



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 1 - Plan Preparation Action Points & MACs

13th April 2021 9:30am

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP1.1	Phosphates issue to be revisited during the Matter 15 Hearing Session on the 18 th May.	Matter 15 Session 18th May 2021	Noted
AP1.2	FCC to produce a statement setting out how the LDP has regard to the Well-being of Future Generations (WBFG) Act five ways of working		<p>Include the following new paragraph after para 4.4 which explains how the Plan has had regard to the 5 Ways of Working throughout its preparation:</p> <p>'In preparing the Plan the Council has had regard to the Ways of Working and each is considered in turn:</p> <ul style="list-style-type: none"> • Collaboration – throughout the Plan's preparation the Council has collaborated with a wide variety of stakeholders particularly through the Key Stakeholder Forum who have a shared responsibility and intention to help meet well-being objectives. The Council has worked in a collaborative manner in terms of establishing joint evidence bases (Employment Land Review and Local Housing Market Assessment) and more recently establishing a common approach to viability assessment. Flintshire also provides a Minerals and

			<p>Waste planning service to North Wales authorities.</p> <ul style="list-style-type: none"> • Prevention – The Plan has had regard to existing problems and sought to prevent new problems from occurring whether in respect of the economy, the environment, infrastructure and people’s health and well-being. The Plans framework of policies and proposals provide the basis with which to achieve the Well-being goals. • Involvement – In addition to the Key Stakeholder Forum, the Council have also sought to involve a large number of local and specific interest groups, as identified in the appendices to the Delivery Agreement. As the Plan has progressed the emphasis changed from engagement to participation, as explained in detail in the Consultation Report. The additional engagement exercise which comprised the Key Messages document was intended to ensure a firm basis with which to shape the plan’s vision, issues and objectives which acted as a platform for formation of strategic options. The Council has also worked with groups such as Flintshire 50+ Action Group, Flintshire Youth Forum, Public Health Wales and the Gypsy and Traveller Community, amongst others. Town and Community Councils have been closely involved throughout all stages of Plan preparing. This ongoing process of engagement has helped inform and refine the Plan as it
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			<p>has progressed, as explained in the Consultation Report.</p> <ul style="list-style-type: none"> • Long term – Although the Plan is directly concerned with planning for the present Plan period, its preparation has regard to the long term in ensuring that patterns of development are both sustainable and resilient in the long term. • Integration – The preparation of the Plan has sought to draw upon a large number and variety of guidance, plans and strategies at the international, national and local levels, including the Council's Well-being Plan. The Plan's strategy, policy and proposals are considered to sit comfortably within this wider context. For instance, each of the strategic policies is referenced to the well-being goals. The preparation of the Plan has been the subject of a continuous process of independent assessment through the Integrated Impact Assessment which itself was re-scoped in order to ensure it incorporated and worked towards achieving the Well-being goals and Ways of Working'.
AP1.3	FCC to produce a statement identifying the changes to the LDP written statement as a result of the introduction of PPW11.		A statement on the implications of PPW11 for the Plan and editorial and other changes is set out in Appendix 1 to this document.
AP1.4	FCC to provide an illustration of the housing tables required by DPM (Edition 3) to be included within the body of the LDP written statement (Table 16-Summary of Spatial Distribution of Housing and Table 17-Site		Insert DPM Table 16 (Background Paper 10 Updated – Table 4A) as part of explanation to policy STR2. Update existing table and update para 5.13.

	<p>Allocations Policy Table) and those to be added as an appendices (housing trajectory & graph etc).</p>		<p>Insert DPM Table 17 (Background Paper 10 Updated – Table 3A) as part of explanation to policy HN1 and update para 11.2</p> <p>Add to the contents page the following text ‘Appendix 3 – Housing Tables’ and add the following tables to an new Appendix 3:</p> <ul style="list-style-type: none"> a) The timing & phasing of allocations b) The timing & phasing of sites with planning permission c) Updated AABR trajectory d) Trajectory graph
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Appendix 1 – PPW11

Matter 1 Action Point AP1.3

Changes to Written Statement as a result of the publication of PPW11

In February 2021 a new edition of Planning Policy Wales (PPW11) was published which replaced PPW10. The Flintshire Local Development Plan (LDP) has been prepared in line with PPW10 which was the most up to date National Planning Guidance available at the time of submitting the LDP for examination. The publication of PPW11 accompanied the publication of Future Wales, in order to ensure that the two documents aligned. Overall, PPW11 is a refresh of PPW10 with the majority of changes reflecting changes to legislation, policy and guidance, rather than a more fundamental update of PPW.

To ensure the LDP is sound and in conformity with the latest guidance (PPW11) the Local Planning Authority has carried out an assessment of the policies within the written statement against PPW11. In addition, the Local Authority has been able to draw upon Welsh Government hearing statements which have, where necessary, highlighted any changes to PPW which necessitated changes to the Plan. This assessment has not identified any fundamental changes required to the Plan.

Table 1 summaries the overarching changes introduced by PPW11 and the implications for the LDP alongside any necessary actions.

Tables 2 to 11 identify some minor editorial amendments required to ensure references and quotes are up to date. The tables set out the editorial changes required to the written statement as a result of the publication of PPW11, showing the existing wording within the LDP, the changes proposed and an assessment of the impact of these changes. References to page numbers are based upon the written statement submitted for examination which can be seen here:

<https://www.flintshire.gov.uk/en/PDFFiles/Planning/Key-Stage-Documents-Policy/LDP-KSD-DEP1-Deposit-Plan-Sept-2019-%E2%80%93-written-statement.pdf>

Table 1 – Overarching Changes Introduced by PPW11

Summary of Change in PPW11	Impact on LDP	Action Required
Chapter 1 - Introduction		
This chapter has been updated to take account of changes made to the Notification Directions on major residential development and on coal and petroleum development.	No Impact. Development Management issue	No action required.
Applies the socio-economic duty required by the Planning (Wales) Act (2015), the Well-being of future Generations Act (2015) and other key legislation. The aim of this Duty, which is due to come into effect on 31 March 2021, is to reduce inequalities resulting from socio-economic disadvantage.	No Impact. The LDP has been prepared in line with the Planning (Wales) Act (2015) and the Well-being of future Generations Act (2015) which already contained the duty to reduce social and economic disadvantages.	No action required.
Paragraph 1.23 introduces the new National Development Framework (NDF): Future Wales – The National Plan 2040. Figure 3 has also been added to detail the linkages between PPW, Strategic Development Plans and Local Development Plans (LDPs).	The NDF identifies Flintshire, alongside Wrexham as a 'National Growth Area', The LDPs approach is considered to be broadly in line with the NDF. In their formal representations on the Deposit Plan Welsh Government commented 'The Welsh Government is broadly supportive of the strategy, level of homes and jobs proposed, considers it aligns with national policy and is in general conformity with the emerging NDF'.	No action required
Chapter 2 – People & Place; Achieving Well-being through Placemaking		
Chapter 2 makes reference to the Covid-19 pandemic and introduces the Welsh Government's Building Better Places document which pinpoints the most relevant planning policy priorities and actions to aid in the recovery.	The LDP was prepared ahead of the global Covid-19 pandemic. However, the Plan Strategy and framework of policies is considered to be flexible enough to embrace the ongoing recovery from Covid.	No action required
Sets out the six key principles of the Placemaking Wales Charter, which is a multi-	The LDP has been prepared with these six overarching principles at its core. They reflect the	No action required

Summary of Change in PPW11	Impact on LDP	Action Required
disciplinary group set up to shape the built and natural environment in Wales for the benefit of communities.	existing principles of sustainable development and the five ways of working which are already an integral part of preparing LDPs. This approach ensures that they are firmly embedded into both the strategic and development management policies of the plan.	
Chapter 3 – Strategic & Spatial Choices		
The ‘Sustainable Management of Natural Resources’ section of Chapter 3 has been updated to include wider links to decarbonisation and energy.	The LDP includes policies STR14 and EN12 that require new development to seek to maximise the potential for renewable and low carbon energy technology to meet the energy needs of the development in a sustainable manner. In addition, policy EN13 sets out the criteria to support the development of new renewable energy schemes including solar and wind energy, and allocates two areas of land within the Council’s ownership for energy generation. Policy PC4 specifically addresses the sustainability and resilience of new development, in conjunction with policies throughout the Plan.	In response to representations by NRW the Council set out in section 2.4 of the NRW SoCG, suggested changes to policy PC4 ‘Sustainability and Resilience of New Development’ and its explanatory text to refer to the Sustainable Management of Natural Resources (SMNR).
Section 3.57 regarding the use of compulsory purchase powers to unlock the development potential of sites has been strengthened.	Noted. No impact upon LDP policies or strategy.	No action required
There is an update to promote the incorporation of drinking water fountains or refill stations as part of development in public areas, in accordance with the Welsh Government’s commitment to progress work on free drinking water in public places.	Noted. No impact upon LDP policies or strategy. The Plan’s general policies PC2, PC3 and PC4 are drafted (with the relevant MAC’s) so as to be applicable to all new development. The provision of water fountains or refill stations is not something that will apply to all developments and is not appropriate to be included in these policies.	No action required.
Chapter 4 – Active & Social Places		
Chapter 4 has been updated to include a requirement to ensure that Active Travel infrastructure is in place at an early stage of the development process.	The LDP has been developed in line with the sustainable transport hierarchy (figure 9, PPW11), which places Active Travel as the top priority for consideration when preparing LDP policies and	No action required

Summary of Change in PPW11	Impact on LDP	Action Required
	allocating sites within the plan. Policies PC2, PC4, PC5 and PC6 specifically seek to maximise sustainable travel choice and reduce the reliance on private vehicles through the location of new development and the appropriate integration of walking and cycling infrastructure.	
Under the traffic management section there is a requirement for Local Authorities to seek to reduce the level and speed of traffic in new developments, including ensuring streets are designed to have a speed limit of 20 mph or less.	Policy PC2 of the LDP provides a comprehensive set of development considerations that can generally be applied to all development proposals, within this there is a criteria regarding highway safety that can be applied to ensure that the speed limit is a consideration. PC5 provides further guidance on accessibility of new development and the wording is to be improved by MAC's. It is not considered that specific reference is needed to be made to 20mph within the policy wording when it is clearly referenced in PPW11.	No action required.
The 'Housing Delivery' section has been updated to reflect the policy changes regarding housing land supply that were made by the Minister for Housing and Local Government in March 2020. These changes removed the five-year housing land supply policy and replaced it with a policy statement making it explicit that the housing trajectory set out in an adopted Local Development Plan (LDP) will be the basis for monitoring the delivery of development plan housing requirements as part of LDP Annual Monitoring Reports.	The LDP written statement will be updated to remove references to the five year land supply and the revoked TAN1. The Council have prepared a housing trajectory in line with DPM3 guidance which will be used to monitor the delivery of housing as part of the AMR process. This trajectory will be included within Appendix 3 to the written statement.	MAC's will address the inclusion of the housing trajectory within an Appendix to the written statement and removal of all references to the 5 year housing land supply and TAN1. [Action Points &.5 and 7.7]
The 'Affordable Housing' section has been updated to reflect the Minister's policy statement in July 2019 regarding the need for local planning authorities to make provision for affordable housing led sites when reviewing	Policy HN3 of the LDP sets out the percentage requirements for affordable housing, these have been based upon a viability assessment carried out by the District Valuer Service (DVS). This has identified housing market areas capable of	No action required

Summary of Change in PPW11	Impact on LDP	Action Required
their LDPs. In addition, it has been clarified that all affordable housing, including that delivered through planning obligations and planning conditions, is required to meet the Welsh Government's development quality standards.	delivering up to 40% affordable housing. In addition there are mechanisms within the plan to enable the development of 100% affordable housing exception schemes under policies STR2 and HN4-D as well as on small and large windfall developments.	
Chapter 5 Productive and Enterprising Places		
Chapter 5 has been updated to reflect the renewable energy policies and approach set out in Future Wales and the wider Welsh Government energy policy. The changes have resulted in the removal of the references to Strategic Search Areas and the revocation of Technical Advice Note 8, Renewable Energy. Paragraph 5.9.24 also sets out the requirement for local ownership of energy developments in line with Welsh Government's policy statement released in February 2020. Reference is made in para 5.8.4 to the requirement for planning applications for major development to be accompanied by an Energy Report.	Welsh Government have identified in their Hearing Statement for Matter 17 how policy EN13 is no longer consistent with PPW11 and this has been recorded in the Action Point AP17.2	The Plan will be amended as set out in AP17.2
The Economic Development section has been strengthened to reflect the direction of Future Wales.	Economic growth is at the heart of the strategy of the LDP, recognising Flintshire's role as an economic hub for North Wales. This approach aligns with the ambitions for growth identified within Future Wales.	No action required.
The Tourism section has been updated to reflect the direction of Future Wales.	Policies STR10, PE12, PE13 and PE14 of the LDP are principally concerned with Tourism, and seek to support appropriate tourism related development within sustainable locations in line with the requirements of PPW11 and Future Wales. No changes required.	No action required.
The Rural Economy section has also been updated to reflect the direction of Future Wales.	There are several policies within the plan to support the rural economy including STR7, STR10, PE3, PE4, PE5, PE12, and PE13 whilst	No action required.

