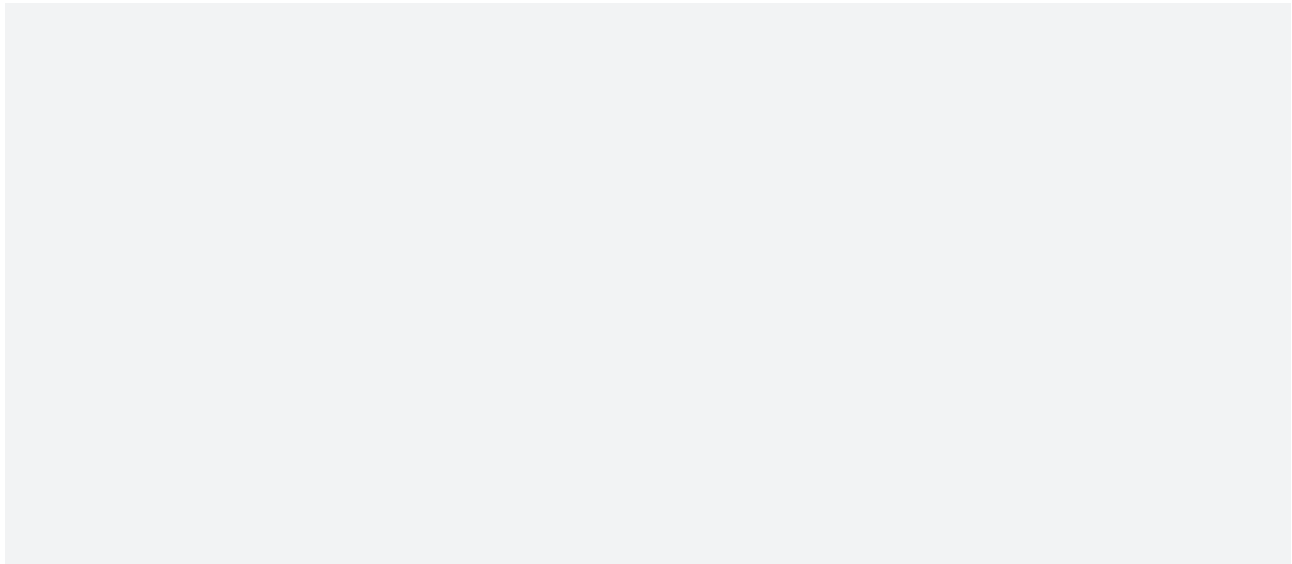
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## **Policy STR5 Transport and Accessibility**

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This policy aims to facilitate an integrated transport system and ensure sustainable and accessible development.

**Do you have any comments to make on this policy? Please comment below:**



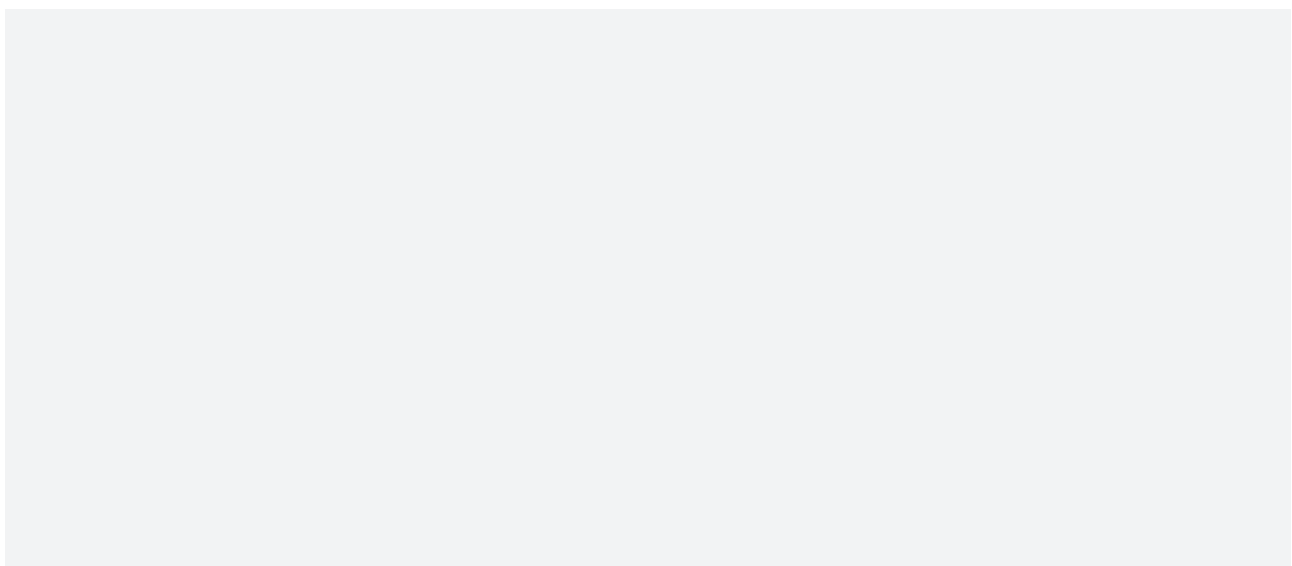
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## **Policy STR6 Services, Facilities and Infrastructure**

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This policy aims to ensure that new development is supported by necessary and adequate infrastructure whether through CIL or planning obligations.

**Do you have any comments to make on this policy? Please comment below:**



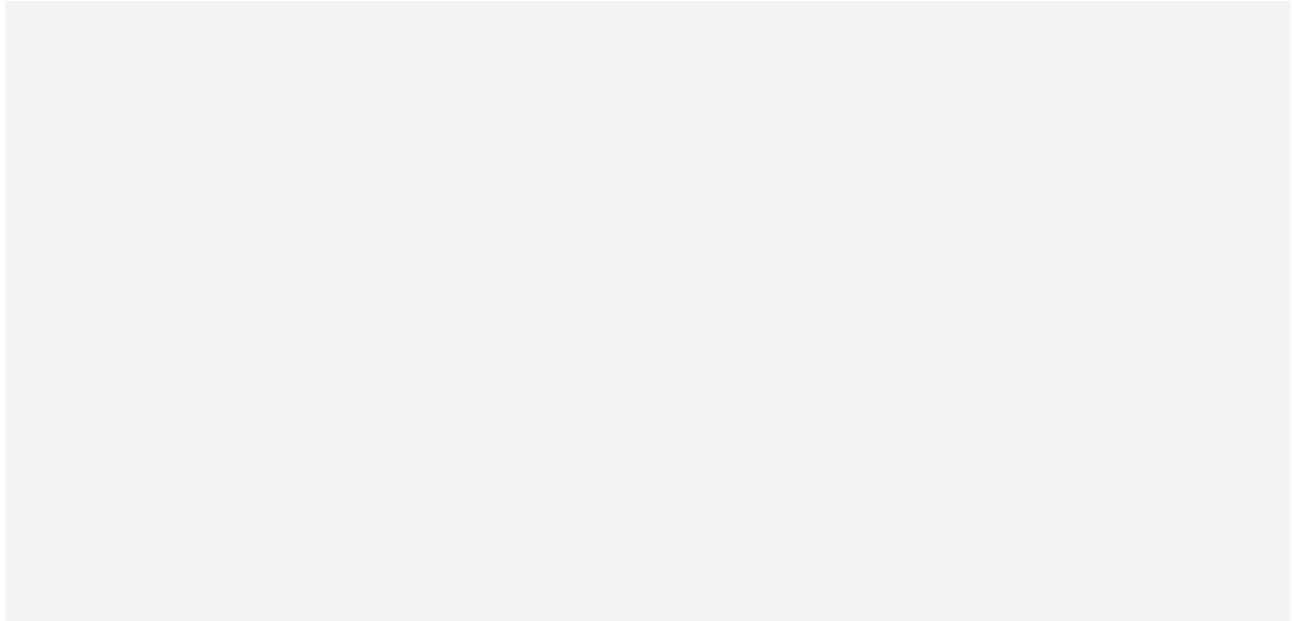
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## **Policy STR7 Economic Development, Enterprise and Employment**

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This policy seeks to ensure a healthy, vibrant and diverse local economy.

**Do you have any comments to make on this policy? Please comment below:**



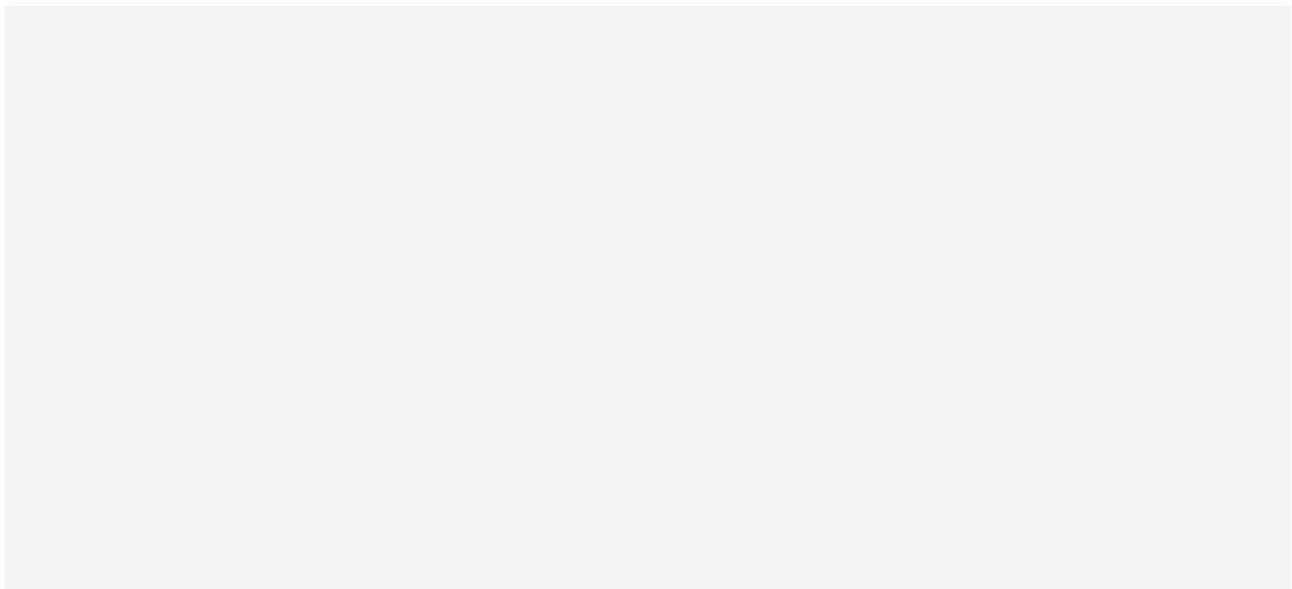
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## **Policy STR8 Employment Land Provision**