Summary of Change in PPW11	Impact on LDP	Action Required
	also seeking to protect the open countryside in line with the requirements of PPW11 and Future Wales. No changes required.	
Chapter 6 Distinctive and Natural Places		
This chapter has been updated to emphasise the importance of National Parks in light of the involvement of National Park Authorities in the preparation of Strategic Development Plans, reflecting the relevant policy in Future Wales	Not relevant to Flintshire as no National Park.	No action required
There is also a clarification to support historic environment best practice guidance on giving consideration to the settings of archaeological remains as part of development proposals.	Statutory bodies including the Clwyd Archaeological Trust have been consulted on all allocations within the LDP, and have raised no objections to the sites allocated. Policy EN8 is considered to provide sufficient guidance in respect of addressing archaeological issues. No changes required to the plan.	No action required.

Table 2. PPW11 Changes to LDP

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	Strategic Context a.) 3.25 Page 16	Planning Policy Wales Edition 10 (Dec 2018)	Yes	Replace with Planning Policy Wales Edition 11, February 2021 (PPW11)	Editorial – no impact
	Employment Growth 3.44 Page 26	The main emphasis in PPW is that “the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic use” (Para 5.4.1)	Yes	The reference and quote are the same but update to ‘PPW11’.	Editorial – no impact
	Employment Growth 3.45 Page 26	In line with PPW the Council has carried out an Employment Land Review (2015), jointly with the neighbouring Local Authority, Wrexham.	Yes	PPW11 still recommends this approach but update PPW to ‘PPW11’	Editorial – no impact
	Housing Growth and it’s Sustainable Location 3.53 Page 28	Whilst PPW talks broadly about not constraining economic development through a lack of land supply, in terms of housing it requires LPAs to have a clear understanding of the factors influencing housing requirements in their area over the Plan period.	No	PPW11 still recommends this approach but amend PPW to ‘PPW11’.	Editorial – no impact
	Housing Growth and it’s	PPW also requires very specifically in para 4.2.15 that an LPA must maintain	Yes	Delete last sentence and replace with;	Amendments to wording to reflect

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	Sustainable Location 3.53 Page 28	a minimum 5 year supply of housing land, although the basis for and methodology for determining this is currently subject to review.		“Paragraph 4.2.11 of PPW11 requires LPA’s to prepare a housing trajectory and monitor the delivery of housing through the AMR process in accordance with the guidance set out in Development Plans Manual 3.”	PPW11 guidance – no impact
	Housing Growth and it’s Sustainable Location 3.54 Page 28	PPW also advises that reference should be made to the latest Welsh Government Population and Household Projections in determining the appropriate housing requirement for the Plan, alongside consideration of the outcomes of the LPA’s latest Local Housing Market Assessment (LHMA).	Yes	Replace PPW with PPW11 – PPW11 still recommends this approach	Editorial – no impact
Chapter 4 Strategic Policies (Introduction).Chapter 4 - Strategic Policies (Introduction)					
	Introduction 4.5 Page 38	The strategic and detailed policies together, work towards achieving the Placemaking goals within PPW10 in terms of sustainable development, the objectives of good design, and places which	Yes	Change references from PPW10 to PPW11, the paragraph number is still the same.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		in turn contribute to well-being, by creating places where people want to live, work and play (para 2.3 PPW10).			
	Introduction 4.7 Page 38	These relate closely to the structure developed for the Plan, which was drafted for the Preferred Strategy in advance of, but in anticipation of PPW10.	Yes	After PPW10 add the following new sentence: "This approach has been checked against the latest National Planning Guidance, PPW11 and the spatial strategy of the plan closely aligns with these five key planning principles."	Editorial – no impact
Chapter 5 - Strategic Policies, Creating Sustainable Places and Communities					
	STR1 Policy Context Table. Page 44	PPW10 – Paras 4.2.1-4.2.9 5.4.3-5.4.8	Yes	Replace PPW10 with PPW11 and in Key Evidence replace 'PPW' with 'PPW10'	Editorial – no impact
	Explanation 5.11 Page 47	PPW emphasises the need for a settlement strategy to provide the basis for a sustainable spatial pattern of housing development, balancing social, economic and environmental needs and being resilient to the effects of climate change.	Yes	Replace PPW with PPW11 – PPW11 still recommends this approach	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	STR2 Policy Context Table. Page 49	PPW10 – Paras 3.37-3.44 5.4.9-5.4.18 4.3.8	Yes	Replace PPW10 with PPW11 – Paras remain the same in PPW11 with exception of paras 3.37-3.44 which should be changed to 3.41 – 3.48	Editorial – no impact
	STR3 Policy Context Table. Page 54	PPW10 – Paras 4.1.37 4.8.4 5.4.14 – 5.4.15	Yes	Replace PPW10 with PPW11; Delete para 4.8.4 which is an error; replace '5.4.14-5.4.15' with 'section 5.4'	Editorial – no impact
	STR4 Policy Context Table. Page 58	PPW10: Inclusivity & Accessibility 3.5 – 3.6 Environmental sustainability 3.7 - 3.8 Character 3.9 – 3.10 Community Safety 3.11 Movement 3.12 – 3.13 Appraising context 3.14 Considering Design Issues 3.15 – 3.16 Promoting healthier places 3.21 Open space 4.5.3 – 4.5.6 Car parking 4.1.51 Adaptable 5.11.7 Mix 4.2.1 Energy efficiency 5.7.14, 5.7.17 Infrastructure 3.57 Water resources 6.6.5	Yes	Replace PPW10 with PPW11 - paras remain the same in PPW11 but 4.1.51 should be replaced with 4.1.50 then 5.7.14, 5.7.17 should be replaced with 5.7.13, 5.7.15.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		Renewable energy 5.7.14, 5.7.15, 5.7.5			
	STR4 Para 5.27 Page 56	In a planning context Planning Policy Wales defines sustainable development as the process of improving the economic, social and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals.	No	None – PPW11 still supports this definition	None
	STR5 Para 5.35 Page 59	Land use planning and development is closely linked with transport and PPW requires development plans to set out an integrated planning and transport strategy.	Yes	Replace PPW10 with PPW11 – PPW11 still recommends this approach	Editorial – no impact
	STR5 Para 5.43 Page 61	Paragraphs 4.1.25 – 4.1.34 of PPW provide guidance on making new development highly accessible by walking and cycling.	Yes	Amend paragraph reference to '4.1.26 - 4.1.35 of PPW11'	Editorial – no impact
	STR5 Policy Context Table. Page 62	PPW10 Paras; 3.45 -3.48 Accessibility 4.1 – 4.1.55	Yes	Replace PPW10 with PPW11 – amend Paras 3.45-3.48 to 3.49-3.52 and then 4.1-4.1.55 to 4.1-4.1.54	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	STR6 Para 5.46 Page 64	PPW advises in para 3.57 that 'Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability'.	Yes	Replace PPW10 with PPW11 and amend 3.57 to 3.61	Editorial – no impact
	STR6 Policy Context Table. Page 66	PPW10 Paras 3.57 – 3.59	Yes	Replace PPW10 with PPW11 – amend paragraph refs to 3.61 – 3.63	Editorial – no impact
Chapter 6 - Strategic Policies, Supporting a Prosperous Economy					
	STR7 Para 6.12 Page 72	The LDP follows PPW10 advice and seeks to ensure that Flintshire town centres are vibrant and attractive with successful businesses serving the needs of the local community through a 'town centres first' approach.	Yes	Amend PPW10 to PPW11	Editorial – no impact
	STR7 Policy Context Table.	PPW10;	Yes	Replace PPW10 with PPW11 – paras remain	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	Page 73	5.2.19 addressing the need for broadband infrastructure 5.4.1 – 5.4.18 Economic Development 5.6.2, 5.6.6, 5.6.8 employment activities in rural areas; agricultural development proposals and rural diversification		the same but replace '5.6.2, 5.6.6 , 5.6.8' with '5.6.3, 5.6.8, 5.6.10'.	
	STR8 Policy Context Table. Page 77	PPW10; 5.4.3, 5.4.4 supporting the provision of employment land to meet strategic and local level needs 5.4.7 – 5.4.8 Economic evidence and Employment Land Review 7.1.3 economic development proposals utilising underused, vacant and previously developed land 7.1.4, 7.1.5 employment sites 7.3.2, 7.6.5 re-use of buildings in rural areas	Yes	Replace PPW10 with PPW11 – paras remain the same in PPW11 but replace 7.1.3 with 5.4.8; replace 7.1.4, 7.1.5 with 5.4.3 and replace 7.3.2, 7.6.5 with 5.6.8	Editorial – no impact
	STR9 Para 6.19 Page 78	Planning Policy Wales (PPW) recognises that the most appropriate location for retail and complimentary uses are within town and other local	Yes	Replace PPW10 with PPW11.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		service centres. In essence they may be multifunctional in respect of retail, commercial, leisure and residential uses and the plan adopts a town centre first approach. This plan, as advised by PPW10, seeks to steer new development to town centres and thereby protect and enhance the viability and vitality of such locations and the businesses within them.			
	STR9 Para 6.22 Page 79	PPW requires Local Planning Authorities to identify a retail hierarchy for the Plan area	Yes	Replace PPW with PPW11 – PPW11 still recommends this approach	Editorial – no impact
	STR9 Para 6.24 Page 80	In order to ensure greater consistency with PPW10 it is proposed that the policy tool be retitled 'Primary Shopping Areas'.	Yes	Replace PPW10 with PPW11.	Editorial – no impact
	STR9 Policy Context Table Page 80	PPW10 Paras 4.3.1 – 4.3.42 Retail & commercial Development	Yes	Replace PPW10 with PPW11	Editorial – no impact
	STR10 Para 6.27 Page 82	Welsh Government recognises that tourism is 'vital to economic prosperity and job creation' and 'can be a	Yes	Replace PPW10 with PPW11	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		catalyst for regeneration, improvement of the built environment and environmental protection' (Para 5.5.1 PPW10).			
	STR10 Policy Context Table. Page 83.	PPW10 Paras 5.5.1 – 5.5.7 Tourism	Yes	Replace PPW10 with PPW11	Editorial – no impact
Chapter 7 - Strategic Policies, Meeting Housing Needs					
	STR11 Para 7.9 Page 88	PPW and TAN1 specifically requires that the Council secures and maintains a 5 year supply of housing land. Para 4.2.15 of PPW states 'This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and economically viable in order to support the creation of sustainable communities '.	Yes	Replace 2 nd and 3 rd sentence with: 'PPW11 requires in para 4.2.10 that the 'development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period.' Para 4.2.10 also requires that sites must be 'deliverable', stating 'To be 'deliverable', sites must be free, or readily freed, from planning, physical and ownership	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
				constraints and be economically viable at the point in the trajectory when they are due to come forward for development, in order to support the creation of sustainable communities’.	
	STR11 Para 7.13 Page 90	In identifying detailed new allocations in the Plan a site search sequence has been followed in line with the advice in para 3.39 of PPW ‘...In developing their spatial strategy planning authorities must prioritise the use of suitable and sustainable previously developed land and/or underutilised sites for all types of development. When identifying sites in their development plans planning authorities should consider previously developed land and/or underutilised sites located within existing settlements in the first instance with sites on the edge of settlements considered at		In the first sentence replace ‘3.39 of PPW’ with ‘3.43 of PPW11’ and in third sentence replace ‘3.40 of PPW’ with ‘3.44 of PPW11’.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		the next stage'. Given the lack of suitable brownfield land in Flintshire particular regard has to be had to para 3.40 of PPW which states 'Where there is a need for sites, but it has been clearly demonstrated that there is no previously developed land or underutilised sites (within the authority or neighbouring authorities), consideration should then be given to suitable and sustainable greenfield sites within or on the edge of settlements'.			
	STR11 Para 7.15 Page 91	As a general principle, in line with para 4.2.2 of PPW, the Plan seeks to ensure that the most efficient use is made of land.	Yes	Replace '4.2.2 of PPW' with '4.2.22 of PPW11'	Editorial – no impact
	STR11 Para 7.17 Page 91	The key planning principles in fig. 3 of PPW recognizes 'Our communities need the right mix of good quality/well designed homes, jobs, services, infrastructure and facilities	Yes	Replace 'fig 3 of PPW' with 'fig 4 of PPW11'.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		so that people feel content with their everyday lives’.			
	STR11 Policy Context Table. Page 92	PPW10: Spatial Strategy and Site Search Sequence Paras 3.37 – 3.44 Housing Delivery Paras Para 4.2.2, 4.2.10 – 4.2.24 Affordable Housing Paras 4.2.25 – 4.2.34	Yes	Replace PPW10 with PPW11 and replace ‘3.37 – 3.44’ with ‘3.41-3.48’.	Editorial – no impact
	STR12 Policy Context Table. Page 95	PPW10 Gypsies and Travellers para 4.2.35	Yes	Replace PPW10 with PPW11	Editorial – no impact
Chapter 8 - Strategic Policies, Valuing the Environment					
	STR13 Para 8.13 Page 102	The policy does not include reference to the protection of best and most versatile agricultural land as this is set out as national policy in paras 3.54 and 3.55 of PPW10.	Yes	Replace with ‘para 3.58 and 3.59 of PPW11’.	Editorial – no impact
	STR13 Policy Context Table. Page 102	PPW10; Para 6.5.9 Development on the Coast Para 3.56 Development in the Countryside Paras 3.60 – 3.74 Managing Settlement Form – Green Belts and Green Wedges Para 6.1 Historic Environment	Yes	Replace PPW10 with PPW11 Replace 3.56 with 3.60 Replace 3.60 – 3.74 with 3.64 – 3.78	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		Para 6.4.5 Biodiversity and Resilience of Ecosystems Duty Paras 4.5.3 & 4.5.5 Open Space Para 6.02 Distinctiveness Paras 2.7 and 3.33 Climate Change Paras 6.3 Landscape and AONB			
	STR14 Para 8.14 Page 104	A key principle of sustainable development, as recognised in PPW is the sustainable development of land, and the need for new development to be resilient to climate change and para 5.0.2 of PPW10 states 'Our homes, businesses and communities need to be powered and heated by low carbon energy sources, which also includes reducing and optimising our use of energy within them. Use of non renewable sources of energy will need to be curtailed if we are to meet our carbon reduction targets and international	Yes	In second sentence replace PPW with PPW11 and replace 'PPW10' with 'PPW11'. Delete the last sentence commencing 'Welsh Government advises ...' as not in PPW11.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		obligations on climate change'. Welsh Government advises that 'climate change will have potentially profound environmental, economic and social justice implications and failure to address it will make planning for sustainability impossible'.			
	STR14 Para 8.16 Page 105	A key role of the LDP is to ensure a spatial strategy put in place that reflects 'resilient locational choices which embed considerations of climate change, biodiversity and ecological resilience, sustainable use of resources and protecting the health, amenity and wellbeing of communities' (PPW10 3.43).	Yes	Replace 'PPW10 3.43' with 'PPW11 3.47'.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	STR14 Policy Context Table Page 107	PPW10 Paras 3.45 – 3.46 Accessibility Paras 3.51 – 3.52 Previously developed land Paras 3.6 Flood Risk Paras 4.2.2 / 5.0.2 / 5.7 Energy Efficiency and Renewable Energy Paras 6.7.1 Air Quality and Soundscape Para 6.9 Lighting Paras 6.9.16 – 6.9.21 Land Contamination Paras 6.9.22 – 6.9.28 Physical Ground Conditions and Land Instability	Yes	Replace PPW with PPW11 Replace paras '3.45-3.46' with '3.49 – 3.50'; replace '3.51-3.52' with '3.55 – 3.56' ; replace '3.6' with '6.6' ; replace '6.9' with '6.8'	Editorial – no impact
	STR15 Para 8.22 Page 108	Waste reduction is a cross cutting issue and opportunities to prevent or reduce the generation of waste should be made in all development, in line with guidance in PPW paragraph 5.11.4.	Yes	Replace PPW with PPW11 – PPW11 still recommends this approach	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	STR15 Policy Context Table Page 109	Paras 5.12 Design Choices to Prevent Waste Paras 5.13 Sustainable Waste management facilities	Yes	Replace PPW10 with PPW11 - paragraphs unchanged	Editorial – no impact
	STR16 Policy Context Table Page 111	Para 5.14 Minerals	Yes	Replace PPW10 with PPW11 - paragraphs unchanged	Editorial – no impact
Chapter 9 – Development Management Policies, Creating Sustainable Places and Communities					
	PC1 Para 9.2 Page 113	Outside settlement boundaries land is usually referred to as open countryside. Planning Policy Wales paragraph 3.56 directs that 'new building in the open countryside away from existing settlements or areas allocated for development in development plans must	Yes	Replace 'Planning Policy Wales paragraph 3.56' with 'PPW11 paragraph 3.60'.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		continue to be strictly controlled’.			
	PC3 Para 9.7 Page 115	The policy accords with the principles in PPW and TAN12 Design, by seeking to deliver good sustainable design. Para 2 of PPW10 emphasises that ‘Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places.	Yes	Replace ‘para 2 of PPW10’ with ‘para 3.3 of PPW11’.	Editorial – no impact
	PC5 Para 9.15 Page 118	The policy seeks to ensure that the new development proposals are assessed in terms of the transport hierarchy. Para 4.1.8 of PPW10 explains that ‘The Welsh Government is committed to reducing reliance on the private car and supporting a modal shift to walking, cycling	Yes	Replace ‘para 4.1.8 of PPW10’ with ‘para 4.1.9 of PPW11’.	Editorial – no impact