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This policy makes provision for a range of employment land and premises.

**Do you have any comments to make on this policy? Please comment below:**





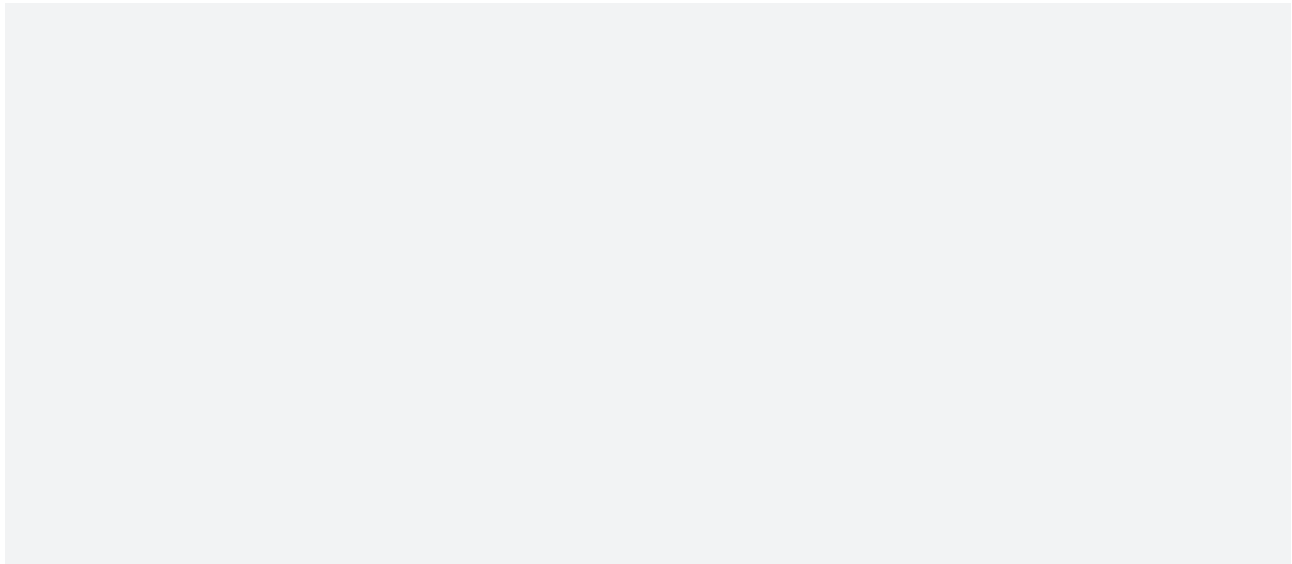
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## Policy STR9 Retail Centres and Development

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This policy seeks to support town, district and local shopping centres as multi-functional hubs for local communities.

**Do you have any comments to make on this policy? Please comment below:**



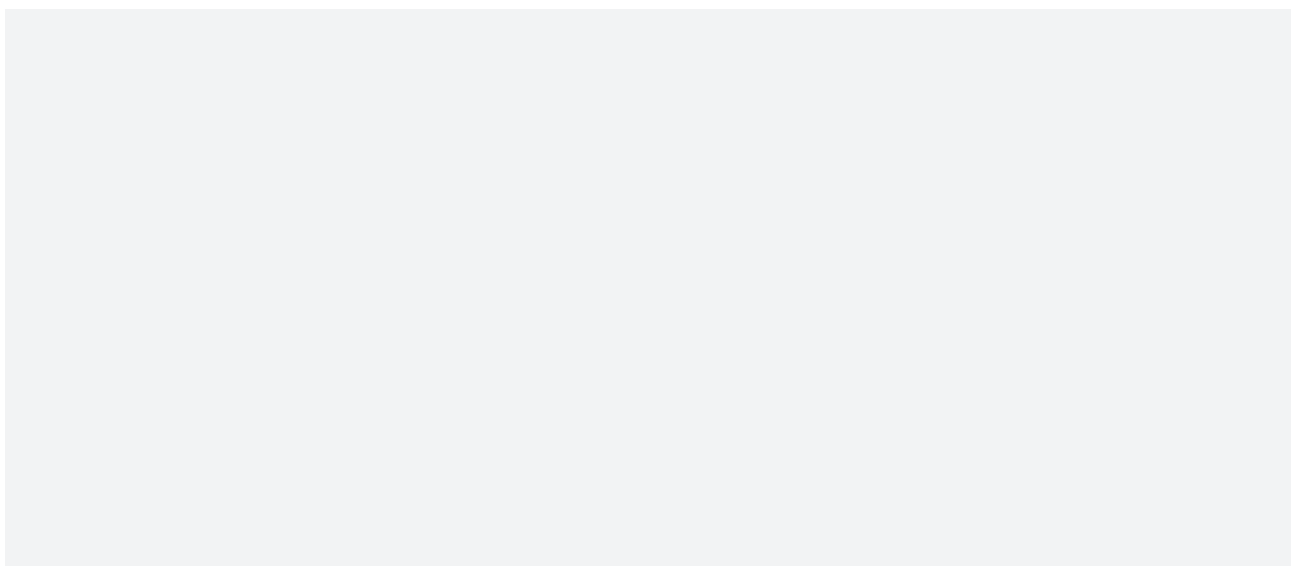
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## Policy STR10 Tourism, Culture and Leisure

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This policy sets out a number of principles to be applied in considering different tourism, leisure and cultural development proposals.

**Do you have any comments to make on this policy? Please comment below:**



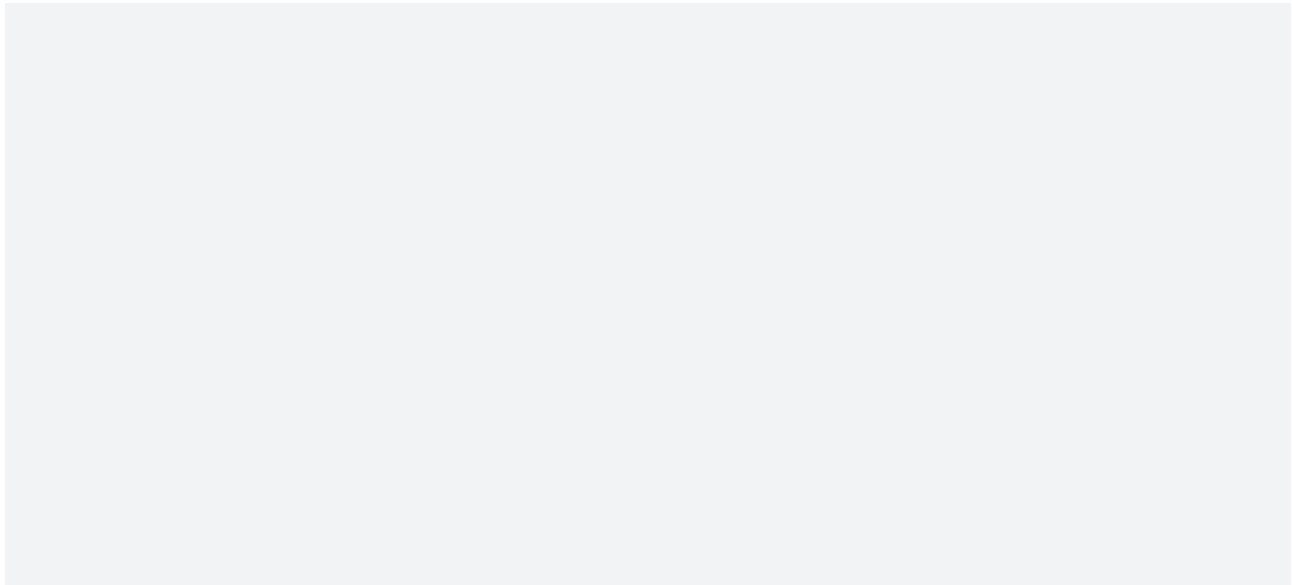
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## Policy STR11 Provision of Sustainable Housing Sites

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This policy sets out the approach to and principles to be applied in making provision for viable and deliverable housing development to meet general, affordable and specific housing needs.