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		and public transport. Delivering this objective will make an important contribution to decarbonisation, improving air quality, increasing physical activity, improving the health of the nation and realising the goals of the Well-being of Future Generations Act’.			
	PC5 Para 9.17 Page 118	All developments will be required to provide appropriate levels of parking, manoeuvring and servicing space in accordance with the maximum parking standards approach embodied in para 4.1.53 of PPW10 which stresses that ‘Parking standards should be applied flexibly and allow for the provision of lower levels of parking and the creation of high quality places’.	Yes	Replace ‘para 4.1.53 of PPW10’ with ‘para 4.1.52’.	Editorial – no impact
Chapter 10 – Development Management Policies, Supporting a Prosperous Economy					

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	PE7 Para 10.14 Page 138	The policy reflects the 'town centre first' principles embedded within PPW10, but recognises the difficulty facing town and district centres as a result of the retailing climate and on line shopping.	Yes	Replace PPW10 with PPW11	Editorial – no impact. PPW11 still promotes this approach.
	PE9 Para 10.20 Page 140	Flintshire's retail centres are the most sustainable locations to live, work, shop and conduct business, in line with the 'town centres first' principles embodied in PPW10.	Yes	Replace PPW10 with PPW11.	Editorial – no impact. PPW11 still promotes this approach.
	PE11 Para 10.28 Page 142	Planning Policy Wales (PPW) states that the most appropriate locations for retail and other complimentary uses are within town, district and local centres. This approach of focussing such uses within established shopping centres provides the opportunity to enhance the vitality, attractiveness and viability of these centres.	Yes	Replace PPW with PPW11.	Editorial - no impact. PPW11 still promotes this approach.

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	PE11 Para 10.29 Page 142	This Policy seeks to protect and enhance the designated shopping centres and resist out-of-centre retail developments that could be harmful to their vitality and viability. The sequential test as detailed in PPW aims to direct retail developments to existing centres wherever possible or to the edge of such centres if sites within the centres are not available. Only where need for additional retail floor space has been demonstrated and there are no locations in or adjacent to designated centres that could accommodate that need, should out of centre locations be considered.	Yes	Replace PPW with PPW11	Editorial – no impact. PPW11 still promotes this approach.

Chapter 11 – Development Management Policies, Meeting Housing Needs

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	HN8 Para 11.32 Page 163	All local authorities are required to complete a Gypsy and Traveller Accommodation Assessment (GTAA) every 5 years, which identifies pitch requirements. Para 4.2.35 of PPW10 states 'Local authorities are required to assess the accommodation needs of Gypsy and Traveller families and to allocate sites to meet the identified need'.	Yes	Replace PPW10 with PPW11.	Editorial – no impact. PPW11 still promotes this approach
Chapter 12 – Development Management Policies, Valuing the Environment					
	EN4 Para 12.16 Page 174	The implementation of the policy will be informed by the LANDMAP system, as recognised in para 6.3.11 of PPW10.	Yes	Replace '6.3.11 of PPW10' with 'para 6.3.12 of PPW11'.	Editorial – no impact. PPW11 still promotes this approach

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	EN6 Para 12.23 Page 177	There is clear guidance and legislation with regard to the protection of species and habitats recognised in European, UK and Welsh law in PPW10 and TAN5 Nature Conservation and Planning.	Yes	Replace PPW10 with PPW11.	Editorial – no impact. PPW11 still promotes this approach
	EN11 Para 12.41 Page 184	<p>The review involved each green barrier being assessed against the criteria within Planning Policy Wales i.e. that the purpose of a green barrier is to:</p> <ul style="list-style-type: none"> • prevent the coalescence of large towns and cities with other settlements; • manage urban form through controlled expansion of urban areas; • assist in safeguarding the countryside from encroachment; • protect the setting of an urban area; and • assist in urban regeneration by encouraging the recycling of derelict and other urban land. 	Yes	Replace 'Planning Policy Wales' with 'PPW11'. PPW11 still promotes this approach.	Editorial – no impact. PPW11 still promotes this approach

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	EN11 Para 12.42 Page184	The objective is to ensure that in each case a green barrier designation is necessary and justifiable over and above settlement boundary and open countryside policies and fulfils the purpose of green barriers in PPW. The approach to the review and designation of green barriers is in line with guidance with Planning Policy Wales. Although PPW uses the term 'green wedges' rather than 'green barriers', para 3.60 of PPW10 advises 'Local planning authorities need to consider establishing Green Belts and making local designations, such as green wedges'. The term green barrier is therefore appropriate and in line with national guidance.	Yes	Replace references to 'PPW' with 'PPW11'	Editorial – no impact. PPW11 still promotes this approach. [see changes to reasoned justification referenced in AP16.1]

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	EN11 Para 12.43 Page 184	Planning Policy Wales provides specific guidance on the consideration of planning applications within green barrier designated areas. It emphasises the importance of maintaining the openness of the land, provides a presumption against inappropriate development and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land. Given that PPW provides such clear and detailed advice it is not considered necessary for it to be repeated within this policy. Any proposals for inappropriate development in a green barrier will be treated as a departure from the Plan.	yes	PPW11 still promotes this approach. Replace 'Planning Policy Wales' and 'PPW' with 'PPW11'.	Editorial – no impact.

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	EN13 Para 12.46 Page 187	The Council has undertaken a Renewable Energy Assessment (REA), in line with the Welsh Government guidance to identify the potential for renewable energy generation. This will help work towards achieving the Welsh Governments targets for Renewable Energy Generation as set out in para 5.7.16 of PPW10 and also contribute to reducing carbon emissions.	Yes	Amend para 5.7.16 of PPW10 to para 5.7.14 of PPW11	Editorial – no impact. PPW11 still promotes this approach
	EN14 Para 12.51 Page 188	The policy does not seek to repeat national planning policy in respect of flooding which is clearly set out in PPW and TAN15 Development and Flood Risk and emphasises the need for new development proposals to meet these requirements. PPW clearly sets out that government resources for flood alleviation works are only directed at existing development and not for	Yes	Replace PPW with PPW11. PPW11 still promotes this approach.	Editorial – no impact. PPW11 still promotes this approach

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
		areas of future development.			
	EN16 Para 12.61 Page 191	The historical importance of the County for heavy industry and manufacturing, has left behind it derelict and contaminated land. Derelict land can be both unattractive and a disincentive to investment but a key principle in Planning Policy Wales is that preference should be given to the reclamation of derelict and waste land, thereby reducing the need for greenfield sites, bringing facilities closer together, reducing the need to travel, and helping to overcome blight.	Yes	Replace 'Planning Policy Wales' with 'PPW11'. PPW11 still promotes this approach.	Editorial – no impact. PPW11 still promotes this approach

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	EN23 Para 12.76 Page 198	This policy expands on Strategic Policy STR16, protecting potential resources from development and accords with national planning policy contained in PPW 10 which requires Mineral Planning Authorities to safeguard access to mineral deposits which society may need in the future.	Yes	Replace PPW10 with PPW11.	Editorial – no impact. PPW11 still promotes this approach
	EN23 Para 12.77 Page 198	PPW 10 states that the safeguarding of primary coal resources is not required.	Yes	Replace PPW10 with PPW11.	Editorial – no impact. PPW11 still promotes this approach
	EN23 Para 12.77 Page 198	Rail heads and the Port of Mostyn are also safeguarded under this policy in accordance with PPW 10 which requires the safeguarding of mineral infrastructure and are also identified under the Mineral Safeguarding Areas on the proposals map.	Yes	Replace PPW10 with PPW11	Editorial – no impact. PPW11 still promotes this approach

Reference	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of change
	EN26 Para 12.87 Page 205	Whilst there are coal deposits within the County, PPW 10 states that proposals for opencast, deep-mine or colliery spoil disposal should not be permitted, except in wholly exceptional circumstances where there is a demonstrable need in the context of climate change emissions reduction targets and for reasons of national energy security.	Yes	Replace PPW10 with PPW11.	Editorial – no impact. PPW11 still promotes this approach



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 2 - Plan Strategy Action Points & MACs

13th April 2021 1.30pm

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP2.1	Include a paragraph on the Deeside Plan within the LDP written statement.		It is proposed that following para 3.25, at the end of the 3 rd bullet point under c) 'Local Context' which relates to ' <i>The Deeside Plan (2017)</i> ' the following text is added ' <i>The Deeside Plan provides an overarching framework to guide actions over the next thirty years and pulls together a wide variety of objectives, plans and strategies grouped according to the key themes of economic growth, transport, housing, skills and employment and the environment.</i> '
AP2.2	Key Issues & Drivers – Amend table heading under 3.35 (page 23) 'In Flintshire we need to plan for' to 'Planning Challenges'.		In the table following para 3.35 replace 'In Flintshire, we need to plan for' with ' Planning Challenges '.
AP2.3	Vision – Amend the wording of the vision (page 24) from 'balance which provides for' to 'balance between', and include 'natural environment' after 'cultural heritage'.		Amend the LDP Vision in para 3.38 by replacing 'balance which provides for' with ' balance between '. Include ' and natural environment ' after 'heritage'. The vision reads as follows:

			<p>“The LDP is about people and places. It seeks to achieve a sustainable and lasting balance which provides for balance between the economic, social, and environmental needs of Flintshire and its residents, through realising its unique position as a regional gateway and area for economic investment, whilst protecting its strong historic and cultural heritage and natural environment”.</p>
AP2.4	Objective 10 (page 26) amend wording from ‘Redefine’ to ‘repurpose’.		<p>In Objective 10 following para 3.41 replace ‘Redefine’ with ‘Repurpose’.</p> <p>The revised Objective reads ‘Redefine Repurpose the role and function of Flintshire’s town centres as vibrant destinations for shopping, leisure, culture, learning, business and transport.’</p>
AP2.5	Objective 11 (page 26) amend wording to include ‘full range of housing needs’.		<p>In Objective 11 following para 3.41 add ‘full’ before ‘range of housing needs’.</p> <p>The revised Objective reads ‘Ensuring that Flintshire has the right amount, size, and type of new housing to support economic development and to meet a full range of housing needs.’</p>
AP2.6	Objective 13 (page 26) remove ‘enhance’ from wording.		<p>In Objective 13 following para 3.41 delete the words ‘and enhance’.</p> <p>The revised Objective reads ‘Promote and enhance a diverse and sustainable rural economy.’</p>
AP2.7	The Preferred Strategy (page 33) rename title ‘The Strategy’ and amend references to ‘the preferred strategy’ to ‘the strategy’.		<p>Amend the section heading prior to para 3.64 by deleting ‘Preferred’ and in the opening wording of para 3.64 delete ‘Preferred’. Also, in para 3.73 delete ‘Preferred’</p>

AP2.8	Add a title to the Table under para. 3.65		Add the title ' Key elements of LDP Strategy ' after paragraph 3.65, before the table.
AP2.9	Include a title for the diagram of key settlements on page 36.		Add the title ' The Plan Strategy ' to the diagram following para 3.73 on page 36.
AP2.10	Amendments to Section 4 – Reword the introduction to Strategic Policies section, remove 'introduction' from page 41 and replace with 'Creating Sustainable Places and Communities', make the titles of the strategic policy themes bold. Combine section 4 and 5 as one section and renumber the remaining sections within the plan.		<p>Rather than merge section 4 into section 5, the Council considers it more appropriate to split section 4 with the more generic part covering Well-being and Ways of Working being added at the end of Section 3 and then the remaining part which sets the scene for the strategic policies being moved to section 5. To achieve this the following changes are proposed in order to remove section 4 of the written statement:</p> <ul style="list-style-type: none"> • Move paras 4.3 to 4.7 to the end of section 3 with a new heading 'Well-being and Ways of Working' • Move paras 4.1 and 4.2 to the beginning of section 5 with a heading 'Introduction – Strategic Policies' to provide a general introduction before each of the 4 groups of strategic policies. • Amend the 'Introduction' heading prior to para 5.1 to 'Introduction – Creating Sustainable Places and Communities'. • Amend the 'Introduction' heading prior to para 6.1 to 'Introduction – Supporting a Prosperous Economy'.

			<ul style="list-style-type: none"> • Amend the 'Introduction' heading prior to para 7.1 with 'Introduction – Meeting Housing Needs'. • Amend the 'Introduction' heading prior to para 8.1 with 'Introduction – Valuing the Environment'. • Re-number and amend the Contents page. • Re-number remaining paras in Plan from section 3 onwards.
AP2.11	Proposals Map – Need to make it clear which proposals map relates to which area / settlements.		An A4 map with simple diagrammatic representation of what is shown on each inset proposals map to be i) inserted into wallet of hard copy maps ii) added to website alongside the pdf proposals maps.
AP2.12	Include a paragraph on how the LDP is important to the health and well-being of Flintshire's residents.		<p>The following new paragraphs will be inserted after paragraph 3.72 and renumber subsequent paragraphs;</p> <p>PPW11 highlights that 'the built and natural environment is a key determinant of health and well-being' (para 3.19). The LDP is important to the health and well-being of Flintshire's residents as it directly shapes the natural and built environment which subsequently influences the social, economic, environmental and cultural factors which impact on health and well-being. The LDP seeks to promote sustainable development which enhances the health and well-being of</p>

			<p>Flintshire's residents through the creation of new employment opportunities, affordable housing options and the provision of high quality open spaces and green infrastructure. All of these elements combined can positively influence the health and well-being of communities. The LDP will achieve this by ensuring that the right type of developments take place in the most sustainable locations with the necessary infrastructure in place to support the new and existing community. In addition to this, the LDP can protect communities from inappropriate developments that would have a detrimental impact upon the health and well-being of residents.</p> <p>As part of the process of preparing the LDP a Health Impact Assessment (HIA) has been carried out in partnership with Betsi Cadwaladr Public Health Team. A HIA is not a statutory part of plan preparation but can have a positive effect in shaping the strategy and policies within an LDP which reduce health inequalities. The purpose of the HIA is to consult with health and planning professionals on the potential wider impact of the LDP on the health and well-being of Flintshire's population. The HIA process highlighted the importance of the LDP in protecting and promoting the health and well-being of Flintshire's residents and identified</p>
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			<p>areas where the plan can ensure that this is maximized. Overall the HIA highlighted that the promotion of active travel and the accessibility of new development have a significant impact upon health and well-being, in addition the integration of existing communities and the provision of key infrastructure such as education and health centres should also be given very careful consideration. The requirements of Gypsies and Travellers was also identified as a key area for attention that could impact upon health and well-being.</p>
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 3 - Plan Strategy Action Points & MACs

14th April 2021 9.30am

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP3.1	Produce and publish a supplementary Hearing Statement regarding trajectory on STR3A Northern Gateway Strategic Site.	Ahead of the additional hearing session schedules for the 22 nd April 2021.	Added to Examination Library on 21/04/21 – FCC007 Northern Gateway Housing Position Statement.

Matter 3 Continued – Strategic Growth Action Points & MACs

22nd April 2021 9.30am & 1:30pm sessions

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP3.2	Separate STR3 into two polices, one for each Key Strategic Site. Include more detail on each site in terms of what FCC want to be achieved on the site. Include Masterplan diagram within the reasoned justification of each policy to illustrate the potential of each site.		Given that the Northern Gateway Strategic Site is being delivered in accordance with the two outline planning permissions and subsequent planning permissions, it is not considered that further policy detail is required. The policy criteria as drafted seeks to provide headline policy parameters and are in line with how the site is presently being delivered. However, reference will be made, within the explanation to STR3A to the existence of earlier planning guidance for the site

			<p>which sets out agreed parameters and principles for the development of the site.</p> <p>The illustrative masterplan diagrams in <u>LDP-EBD-STR3A.1</u> and <u>LDP-EBD-STR3A.2</u> will be included as part of the explanation to the policy.</p> <p>Split policy STR3 into two separate policies:</p> <p>For STR3A Northern Gateway:</p> <ul style="list-style-type: none"> • In second sentence of opening part of policy wording replace 'Two' with 'The following' and replace 'sites' with 'site'. • Delete the policy wording relating to STR3B Warren Hall • Delete para 5.20 • Delete para 5.23 • Delete para 5.24 • Delete 'Warren Hall Masterplan and Delivery Statement' in the Policy Context Table • Re-number paragraphs • Include an Indicative Masterplan for the site as an appendix to the Plan. • Add a reference at the end of para 5.19 'The Council produced early planning guidance in respect of the Northern Gateway site and this assisted in working proactively with the two developers in bringing forward subsequent development proposals. The comprehensive framework of planning outline permissions supported by applications for discharges of conditions and reserved matters provides the
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			<p>basis for guiding and determining subsequent planning applications on remaining phases of the strategic site.</p> <p>For STR3B Warren Hall this Action Point has been overtaken by the Inspector Letter INSP014 and the deletion of the housing element. Changes to STR3B are set out in IMAC01.</p>
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 3b - Additional Warren Hall Session Action Points & MACs

8th September 2021 9:30am

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP3b.1	Update the Masterplan map (to be included in the LDP) and reference in the policy / explanatory wording, the intention to prepare Supplementary planning Guidance for the site following adoption of the plan.		<p>Revised Masterplan to be produced to reflect Inspectors findings following further hearing session on 8th September 2021 and included as part of the explanation to the policy.</p> <p>The production of an SPG for Warren Hall will be referenced in the revised explanatory text for STR3B Warren Hall and will be included in the revised list of SPG's in Appendix 2 of the written statement</p>
AP3b.2	Update the housing trajectory to show the implications of a reduced number of housing units and a later development date for the site.		Reduced number of houses and later start date to be incorporated in revised trajectory (see AP7.7) subject to Inspectors findings following further hearing session on 8 th September 2021.
AP3b.3	Revisit the wording of STR3B criteria iii to clarify the uses proposed as part of the commercial hub.		Criteria iii to be amended as follows '1.3ha commercial hub comprising hotel / leisure and local convenience shop, with high quality public realm as a focal point for the development'.

AP3b.4	Seek an update on the park and ride proposal at Penyffordd railway station and Active Travel links to it.		Added to Examination Library as FCC026 on 20/10/21.
AP3b.5	Submit to the inspector clarification as to whether the Growth Deal includes housing.		Added to Examination Library as FCC024 on 14/10/21
AP3b.6	Supply a map to the inspector showing the indicative extent of the proposed Green Belt in policy 22 of the National Plan.		Added to Examination Library as FCC022 on 20/09/21
AP3b.7	Revise explanation to policy PC8 Airport Safeguarding Zone as per Appendix 6 to Council Response (FCC019) to Inspector's Post Hearings Letter.		<p>Amend explanation to policy PC8 as follows:</p> <p>9.24 Airbus currently owns the airport and is the main user. However, other uses include police, air ambulance and military helicopters, military training jets and private business jets, as well as flight training. Alongside Airbus other companies based at Hawarden include Aerocare, Raytheon UK and NWMAS all of whom provide aircraft maintenance facilities on site. Aviation Park Group offer a range of services including Aircraft handling, overnight parking, hangerage and passenger services. There is a need to control the location and scale of development in the vicinity of the flightpaths of aircraft in order to prevent physical obstacles or distraction. A Safeguarding Zone has been identified for Hawarden Airport within which development proposals will be closely scrutinised to ensure that they would not affect the safe and efficient operation of the airport and airfield. Consultation will be carried out with the Civil Aviation Authority.</p>

		<p><i>9.25 The safeguarding zone for Hawarden Airport is defined on a safeguarding map issued by the Civil Aviation Authority. This defines certain types of development that, by reason of their height, attraction to birds or inclusion of or effect upon aviation activity, require prior consultation with the Airport owner or operator. Government advice in OPDM Circular 1/2003 'Advice to Local Planning Authorities on Safeguarding Aerodromes and Military Explosives Storage Areas' sets out the detailed guidance on how safe and efficient operations can be secured.</i></p> <p><i>9.26 In accordance with this Circular, the owner or operator of Hawarden Airport is a statutory consultee for certain planning applications for developments that require safeguarding to protect the safety of the airport's operation.</i></p> <p><i>9.27 The owner or operator of Hawarden Airport will assess planning applications and consider their potential impact on whether the development causes: an obstacle; an attraction to birds; any light or reflection that might be confused with or interfere with aerodrome lighting or present a visual hazard; interference with communication systems including radar systems and ground to air communication and whether its</i></p>
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			<i>construction will present any hazard to flight safety.</i>
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 5 – Principles of Sustainable Development, Design & Placemaking Action Points & MACs

15th April 2021 9:30am

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP5.1	Amend wording of criteria 2 in policy STR14 from 'supporting' to ' Encourage the use and development of appropriate or suitable brownfield land'. To strengthen the policy on brownfield land.		Change criteria ii in policy STR14 to :- " Supporting Encouraging the use and development of appropriate or suitable brownfield land;"
AP5.2	Inspectors to look at policy STR5 in terms of the references to the proposed North Wales Metro in the NDF.		<p>Add the following wording at the end of para 5.36 'Future Wales The National Plan 2040 sets out in Policy 23 –" North Wales Metro: The Welsh Government supports the development of the North Wales Metro and will work with Transport for Wales, local authorities and other partners to enable its delivery and maximise associated opportunities." This will involve:-</p> <ul style="list-style-type: none"> • Enhanced and integrated rail and bus services across North Wales/Cheshire • Enhanced Borderlands line with direct and faster services between Wrexham and Liverpool and integration with Merseyrail services • Additional stations and potential extensions • Upgrades of Wrexham General and Shotton stations • Further rail extension and/or re-openings to be considered (Source: A Railway for Wales – Meeting the Needs of Future Generations, 2019)"

AP5.3	Amend the list of SPGs in appendix 2 to include an SPG around Services, Facilities & Infrastructure (STR6), include a timeframe for the production of SPGs within this list. Report on progress with the production of SPGs as part of the AMR.		Update list of SPGs, add Services, Facilities and Infrastructure to the list and add timescales for preparation of each SPG. Add monitoring indicators in Monitoring Framework relating to SPG preparation.
AP5.4	Include the Senedd Petitions Committee Report on the 'Red Route' within the examination library.		Added to Examination Library on 20/04/21 – FCC005 Senedd Petitions Committee Report – Red Route



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 6 – Economy, Employment & Enterprise Action Points & MACs