**Do you have any comments to make on this policy? Please comment below:**



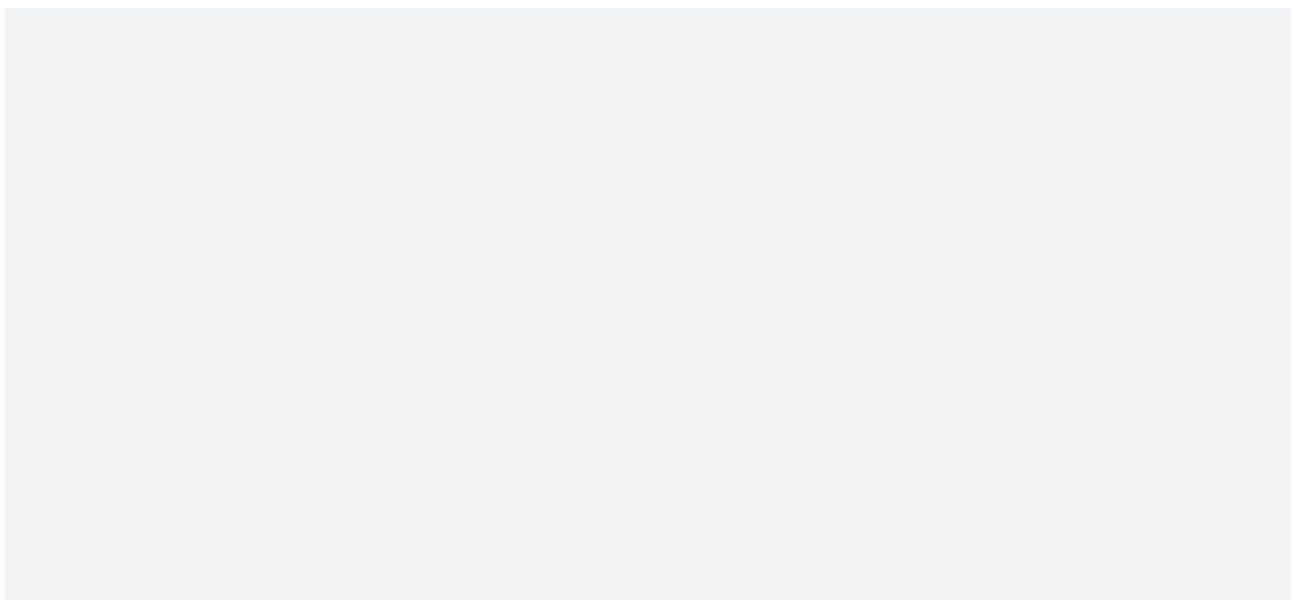
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## Policy STR12 Provision for Gypsies and Travellers

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This policy sets out the approach taken in providing for the needs of gypsies and travellers.

**Do you have any comments to make on this policy? Please comment below:**



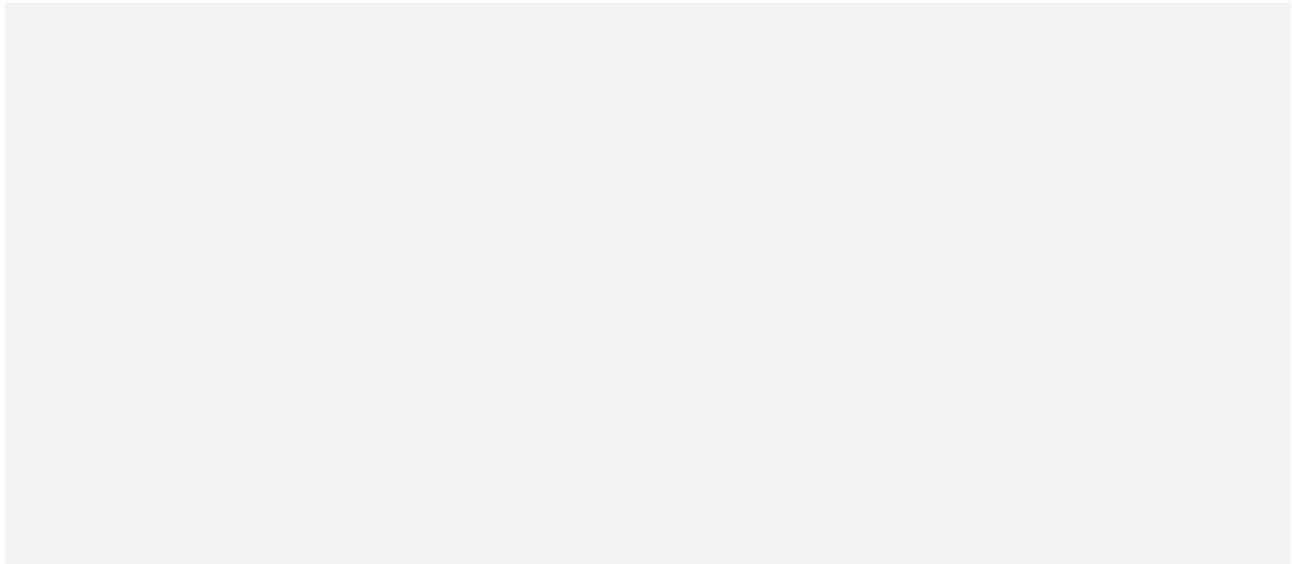
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## **Policy STR13 Natural and Built Environment, Green Networks & Infrastructure**

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This policy encompasses a number of strands in seeking to protect both the built and natural environment.

**Do you have any comments to make on this policy? Please comment below:**



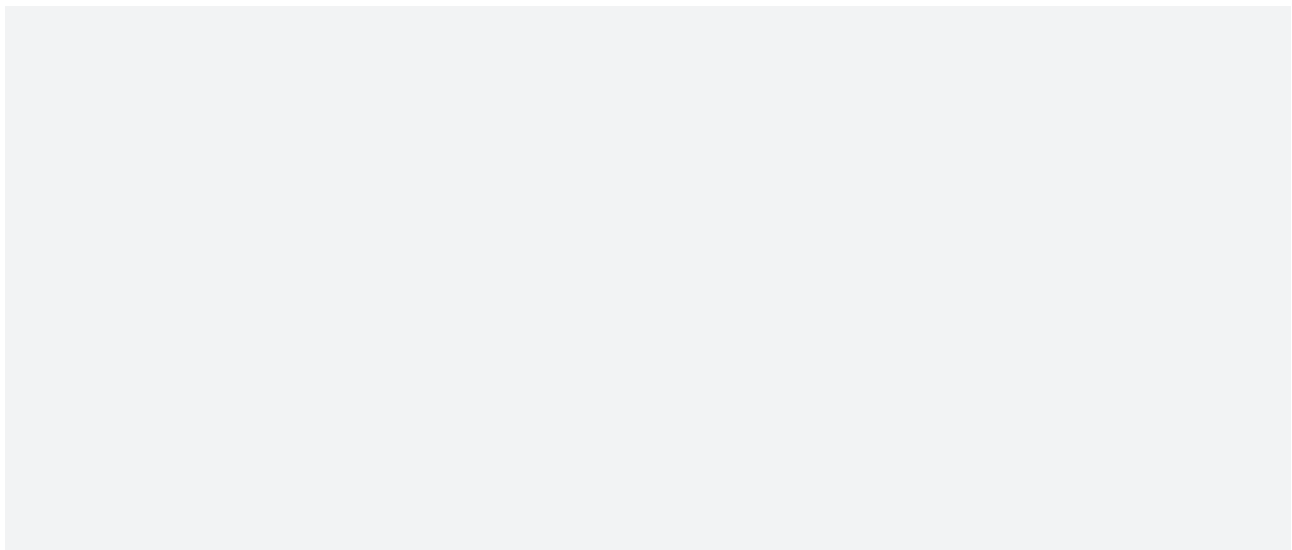
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## **Policy STR14 Climate Change and Environmental Protection**

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This policy 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.

**Do you have any comments to make on this policy? Please comment below:**



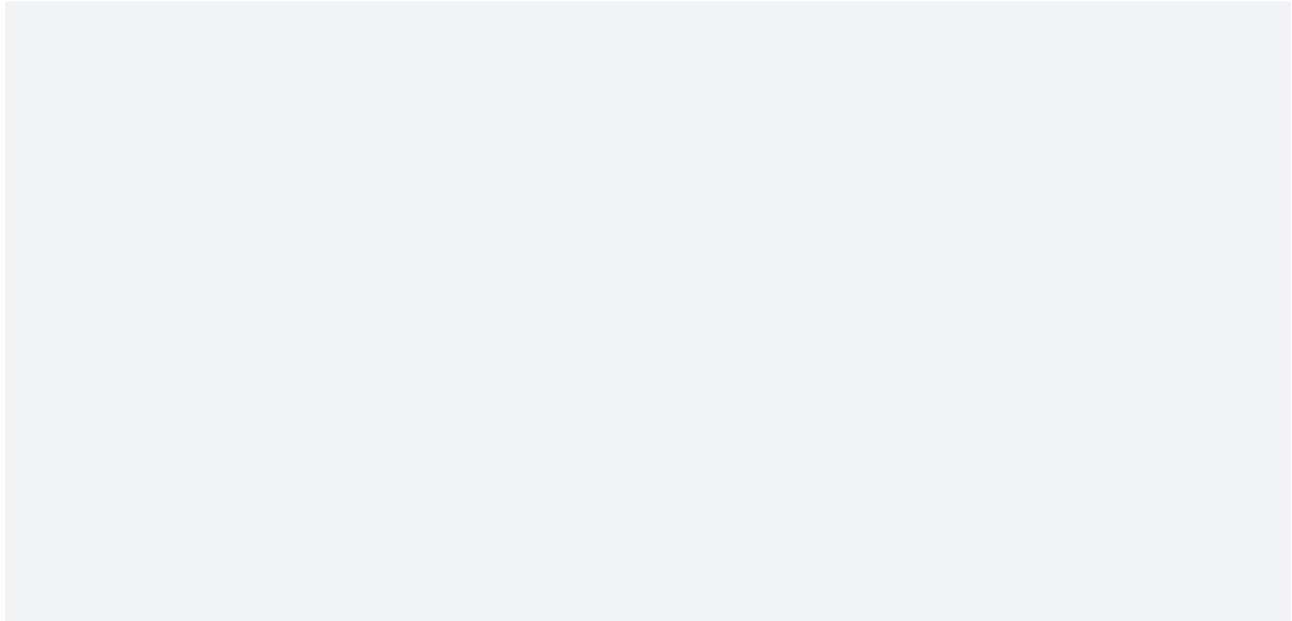
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## Policy STR15 Waste Management