15th April 2021 1:30pm

Reference	Actions & MACs	Timescale	Council Response/Proposed MAC
AP6.1	Amend table under policy PE1 to make clear that Northern Gateway is only suitable for B2 & B8 provision		<p>As well as clarifying Northern Gateway is only suitable for B2 and B8 uses, the policy also needs to clarify that Warren Hall is only suitable for B1 and B2 uses.</p> <p>Change the introductory wording to Policy PE1 as follows: General Employment Land Allocations “The following sites, as defined on the proposals map, are allocated for B1, B2 and B8 employment uses, with the exception of the Northern Gateway site which is allocated for B2 and B8 uses and the Warren Hall site which is suitable for B1 and B2 uses:”</p>
AP6.2	Add to the reasoned justification under PE1 the importance of the Deeside Enterprise Zone to the LDP strategy, including a link to the Welsh Government’s website which identifies the location of this zone. Add symbols to the allocations within the table that sit within the DEZ so they can be clearly identified.		Add at the end of paragraph 10.1 in the plan: “The Deeside Enterprise Zone is vitally important to the employment aspirations of the plan. The DEZ has been designated by Welsh Government to continue to develop as a major centre for advanced manufacturing on an international

			<p>scale by ensuring that the Zone builds on its strengths in key sectors, encourages investment and re-investment in order to compete with locations on a global scale. Further information on the Deeside Enterprise Zone can be found here.”</p> <p>Within the table under PE1 add a column at the right hand edge of the table with the title ‘Location within Deeside Enterprise Zone?’. Add a ‘✓’ for the following sites to explain that they are within the Deeside Enterprise Zone: STR3A Northern Gateway PE1.1 Chester Aerospace Park PE1.2 Manor Lane / Hawarden Park, Broughton PE1.9 Chester Road East, Queensferry</p>
AP6.3	Provide a link to the Inspectors to the Council response to Welsh Government’s representation regarding the inclusion of a policy on the development of mobile telephone communications.		<p>Link e-mailed to Programme Officer on 14/06/21.</p> <p>Add a new Telecommunications Policy located in the Supporting a Prosperous Economy section under reference PE15:</p> <p>PE15: Telecommunications and Digital Technology Infrastructure</p> <p>Proposals for telecommunications and digital technology infrastructure will be assessed in the context of technical and operational requirements and permitted where:</p>

			<p>i. The development contributes towards the objectives of future proofing development and regeneration proposals or forms part of the planned development of a wider network;</p> <p>ii. The development incorporates all reasonable measures to minimise any significant adverse impact due to the siting and external appearance of the apparatus, and the design minimises impact caused by its visual appearance;</p> <p>iii. There would be no significant adverse effect on natural heritage, the historic environment, or amenity of neighbouring residents;</p> <p>iv. The application is accompanied by evidence of compliance with Government guidelines on health impacts of telecommunications infrastructure.</p> <p>Explanation: Facilitating digital communications is key to Flintshire's plans to accelerate growth in the County in the context of the Growth Deal which recognizes the need to 'Upgrade digital networks and infrastructure access the region to support the functionality, competitiveness and growth of the indigenous business sector..'. Modern, fast, affordable and secure telecommunications and future proofed digital connectivity infrastructure can stimulate business innovation, enable high-value economic activity and drive-up productivity. For residents, it can transform their communications, home computing,</p>
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		<p>on-line shopping, entertainment facilities, as well as enable effective home working. The potential benefits that telecommunications and digital communications can offer individuals and organisations are recognised, for example in terms of working from home, which can assist in creating a sustainable future by reducing the need to travel.</p> <p>Telecommunication facilities may have special needs and technical considerations, which require them to be installed in particular locations to work effectively. However in sensitive locations the erection of telecommunication towers and antennae can have a significant adverse effect on the quality of the urban and rural environment. Clear guidance with respect to the development of telecoms infrastructure is contained within section 5.2 of PPW10 and TAN19 Telecommunications, which is not repeated in this policy. Applications for telecoms and digital infrastructure developments will therefore be assessed against National Planning Policy and Guidance. In accordance with national planning policy, the Council encourages operators to share telecoms masts. Operators will be required to submit evidence that opportunities for mast sharing and alternative sites have been</p>
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			fully explored. Careful siting, design and disguise, including landscaping and screening, can make developments less obtrusive and enable them to blend in with their surroundings.
AP6.4	Under the STR9 reasoned justification add further explanation regarding retail need and how this will be addressed.		<p>Amend para 6.24 accompanying policy STR9 to read as follows:</p> <p>‘Core Retail Areas (CRA) have previously been used in the UDP to delineate the primary shopping areas where retail development is encouraged and non- A1 development is controlled to ensure the availability of premises for retailing. In recognising the dynamic changing trends in retailing such as increases in home delivery services and internet retailing can impact upon the role of town and other centres, the CRA policy and their associated boundaries have been reviewed to assess whether it is still an effective means of ensuring that a focus of retail uses is retained in key parts of Flintshire’s town centres. In order to ensure greater consistency with PPW10 it is proposed that the policy tool be retitled ‘Primary Shopping Areas’. The Retail Study identifies that there is only a small need for further comparison retail floorspace (508 sq m net) over the Plan period and a negative need for convenience retail floorspace. Following</p>

			<p>the expiry of one of the retail commitments in the Retail Study at Saltney retail park, the comparison need has increased to 4028 sq m net. However changes to the retail industry in recent years have made it difficult to predict the most appropriate areas to allocate for retail uses, particularly given the large number of centres within the County. Since there are options for comparison retail sites within the plan area, the council is also working to encouraging appropriate retail uses and the plan has a flexible approach to retail windfall sites it is considered that no retail allocation is needed necessary or appropriate. The implementation of the Plan's retail policies will be informed by its evidence base for example health checks, and existing town centre masterplans and the up to date Retail Study'.</p>
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 7 – Provision of Sustainable Housing Sites Action Points & MACs

20th April 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP7.1	FCC to provide a reference link between the updated BP10a and the original version, and place on the LDP submission page.		Website amended
AP7.2	FCC to provide a table of analysis of the windfall units, identifying those granted on appeal.		Added to Examination Library as FCC014 on 25/05/21
AP7.3	HBF to provide figures on past delivery trends within Flintshire based upon Welsh Government statistical data. FCC to check these figures against their own monitoring data to exclude units which are not net gains.		Flintshire CC statement explaining differences in completions data added to Examination Library as FCC017 on 01/06/21
AP7.4	FCC to provide a factual update on a number of committed sites, outlining progress with planning permissions and recent discussions with owners.		Added to Examination Library as FCC009 on 27/04/21
AP7.5	FCC to update LDP written statement in terms of references to TAN1		Written statement updated as set out in Appendix 1 below.
AP7.6	Policy STR11 replace 'expected' with 'should'. Under criterion ii change Making to make, and remove the final paragraph from		Amend policy STR11 as follows:

	<p>the policy and relocate to the reasoned justification.</p>	<ul style="list-style-type: none"> • In introductory policy wording beginning 'The delivery of....' replace 'will be expected to' with 'should'. • In criteria ii) replace 'Making' with 'Make' • Delete the final paragraph of the policy wording and relocate to the end of para 7.8. <p>The revised wording of the policy and explanation is as follows:</p> <p>STR11: Provision of Sustainable Housing Sites</p> <p>As part of implementing the Sustainable Settlement Hierarchy, and to ensure that communities have access to sufficient, good quality, affordable housing to meet a range of needs and support economic growth, new housing will be directed to sustainably located, economically viable and deliverable housing sites.</p> <p>The delivery of new housing on these sites should will be expected to:</p> <ul style="list-style-type: none"> i. Facilitate the provision of affordable housing relative to local needs and viability; ii. Making Make the most efficient use of land through appropriate density of development; iii. Provide balanced developments through a mix of housing units;
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			<p>iv. Make provision for specific housing needs, where appropriate, including for example small family and elderly housing, extra care and supported accommodation, live-work units;</p> <p>v. Provide or contribute to physical, environmental and social infrastructure necessary to integrate new development into communities;</p> <p>vi. Ensure in rural areas, that genuine and proportionate needs for housing are met in a sustainable manner.</p> <p>Explanation</p> <p>7.8 A home is a vital part of people's lives as it affects their health and well-being, quality of life and the opportunities open to them. The Welsh Government's approach, set out in the National Housing Strategy is to: provide more housing of the right type and offer more choice; improve homes and communities, including the energy efficiency of new and existing homes; and improve housing-related services and support, particularly for vulnerable people and people from minority groups. The availability of housing land will be monitored and maintained over the plan period as part of the Annual Monitoring Report (AMR) process, to ensure a continuous and adequate supply to enable the delivery of</p>
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			the overall housing requirement. This will involve maximizing the delivery of sustainable and viable commitments already within the landbank, balanced against the allocation of sustainable, viable and deliverable new sites.
AP7.7	FCC to update LDP written statement regarding land supply & flexibility figures (including Housing Balance sheet in para 7.11) to take account of any changes resultant from amendments to housing Trajectory		An updated Housing Balance Sheet and updated Appendix 2 - Commitments to be provided.

Appendix 1 – TAN1 Revocation & Associated Terminology - Changes to LDP Written Statement

Matter 7 Action Point 7.5

Action Point 7.5 stated ‘FCC to update LDP written statement in terms of references to TAN1’. In addition to references to TAN1 the table below has also included references to ‘5 year supply’ and ‘JHLAS’.

Ref	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of Change
The Preferred Strategy					
	Housing Growth and it's Sustainable Location- 3.53 Page 28	‘PPW also requires very specifically in para 4.2.15 that an LPA must maintain a minimum 5 year supply of housing land, although the basis for and methodology for determining this is currently subject to review’.	Yes	See amended wording included in PPW11 changes table (below):. [Delete and replace with; “Paragraph 4.2.11 of PPW11 requires LPA’s to prepare a housing trajectory and monitor the delivery of housing through the AMR process in accordance with the guidance set out in Development Plans Manual 3.”]	Editorial change
Strategic Policies					
	Paragraph 5.12 Page 48	‘In the case of housing, only those sites which		Amend wording to read: <i>‘In the case of housing, only those</i>	Editorial change

Ref	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of Change
		are capable of accommodating 10 or more units will be allocated, as this ensures consistency with the Joint Housing Land Availability Study definition of large and small sites'		<i>sites which are capable of accommodating 10 or more units will be allocated, as this ensures consistency with the definition of a large site used in the Council's Housing Land Monitoring Statements'</i>	
	Para. 5.18 Page 52	'This can have a negative effect on securing and maintaining a 5 year housing land supply from adoption onwards despite the purpose and intention of such sites being soundly based'.	Yes	Amend wording to read: <i>'This can have a negative effect on securing and maintaining an adequate housing land supply from adoption onwards despite the purpose and intention of such sites being soundly based'.</i>	Editorial change
	Para. 5.18 Page 52	'This should enable sites to be delivered and ensure a 5 year housing land supply at adoption and through the Plan period'.	Yes	Amend wording to read: <i>'This should enable sites to be delivered and ensure an adequate housing land supply at adoption and</i>	Editorial change

Ref	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of Change
				<i>through the Plan period.'</i>	
	STR11 Para 7.9 Page 88	'PPW and TAN1 specifically requires that the Council secures and maintains a 5 year supply of housing land'.	Yes	See amended wording included in PPW changes table. [Replace 2nd and 3rd sentence with: 'PPW11 requires in para 4.2.10 that the 'development plans must include a supply of land which delivers the identified housing requirement figure and makes a locally appropriate additional flexibility allowance for sites not coming forward during the plan period.' Para 4.2.10 also requires that sites must be 'deliverable', stating 'To be 'deliverable', sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable at the point in the trajectory when they	Editorial Change

Ref	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of Change
				are due to come forward for development, in order to support the creation of sustainable communities'.]	
	Para 7.10 Page 89	'will enable a 5 year supply to be secured'	Yes	Amend wording to read: <i>'will enable an adequate supply to be secured and maintained to ensure the delivery of the Plan's housing requirement'</i>	Editorial change
	Para 7.12 page 90	'on the back of TAN 1'	Yes	Amend wording to omit <i>'on the back of the now revoked TAN 1'</i> .	Editorial change
Meeting Housing Needs					
	Para 11.2 page 149	..with the definition of a 'large' site in the Joint Housing land Availability Study'	Yes	Amend wording to read: "with the definition of a 'large' site in the Housing land Monitoring Statement"	Editorial Change
	Para 11.4 page 150	..will be closely monitored over the Plan period through the plan's Monitoring Framework, Joint	Yes	Amend wording to read: 'will be closely monitored over the Plan period through the plan's Monitoring Framework, Housing	Editorial Change

Ref	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of Change
		Housing Land Availability Study (JHLAS). and Annual Monitoring Framework. (AMR)'		Land Monitoring Statement and Annual Monitoring Framework. (AMR)'	
	Technical Terms and Glossary: Housing Land Monitoring Statement	'An informal monitoring of housing land supply, in the absence of being able to formally undertake a JHLAS in the context of TAN1.'	Yes	Amend wording to 'The monitoring of housing land supply and delivery on a yearly basis as part of the Annual Monitoring Framework.'	Editorial Change
	Technical Terms and Glossary: Joint housing land availability study (JHLAS)	An annual study of housing land supply undertaken by the LPA in consultation with a Study Group involving the HBF, public utility providers and house builders, to monitor the take up of and future availability of	Yes	Delete term and explanation from Glossary.	Editorial Change