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This policy seeks to ensure a sustainable approach to managing waste within the County.

**Do you have any comments to make on this policy? Please comment below:**



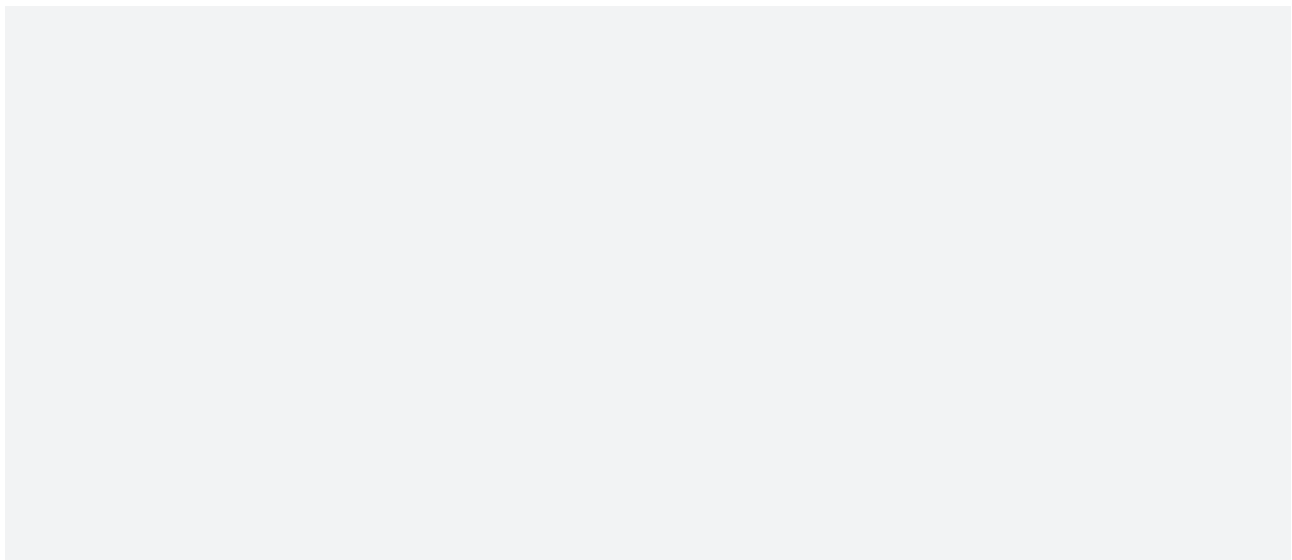
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## Policy STR16 Strategic Planning for Minerals

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This policy sets out the ways in which the Plan will sustainably manage minerals resources and activity.

**Do you have any comments to make on this policy? Please comment below:**



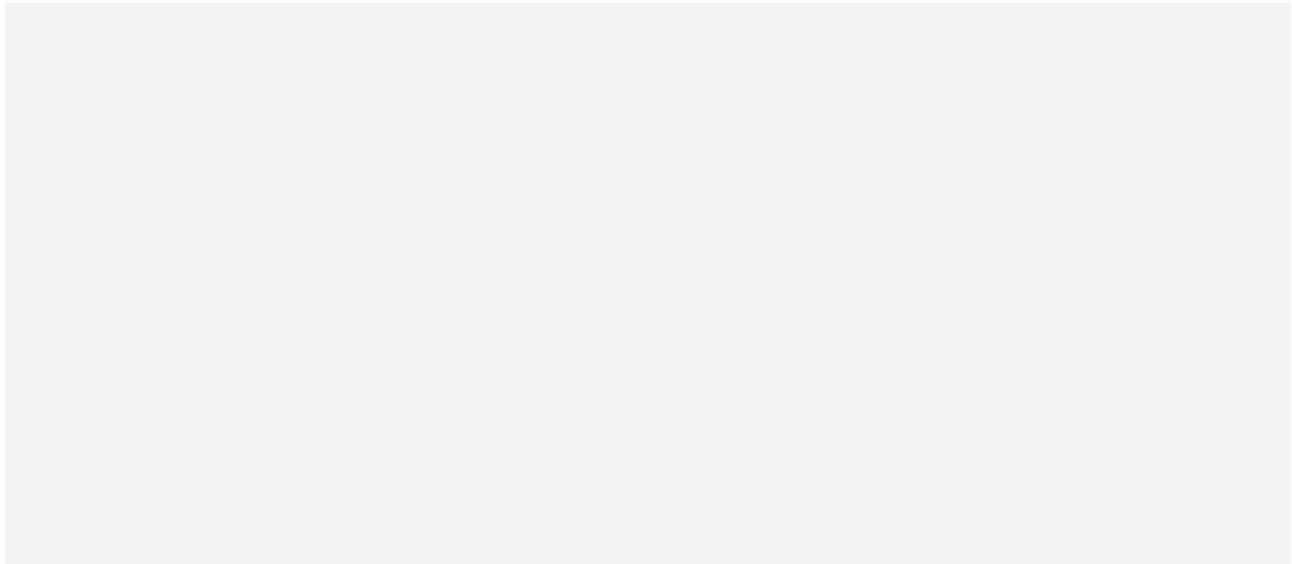
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## Are there any other strategic policies that should be included?

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The Preferred Strategy sets out a comprehensive framework of policies but you may consider that additional strategic policies need to be included?

**Please comment below:**



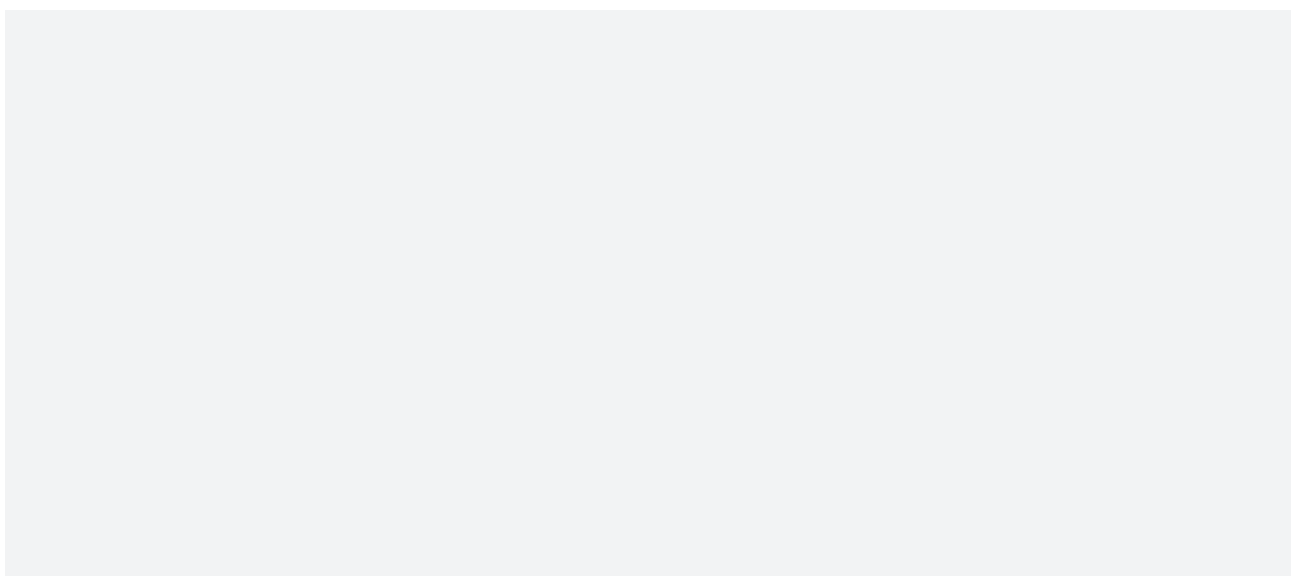
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## Are there any other comments on the Preferred Strategy?

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Do you have any comments on other aspects of the Preferred Strategy including supporting documentation?

**Please comment below:**



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## Contact Details

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Name		
Address		
Postcode		
Phone	Landline	Mobile
E-mail		
Organisation (if applicable)		
Do you wish to be kept informed regarding future stages of the Plan's preparation? <i>(Please tick)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Do you wish to correspond in English or Welsh? <i>(Please tick)</i>	<input type="checkbox"/> English	<input type="checkbox"/> Welsh
Preferred means of contact <i>(Please tick)</i>	<input type="checkbox"/> E-mail	<input type="checkbox"/> Letter

Your contact details will not be released to any third parties and will only be used for the purposes of the Flintshire Local Development Plan process. Please note that your name, comments, and your town/city will be made publicly available. In order to comply with data protection legislation, address details and email addresses will not be released.