Ref	Policy/Heading Paragraph Number	Existing wording	Change Required	Proposed Change	Impact of Change
		housing land, in accordance with TAN1.			
	Technical Terms and Glossary: Large Site	'Housing sites of 10 or more units in the context of the Joint Housing Land Availability Study).'	Yes	Amend wording to 'Housing sites of 10 or more units in the context of the Housing Land Monitoring Statement.	Editorial Change
	Technical Terms and Glossary: Small Site	'Housing sites of 9 or less units in the context of the Joint Housing Land Availability Study).'	Yes	Amend wording to 'Housing sites of 9 or less units in the context of the Housing Land Monitoring Statement.'	Editorial Change



Flintshire Local Development Plan (2015 – 2030) Examination
Matter 10 Implementing Sustainable Development – Action Points & MACs

11th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP10.1	Policy PC1 remove the word 'generally' from the first line of the policy.		<p>In opening part of the policy wording of PC1 delete 'generally'.</p> <p>The amended introductory policy wording is as follows:</p> <p>PC1: The Relationship of Development to Settlement Boundaries New development will be generally permitted within settlement boundaries as defined on the Proposals Maps, on allocations and within Principal Employment Areas subject to complying within other Plan policies.</p>
AP10.2	Change wording under criterion a of policy PC1 to read 'policies HN4, HN4-A, HN4-B, HN4-C and HN4-D' to make it clear there are 5 policies.		<p>In criteria a. of PC1 replace 'policy HN4-A/B/C/D' with 'policies HN4 / HN4-A / HN4-B / HN4-C / HN4-D'.</p> <p>The revised wording of criteria a. is:</p>

			a. the specific forms of housing development as set out in policy HN4-A/B/C/D policies HN4 / HN4-A / HN4-B / HN4-C / HN4-D;
AP10.3	Policy PC2 remove - 'where appropriate', so it reads - All development should:		In opening wording of policy PC2 delete ' , where appropriate'. The revised introductory policy wording is 'All development should, where appropriate :'.
AP10.4	Policy PC3 remove –'where appropriate', so it reads - All new development should; and include a new criterion protecting the living conditions of nearby occupiers from any harmful effects of new development including overlooking, harm to outlook, increased activity/disturbance/noise.		In opening wording of policy PC3 delete ' , where appropriate'. The revised introductory policy wording is 'All new development should, where appropriate :'. Add a new criteria h) 'protect the living conditions of nearby occupiers from any harmful effects of new development including overlooking, harm to outlook, increased activity / disturbance / noise.'
AP10.5	Policy PC4 - remove 'ensure that' so it reads Development should; and remove 'it is' or 'it' from the start of each of the criteria and reword accordingly.		In introductory wording of PC4 delete 'ensure that'. Amend each criteria as follows: a. Replace 'it is' with 'be' b. Replace 'it is' with 'be' c. Replace 'it incorporates' with 'incorporate' d. Replace 'it makes' with 'make'

			<p>e. Replace 'it incorporates' with 'incorporate'</p> <p>The revised policy wording is:</p> <p>Development should ensure that:</p> <p>a. it is be sustainably located and accessible to non – private car means of travel, so as to reduce carbon emissions;</p> <p>b. it is be designed so as to be resilient and adaptable to the effects of climate change;</p> <p>c. it incorporates planting, landscaping and design features which mitigate the effects of climate change such as increased rainfall events and high temperatures;</p> <p>d. it makes efficient use of resources through sustainable construction techniques and materials, including layout, siting and orientation to maximise solar gain, water conservation and waste reduction; and</p> <p>e. it incorporates renewable energy technologies and carbon sinks where appropriate.</p>
AP10.6	<p>Amend the wording of policy PC5 as follows:</p> <p>From criterion a delete 'reduce reliance on the car by incorporating' and replace with 'incorporate good access to the more sustainable modes of travel, firstly by walking and</p>		<p>In policy PC5 amend the following criteria:</p> <p>In criterion a) delete 'reduce reliance on the car by incorporating' and replace with 'incorporate good access to the more sustainable modes of travel, firstly by walking and cycling, secondly by public transport, then by low emission private</p>

	<p>cycling, secondly by public transport, then by low emission private vehicle and finally by other private motor vehicle;’</p> <p>Change criterion b to ‘not compromise the safe, effective and efficient use of the highway network and not have an adverse impact on highway safety or create unacceptable levels of traffic generation;’</p> <p>Change criterion c to ‘where significant adverse effects upon the transport network arising from the proposed development are unavoidable, they must be mitigated by, for example, improvements to transport infrastructure and traffic management;’</p>	<p>vehicle and finally by other private motor vehicle;’</p> <p>In criterion b) replace the existing policy wording with ‘not compromise the safe, effective and efficient use of the highway network and not have an adverse impact on highway safety or create unacceptable levels of traffic generation;’</p> <p>In criterion c) replace existing wording with ‘where significant adverse effects upon the transport network arising from the proposed development are unavoidable, they must be mitigated by, for example, improvements to transport infrastructure and traffic management’.</p> <p>The revised policy wording is:</p> <p>PC5: Transport and Accessibility New development proposals must be supported by appropriate transport infrastructure, and depending on the nature, scale, location and siting of the proposal, will be required to:</p> <p>a. Reduce reliance on the car by incorporating Incorporate good access to the more sustainable modes of travel, firstly by walking and cycling, secondly by public transport, then by low emission private</p>
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			<p>vehicle and finally by other private motor vehicle.</p> <p>b. mitigate any significant adverse effects upon the transport network that arise from the proposed development including improvements to transport infrastructure and traffic management where required; not compromise the safe, effective and efficient use of the highway network and not have an adverse impact on highway safety or create unacceptable levels of traffic generation;</p> <p>c. do not compromise the safe, effective and efficient use of the highway network and do not have an adverse impact on highway safety or create unacceptable levels of traffic generation; where significant adverse effects upon the transport network arising from the proposed development are unavoidable, they must be mitigated by, for example, improvements to transport infrastructure and traffic management;</p> <p>d. provide appropriate levels of parking, servicing and manoeuvring space and in non-residential development, a minimum of 10% of parking spaces to have electric vehicle charging points;</p> <p>e. create well designed people orientated streets and make provision for people with restricted mobility including those with characteristics as defined by the Equality Act 2010;</p>
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			f. safeguard, enhance and expand the active travel network, particularly by means of improving connectivity to and from the proposed development.
AP10.7	<p>Policy PC6 – remove ‘proposals’ from the first line of the policy and insert ‘Proposals should, wherever possible, after facilities. Reword the start of each criterion to read;</p> <ul style="list-style-type: none"> a. provide appropriate walking and cycling routes as an integral part of the scheme and connecting the development with key destinations; b. provide infrastructure and facilities that promote walking and cycling such as signing, lighting, secure and convenient cycle storage and parking and where appropriate, shower and changing facilities; c. provide appropriate travel choice information relating to cycling and walking for all or part of journeys as part of Travel Plans; d. incorporate measures to reduce the dominance and speed of vehicles affording increased priority to pedestrians and cyclists; e. develop and enhance the Active Travel routes identified on the Integrated Network Map connecting communities to 		<p>In opening part of policy wording of PC6 delete ‘proposals’.</p> <p>At end of introductory wording add ‘.’ after ‘facilities’ and then replace ‘as a result of’ with ‘Proposals should wherever possible:’.</p> <p>Amend each criteria as follows:</p> <ul style="list-style-type: none"> a. replace ‘the provision of’ with ‘provide’ b. replace ‘the provision of’ with ‘provide’ c. replace ‘the provision of’ with ‘provide’ d. replace ‘the incorporation of’ with ‘incorporate’. e. replace ‘the development and enhancement of’ with ‘develop and enhance’ f. replace ‘the incorporation of’ with ‘incorporate’. <p>The revised policy wording is: PC6: Active Travel New development proposals should ensure that people have access to employment, education, healthcare and other essential services and facilities. Proposals should, wherever possible: as a result of:</p> <p>a. the provision of provide appropriate walking and cycling routes being an integral</p>

	<p>essential services including public transport, employment and education opportunities;</p> <p>f. Incorporate existing public rights of way as an integral part of the design and layout of the development.</p>		<p>part of the scheme and connecting the development with key destinations;</p> <p>b. the provision of provide infrastructure and facilities that promote walking and cycling such as signing, lighting, secure and convenient cycle storage and parking and where appropriate, shower and changing facilities;</p> <p>c. the provision of provide appropriate travel choice information relating to cycling and walking for all or part of journeys as part of Travel Plans;</p> <p>d. the incorporation of incorporate measures to reduce the dominance and speed of vehicles affording increased priority to pedestrians and cyclists;</p> <p>e. the development and enhancement of the Active Travel routes identified on the Integrated Network Map connecting communities to essential services including public transport, employment and education opportunities;</p> <p>f. the incorporation of incorporate existing public rights of way as an integral part of the design and layout of the development.</p>
AP10.8	<p>Policy PC8 – under para 9.24 remove capital letters from ‘police’, ‘air ambulance’, ‘military’, ‘military training jets’, ‘private business jets’ or ‘aircraft’</p> <p>[note – this should be read alongside Action Point AP3b.7]</p>		<p>In para 9.24 remove capital letters from ‘police’, ‘air ambulance’, ‘military’, ‘military training jets’, ‘private business jets’ or ‘aircraft’.</p> <p>The revised explanatory wording is:</p>

			<p>Change paragraph 9.24. Airbus owns the airport and is the main user. However, other uses include police, air ambulance and military helicopters, military training jets and private business jets, as well as flight training. Alongside Airbus other companies based at Hawarden include Aerocare, Raytheon UK and NWMAS all of whom provide aircraft maintenance facilities on site. Aviation Park Group offer a range of services including aircraft handling, overnight parking, hangerage and passenger services. There is a need to control the location and scale of development in the vicinity of the flightpaths of aircraft in order to prevent physical obstacles or distraction. A Safeguarding Zone has been identified for Hawarden Airport within which development proposals will be closely scrutinised to ensure that they would not affect the safe and efficient operation of the airport and airfield. Consultation will be carried out with the Civil Aviation Authority.</p>
AP10.9	FCC to provide Inspectors with appeal decision for Morfa Nefyn.		<p>Residential development for 6 dwellings at St Mary's Church, Lon Y Eglwys, Morfa Nefyn (APP/Q6810/A/21/3266774) - appeal decision uploaded to the Examination Library as FCC012 Appeal Decision – 3266774 on 13/05/2021.</p>
AP10.10	Officers to keep examination updated with respect to the North Flintshire transport feasibility study		<p>Welsh Government are currently in the process of reviewing the completed North Flintshire Transport Strategy document and</p>

			will advise Flintshire County Council when the document can be released.
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 11 – employment Land & Sites, Retail Hierarchy Action Points & MACs

12th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP11.1	Include the definition of the abbreviations SFCA & FCA within the suggested additional wording for policy PE1 (or glossary).		<p>Include two new terms within the Glossary:</p> <ul style="list-style-type: none"> • Flood Consequences Assessment (FCA) – A detailed assessment to understand the flood risks to and from the development and inform the final design and any mitigation measures required. It should be carried out by a suitably qualified person, for example a flood management consultant. • Strategic Flood Consequences Assessment (SFCA) – a higher level, more strategic assessment of flood risk to identify areas at risk of flooding, and inform the preparation of a development plan and the objective of steering development away from areas of flood risk.

			<p>Include an additional paragraph at the end of the reasoned justification to PE1 with the wording “Any development proposals on sites that may be located within a flood risk zone causing constraint will require further investigation in terms of firstly, avoidance of flood risk through layout and design measures and secondly, through a detailed site specific FCA at the development management stage. The SFCA undertaken in respect of employment allocations and areas does not assess each allocation in detail as this can only be done as part of the project design and development management stages. This seeks to ensure that flood risk areas can be avoided and mitigation measures can be put in place to address flood risk and comply with the relevant national flood risk policy and policy EN14</p>
AP11.2	<p>Within the Renewable Energy Policies (EN12 & EN13) consider whether a reference could be added to potentially allow positive consideration of a possible future energy use at the Uniper Northern site, Connah’s Quay Power Station.</p>		<p>The following text should be added at the end of para 12.50 of the explanation to policy EN13 ‘Renewable and Low Carbon Energy Development’:</p> <p>‘The Council is aware that the energy sector is going through significant changes in the light of the need to de-</p>

			carbonise energy production. Innovative new energy sources such as hydrogen are being developed and there may be opportunities for such development within the County given its long standing energy production role'
AP11.3	FCC to share NRW Letter with Uniper & Inspectors		Added to Examination Library as FCC011 on 12/05/21
AP11.4	Add further wording to the explanation to Policy PE6 to allow some flexibility regarding ancillary / complimentary uses within employment sites and areas.		<p>Add at the end of para 10.13 accompanying policy PE6, the following additional text:</p> <p>'It is recognised that there may be ancillary uses such as a convenience store, café, gym or other uses which are complementary to employment development and these will considered on their individual merits'.</p>



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 12 New Housing Development Proposals –Action Points & MACs

13th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP12.1	To keep the Inspectors informed of progress with the planning application on Well Street, Buckley.		Link to planning application 062458 added to Examination Library as FCC016 on 28/05/21
AP12.2	To update the trajectory tables in BP10a as part of the adopted plan and note the reduced yield on the Well Street allocation.		Noted – reduced yield at Well Street will be incorporated in trajectory – see AP7.7 and AP1.4
AP12.3	Provide an update on the Mold Flood Alleviation Scheme within the reasoned justification of the plan.		Add a new paragraph at the end of the explanation to policy EN14 as follows: 'A Flood alleviation scheme for Mold was granted planning permission in 2015. This scheme sought to primarily divert key watercourses in the catchment above Mold to alleviate the existing issues with flooding in parts of the town. When evaluated further on the basis of viability and deliverability, the approved scheme was not capable of being implemented and a review of the options was undertaken for the Council by consultants. A Feasibility study and options map was produced in 2017 and this made a series of

			recommendations, some of which are currently being taken forward to an advanced business case stage to test feasibility, design and cost.'
AP12.4	Copy of letter from Health and Safety Executive concerning the Mold site and the Synthite Hazard Consultation Zone .		Added to Examination Library as FCC015 on 25/05/21
AP12.5	FCC to provide a timeline regarding the identification of BMV status on Denbigh Road, Mold site.		Added to Examination Library as FCC018 on 23/07/21
AP12.6	Include a cross reference to BMV in PPW 11 (para 3.59) within the plan.		Para 8.13 of the explanatory text to policy STR13 already states ' <i>The policy does not include reference to the protection of best and most versatile agricultural land as this is set out as national policy in paras 3.54 and 3.55 of PPW10</i> ' and this should be updated to refer to 'paras 3.58 and 3.59 of PPW11'.
AP12.7	FCC to provide a copy of the letter to Hawarden Town Council regarding their complaint about the Deposit consultation process.		Added to Examination Library as FCC013 on 31/08/21
AP12.8	To provide a colour coded map detailing the settlement boundaries of both Mancot and Hawarden ahead of the Matter 16 Green Barrier session.		Added to Examination Library as FCC013 on 17/05/21



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 13 Affordable Housing and Houses in Multiple Occupation

– Action Points & MACs

14th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP13.1	Add a map to the written statement to show the Housing Market Areas boundaries and by postcodes.		<p>Maps showing Local Housing Market Areas to be added to the written statement as a new Appendix 4.</p> <p>In para 11.9 (explanation to HN3) add at the end of the second sentence a new sentence 'The sub market areas are illustrated in the maps in Appendix 4'.</p> <p>Add to the contents page the following text 'Appendix 4 Housing Sub Market Areas Maps'</p>
AP13.2	<p>In policy STR2:</p> <p>Add within criteria a. a new criteria: "iv. Exceptions schemes for Affordable Housing adjoining settlement boundaries.</p> <p>Remove the words 'small scale' from each criteria iv in STR2</p>		<p>In policy STR2 make the following changes:</p> <ul style="list-style-type: none"> In criteria a) regarding Tier 1 settlements add a new criteria 'iv. Exceptions Schemes for affordable housing adjoining settlement boundaries

			<ul style="list-style-type: none"> • In criteria b iv, c iv and d ii delete the word 'small scale' <p>The revised policy wording is as follows:</p> <p>STR2: The Location of Development New development will be directed to the following locations:</p> <ul style="list-style-type: none"> i. Allocated Sites; ii. Principal Employment Areas as detailed in policy PE2; iii. Sustainable settlements based on the first three tiers of the settlement hierarchy, as detailed in the attached table: <ul style="list-style-type: none"> a. Tier 1 - Main Service Centres will be the main locations for new housing development which reinforces and contributes to sustainable settlements. Provision will include: <ul style="list-style-type: none"> i. Allocations ii. Windfall market housing iii. Affordable housing on sites above an area / units threshold iv. Exception schemes for affordable housing adjoining settlement boundaries b. Tier 2 - Local Service Centres will be the locations for more modest levels of
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			<p>new housing development. Provision will include:</p> <ul style="list-style-type: none"> i. Allocations ii. Windfall market housing iii. Affordable housing on sites above an area / units threshold iv. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries <p>c. Tier 3 - Sustainable Settlements will be the locations for housing development related to the scale, character and role of the settlement. Provision will include:</p> <ul style="list-style-type: none"> i. Allocations ii. Windfall market housing iii. Affordable housing on sites above an area / units threshold iv. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries <p>d. In Tier 4 Defined Villages housing development will only be permitted within settlement boundaries related to the scale, character and role of the settlement and which delivers local needs affordable housing. Provision will include:</p> <ul style="list-style-type: none"> i. Windfall market housing (only permitted when essential to delivering
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			<p>affordable housing)</p> <p>ii. Small Scale Exceptions Schemes for Affordable Housing adjoining settlement boundaries</p> <p>e. In Tier 5 Undefined villages housing development will be limited to sensitive small scale housing development in the form of infill or rounding off where local needs affordable housing only is provided.</p>
AP13.3	Remove reference to 'rural' from criteria f of Policy HN4.		<p>Amend the wording of criteria f by deleting 'rural' as follows:</p> <p>f. it is for affordable housing rural exception sites on land adjoining the settlement limits (see policy HN4-D), or</p>
AP13.4	Change policy HN4D to read "Outside settlement boundaries, proposals to develop affordable housing will only be permitted where:"		<p>In opening policy wording delete 'for tier 2, 3 and 4 settlements,'.</p> <p>The revised introductory policy wording is 'Outside settlement boundaries for tier 2, 3 and 4 settlements, proposals to develop affordable housing in rural areas will only be permitted, where:'</p>
AP13.5	Inspectors to look at re-wording of Policy HN7 Houses in Multiple Occupation as set out in the council's statement.		<p>Delete present wording of criteria e) of HN7 and replace with 'the cumulative impact of development would not adversely affect the character of the locality or residential amenity'.</p>

AP13.6	Replace the words 'starting point' with 'target' in policy HN3.		<p>In the opening policy wording of HN3 replace 'starting point' with 'target'.</p> <p>The revised opening policy wording is:</p> <p>'Affordable housing contributions will be sought on developments of 10 or more units in accordance with the following quotas which should be taken as a starting point target for negotiation on a site by site basis subject to detailed viability considerations:'</p>
AP13.7	Include affordable housing target in policy wording for STR1.		In criteria iii add at end of present wording 'of which 2,265 will be affordable'.
AP13.8	Include table 3 from BP7 within reasoned justification of policy HN3.		Insert table showing the components of affordable housing supply (Table 3 in BP7 October 2020 version) into the written statement after policy HN3. This table can also be seen in appendix two of this document.
AP13.9	Include in the reasoned justification to Policy HN3 a section about commuted sums and x-ref to Affordable Housing SPG		<p>Add following new paragraph after para 11.9 and renumber subsequent paragraphs:</p> <p>11.10 As outlined in policy HN3 affordable housing will be expected to be delivered on site in the first instance. Where it can clearly be evidenced by the developer that on site provision is not appropriate then off-site contributions towards affordable housing will be accepted and secured with</p>

			<p>a S106 legal agreement. An updated affordable housing SPG will set out the formula for calculating off site commuted sums for affordable housing, this formula will ensure that the commuted sum received is equivalent to the percentage of affordable housing that should have been delivered on site. It will also set out how commuted sum payments will be used where the development results in the requirement to provide a part unit.</p>
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 14 Gypsy and Traveller Sites – Action Points & MACs

14th May 2021 1:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP14.1	Update the table in policy HN8 to show new pitch provision		<p>Amend table accompanying policy HN8 as follows:</p> <ul style="list-style-type: none"> HN8.1 Magazine Lane, Ewloe – replace ‘extension’ with ‘remodelling’ and replace ‘6-8’ with ‘9’ HN8.2 Gwern Lane, Cae Estyn, Hope – replace ‘6-8’ with ‘4’
AP14.2	Update the explanation to policy HN8 to clarify the identified need in approved GTAA and the level of provision.		<p>In para 11.33 delete all the text after ‘... for a small transit site’.</p> <p>In para 11.34 delete ‘updated’ in the first and second sentence.</p> <p>In para 11.34 in the 3rd sentence add after ‘extend’ the words ‘or remodel’.</p> <p>At the end of para 11.34 add “The allocation at Magazine Lane, Ewloe is for the reconfiguration of the existing consented site</p>

			<p>and will provide for an additional 9 pitches and the allocation at Gwern Lane, Ewloe is for the extension of the site for an additional 4 pitches. In conjunction with the 10 pitches at the Riverside site this will provide for a total of 23 pitches which slightly exceeds the GTAA need of 19 pitches. A transit site for 6 pitches has also been allocated at Castle Park, Flint to meet the identified need for a small transit site’.</p> <p>The amended explanatory paragraphs are as follows:</p> <p>11.33 The GTAA (2016) for Flintshire covers the 5 year period 2015-2020 as well as the 15 year Plan period 2015 to 2030 and was approved by the Welsh Government in accordance with Section 102 of the Housing (Wales) Act 2014) on 28/03/17. The approved GTAA identified a need for -5 pitches over the over the 5 year period and 19 pitches over the Plan period, plus a need for a small transit site. However, at the time the original GTAA was prepared, the position was complicated by a number of temporary permissions and undetermined planning applications. In order to provide greater clarity an update of the GTAA was commissioned in June 2018. This update has identified:</p> <p>A need over the 5 year period for 8 pitches</p> <p>A need over the 15 year Plan period for 26 pitches</p>
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			<p>A need over the 15 year Plan period for a small transit site</p> <p>11.34 On the basis of the need identified in the updated GTAA for permanent pitches, the Council have allocated 3 sites as identified above and as shown on the proposals maps. The Riverside extension proposals will involve a reconfiguration of the existing site (20 pitches) to provide a new layout for 30 pitches i.e. a net increase in 10 pitches. The other two allocations for permanent pitches both seek to extend or remodel existing sites and pitches. Both of which have planning permission and have either been implemented or is being implemented. The updated GTAA was also accompanied by an assessment of Council owned sites for both permanent and transit site(s). An earlier focussed Call for Candidate Sites for gypsy sites and minerals / waste sites was undertaken in August 2017 and whilst sites came forward for the latter none were submitted for the former. It has therefore been necessary and practical to evaluate Council owned land and privately owned land in order to identify sites suitable to meet the identified need. The approach is set out in a Gypsy and Traveller Site Selection Background paper. The allocation at Magazine Lane, Ewloe is for the reconfiguration of the existing consented</p>
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			<p>site and will provide for an additional 9 pitches and the allocation at Gwern Lane, Ewloe is for the extension of the site for an additional 4 pitches. In conjunction with the 10 pitches at the Riverside site this will provide for a total of 23 pitches which slightly exceeds the GTAA need of 19 pitches. A transit site for 6 pitches has also been allocated at Castle Park, Flint to meet the identified need for a small transit site.</p>
<p>AP14.3</p>	<p>Provision of monitoring indicator for the delivery of each site with timescales (variation of existing MI17)</p>		<p>Amend the existing Monitoring Indicator MI17 by adding a Monitoring Indicator for each of the four G&T allocations:</p> <p>MI17.1 Magazine Lane, Ewloe Target - 1.Planning permission to be granted on allocated site by 01.04.23 - 2. 9 pitches to be provided by 01.04.25 Trigger Point - 1.No planning permission on allocated site by 01.04.23 - 2. No pitches delivered by 01.04.25</p> <p>MI17.2 Gwern Lane, Cae Estyn, Hope Target - 1.Planning permission to be granted on allocated site by 01.04.23 - 2. 4 pitches to be provided by 01.04.25 Trigger Point - 1.No planning permission on allocated site by 01.04.23 - 2. No pitches delivered by 1.4.25</p> <p>MI17.3 Riverside, Queensferry</p>

			<p>Target - 1.Planning permission to be granted on allocated site by 01.04.23 - 2. 10 pitches to be provided by 01.04.26</p> <p>Trigger Point - No planning permission on allocated site by 01.04.23 - 2. No pitches provided by 01.04.26</p> <p>MI17.4 Castle Park, Flint</p> <p>Target - 1.Planning permission to be granted on allocated site by 01.04.23 - 2. 6 pitches to be provided by 01.04.26</p> <p>Trigger Point - 1.No planning permission on allocated site by 10.04.22 - 2. no pitches provided by 01.04.26</p>
AP14.4	Deletion of allocation HN8.1 Magazine Lane, Ewloe (the extension site) and replacement with allocation on the site of the existing permitted site to allow remodeling. Deletion of existing site from green barrier.		Delete from the proposals map the HN8.1 allocation at Magazine, Lane, Ewloe and replace with an allocation on the existing permitted site, and delete the green barrier notation on the existing site.
AP14.5	Remove Criteria 'a' & 'b', from policy HN9 as too onerous and not in line with Circular 005/2018.		In policy HN9 delete criteria 'a' and 'b' and renumber the remaining criteria.
AP14.6	Review wording of final sentence of para 11.37 to ensure consistent with amended policy wording		<p>In para 11.37 delete the last sentence to ensure consistency with the deletion of criteria 'a' and 'b'.</p> <p>Also delete in first sentence of para 11.38 'be located on or close to main travelling routes for ease of access, and' as this is more applicable to transit sites, and replace with 'The preference will be for sites within settlements but consideration will be given to</p>

			<p>edge of settlement sites, where the proposed development would represent a logical extension to the form and pattern of built development within the settlement boundary. Only when there are no suitable sites within or on the edge of settlements will sites in open countryside be considered subject to meeting the policy criteria. Sites...</p>
AP14.7	<p>Amend wording of HN9 to reflect the sequential approach in Circular 005/2018</p>		<p>In the opening part of wording of HN9 delete the wording 'or the extension of existing sites, including land outside of defined settlement limits, will be permitted provided' and replace with 'will be preferred within settlements, or adjoining settlement boundaries where the resulting development would represent a logical extension to the settlement.</p> <p>Where there are no suitable locations within or adjacent to existing settlements, open countryside locations will then be considered.</p> <p>In all instances the proposal should satisfy the following criteria:'</p> <p>Amend explanatory text in para 11.38 to reflect the sequential approach.</p> <p>The revised policy wording and explanatory wording (as a result of the three changes) is as follows:</p> <p>'Proposals for new Gypsy and Traveller sites, or the extension of existing sites, including land outside of defined settlement limits will</p>

			<p>be permitted provided: will be preferred within settlements, or adjoining settlement boundaries where the resulting development would represent a logical extension to the settlement.</p> <p>Where there are no suitable locations within or adjacent to existing settlements, open countryside locations will then be considered.</p> <p>In all instances the proposal should satisfy the following criteria:</p> <ul style="list-style-type: none"> a. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment; b. There are no suitable alternative sites either with planning permission or allocated for such uses which could accommodate the need; c. a. The site is well related to suitable community facilities and services for the prospective occupants; d. b. The site is capable of being served by utilities including sustainable waste disposal and recovery and emergency services; e. c. The site affords satisfactory amenity standards both for its occupants and for neighbouring land uses; d. The site is not in an area at high risk of flooding given the particular vulnerability of caravans'.
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			<p>11.37 Despite provision being made in the Plan through allocations, there may be development proposals for Gypsy and Traveller sites submitted during the Plan period, particularly in order to meet a specific need. This policy takes the form of a criteria based policy for assessing such proposals and should be read alongside the Plan's framework of policies. It will be necessary for each applicant to demonstrate that there is a specific need which cannot be met on existing sites or sites with planning permission.</p> <p>11.38 The preference will be for sites within settlements but consideration will be given to edge of settlement sites, where the proposed development would represent a logical extension to the form and pattern of built development within the settlement boundary. Only when there are no suitable sites within or on the edge of settlements will sites in open countryside be considered subject to meeting the policy criteria. Sites should be located on or close to main travelling routes for ease of access, and should be capable of being serviced with appropriate infrastructure and be well located in respect of accessing services and facilities to meet residents needs. Sites should not be in areas of high flood risk given that caravan development is a highly vulnerable form of development. Proposals should be designed in accordance with advice in Welsh Government Circular</p>
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			005/2018: Planning for Gypsy, Traveller and Showpeople Sites.
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 15 Natural and Built Environment

(including Matter 8 Natural & Built Environment and Matter 9 Climate Change & Environmental Protection –
Action Points & MACs

18th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP15.1	In STR13 replace 'will' with 'should' and simplify to read "Development should"		<p>In the second paragraph of the introductory STR13 policy wording replace 'will' with 'should'.</p> <p>In the third paragraph of the introductory wording replace 'To achieve this all development will' with 'Development should'.</p> <p>The revised introductory policy wording:</p> <p>'Development will should identify, respect, protect, enhance and connect Flintshire's environmental assets, to create a multifunctional network of natural and historic resources.'</p>

			To achieve this all development will should:
AP15.2	Add Fields in Trust standard in policy EN1		<p>In the penultimate paragraph of the policy wording add after '... Council's adopted standards' the words 'of 2.4 Hectares per 1,000 population' and amend 'standards' to read 'standard'.</p> <p>The revised policy wording is:</p> <p>'All new residential developments will be required to include provision for public open space or sports and recreational facilities in accordance with the Council's adopted standards of 2.4 Hectares per 1,000 population and be well related to the development it is intended to serve'.</p>
AP15.3	<p>Change EN2 wording to make clear all Green Spaces are protected whether designated or not.</p> <p>Change EN2 wording to read '<i>...designated green spaces (as shown on the proposals maps and listed in the table below)</i>'.</p> <p>Add a heading to the table under EN2 listing the green space designations and explanatory text explaining green spaces.</p>		<p>In opening part of policy wording after 'including designated' add 'and non-designated' and then after '... proposals maps' add 'and listed in the table below'.</p> <p>The revised policy wording is:</p> <p>'Development proposals will be required to protect, maintain and enhance the extent, quality and connectivity of the green infrastructure network, including</p>

			<p>designated and non-designated green spaces (as shown on the proposals maps and listed in the table below), and where appropriate:'</p> <p>Add the following heading and paragraph to the table after policy EN2 to better explain the purpose of green spaces;</p> <p>Designated Green Spaces</p> <p>The following table details the designated green spaces throughout Flintshire. This is list is not exhaustive and the non-designation of a green space does not mean that it is not protected from development under policy EN2 or EN1. Green spaces are areas of open land identified as being of value to a local community in terms of add to the character of towns and villages and to the enjoyment of local residents. Such areas can be important for wildlife or general recreational value, or simply as the only green area in an otherwise urbanised environment. The designated green spaces may have a number of benefits:</p> <ul style="list-style-type: none"> • for their landscape quality; • for their value as a character feature in a locality; • as a visual break in a developed area;
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			<ul style="list-style-type: none"> • as a buffer between incompatible uses; • for their importance as part of an existing or proposed network of open areas, or as a link to open countryside. <p>The Open Space Assessment (OSA) records all green spaces in the County including children's play space, playing fields, outdoor sports facilities, cemeteries and amenity space. It also records School facilities that are unavailable for public use. The OSA will be continually monitored and added to as new green spaces are developed, this will ensure that all green spaces are afforded protection under policies within the LDP.</p>
AP15.4	Amend Mold proposals map to relocate part of green space (EN2.131 – Maes Gwern) to reflect the planning permission to extend the Smurfitt Kappa industrial unit (060770)		Amend the Mold proposals map to relocate part of green space (EN2.131 – Maes Gwern).
AP15.5	Inspectors to look at wording of EN5 in respect of the 'setting' of the AONB.		<p>In the first sentence of EN5 policy wording add after 'AONB' the words 'and its setting'.</p> <p>The sentence will read 'Within the Clwydian Range and Dee Valley AONB and its setting, ...'</p>
AP15.6	Change criteria c of EN7 from 'net gain' to 'net benefit'?		<p>In criteria c) replace 'gain' with 'benefit'.</p> <p>The revised wording is: 'c. it results in a net gain benefit in biodiversity'.</p>

AP15.7	Inspector to consider the suggested change to EN6 as part of the SoCG NRW - section 1.4.		Replace the first paragraph of the policy wording with the following wording, but not to make reference to other legislation [see strikethrough]: 'Development will not be permitted that would result in an adverse effect on the integrity of sites of international nature conservation importance, except in the circumstances specified in relevant legislation . Proposals where adverse effects on site integrity cannot be ruled out would not be supported'.
AP15.8	Update SPG on Trees		To be updated in line with the SPG timetable set out under AP5.3.



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 16 Green Barrier – Action Points & MACs

18th May 2021 1:30pm

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP16.1	Rename Green Barrier's as Green Wedges within policy EN11 and throughout the Plan and proposals maps. Remove references to Green Belts within reasoned justification and ensure in compliance with PPW11.		<p>Amend green 'barrier' to green 'wedge':</p> <ul style="list-style-type: none"> • In policy index (EN11) • Para 3.21 • In Key Issues and Drivers following para 3.30 • In the table (under 'Managing Growth') following para 3.65 • In the list of policies in para 8.7 done • In criteria ii of policy STR13 • In the policy context table accompanying STR13 • In the Monitoring framework (MI19) • In the Glossary under 'designation' and under 'green barrier' • In policy EN11 and the accompanying explanation (see below) • On the proposals maps

			<p>Reword policy EN11 and explanatory text as follows:</p> <p>EN11: Green Barriers Wedges The following areas have been designated as green barriers wedges on the proposals map: [insert table] Within the designated green barriers wedges development will only be permitted for:</p> <ul style="list-style-type: none"> a. justified rural enterprise needs; b. essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green barrier wedge and which do not conflict with the purpose of including land within it; c. limited extension, alteration or replacement of existing dwellings; d. small scale diversification within farm complexes where this is run as part of the farm business; or e. the re-use of buildings provided that: <ul style="list-style-type: none"> i. the original building is substantial, permanent and capable of conversion without major reconstruction; ii. the new use will not have a greater impact on the openness of the green barrier wedge and the purposes of including land within it; and
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			<p>iii. the building is in keeping with its surroundings.</p> <p>Certain other forms of development may be appropriate in the green barrier wedge provided they preserve its openness and do not conflict with the purposes of including land within it. These are: mineral extraction; renewable and low carbon energy generation; engineering operations; and local transport infrastructure.</p> <p>Other forms of development would be inappropriate development unless they maintain the openness of the green barrier wedge and do not conflict with the purposes of including land within it.</p> <p>12.40 Green barrier wedge designations are drawn to ensure protection of the openness of key areas of land in strategic or key locations over the Plan period. Whilst there are other policies in the Plan to control development in the countryside, it is considered important to give added protection to some areas via designation as green barriers wedges as they protect key areas of open countryside between and around settlements.</p> <p>12.41 The green barriers designated in the UDP have been the subject of a</p>
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			<p>robust review as to their fitness for purpose, details of which can be found in a Background Paper: Green Barrier Review. The review involved each green barrier being assessed against the criteria within Planning Policy Wales i.e. that the purpose of a green barrier wedge is to:</p> <ul style="list-style-type: none"> • prevent the coalescence of large towns and cities with other settlements; • manage urban form through controlled expansion of urban areas; • assist in safeguarding the countryside from encroachment; • protect the setting of an urban area; and • assist in urban regeneration by encouraging the recycling of derelict and other urban land. <p>12.42 The review has also had regard to whether each existing green barrier has been the subject of previous or current development pressure. Proposals for new green barriers or extensions to existing green barriers which were put forward as part of Candidate Site submissions have also been assessed in the same manner. The objective is to ensure that in each case a green barrier wedge designation is necessary and justifiable over and above settlement boundary and open countryside policies and fulfils the</p>
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			<p>purpose of green barriers wedges in PPW11. The approach to the review and designation of green barriers wedges is in line with guidance with Planning Policy Wales. Although PPW uses the term 'green wedges' rather than 'green barriers', para 3.60 of PPW10 advises 'Local planning authorities need to consider establishing Green Belts and making local designations, such as green wedges'. The term green barrier is therefore appropriate and in line with national guidance.</p> <p>12.43 Planning Policy Wales provides specific guidance on the consideration of planning applications within green barrier wedge designated areas. It emphasizes the importance of maintaining the openness of the land, provides a presumption against inappropriate development and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land. Given that PPW provides such clear and detailed advice it is not considered necessary for it to be repeated within this policy. Any proposals for inappropriate development in a green barrier wedge will be treated as a departure from the Plan.</p>
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AP16.2	FCC to contact Welsh Government for an update on the proposed red route and to clarify that it has been safeguarded correctly on the proposals map		<p>Published on Examination website as FCC020 on 31/08/20.</p> <p>Protected route for Red Route shown for PC10.1 on proposals maps to be amended as per the line shown in LDP-EBD-TR1.1PC10.1.</p>
AP16.3	Correct error on proposals map 2.3 to exclude land from the settlement boundary between Chester Rd and Bannel Lane, Buckley and ensure consistency with proposals map 2.6 and the interactive map.		On Proposals Map 02 Front exclude land between Bannel Lane and Chester Rd from the settlement boundary of Buckley.



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 17 Renewable Energy – Action Points & MACs

19th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP17.1	FCC to look at whether Policy PE5 could include wording supporting the development of renewable energy schemes at the Shotton Power Station Northern site.		Policy PE5 is a criteria based policy and does not provide any site specific references. The policy operates on the basis that each proposed expansion development should be considered on its merits against the policy criteria. The Council considers it inappropriate to include reference to a site specific matter particularly when there is a lack of certainty about what the development proposal is. Any proposals which do come forward for renewable energy related development can be assessed against this and other Plan policies and national planning guidance. The Council does not propose a change to the Plan.
AP17.2	Policy EN13 changes as a result of the introduction of PPW11 as set out within the FCC Hearing Statement and the revised policy wording provided by the Council.		In EN13 policy wording make the following changes: <ul style="list-style-type: none"> In criteria a) delete 'For large scale', replace 'solar' with 'Solar' and in brackets

			<p>delete '5', add 'Less than 10' and delete 'and above'</p> <ul style="list-style-type: none">• In criteria b delete 'For'• Delete the policy wording 'Land is specifically allocated..... proposals maps'• amend the proposals maps by deleting the two solar allocations• update the explanatory text as set out in FCC Hearing Statement and the revised Council wording and update the tables showing contributions from the Solar Indicative Local Search Areas and other sources of renewable energy identified in the Renewable Energy Assessment
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Flintshire Local Development Plan (2015 – 2030) Examination

Matter 18 Flood Risk – Action Points & MACs

19th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP18.1	<p>Deletion of the following six employment allocations from within the plan as set out within the FCC Hearing Statement for Matter 18:</p> <p>PE1.4 Greenfield Business Park Phase II PE1.5 Greenfield Business Park Phase III PE1.6 Broncoed Industrial Estate PE1.8 Adjacent Mostyn Docks PE1.10 Antelope Industrial Estate PE1.12 Rowley's Drive</p> <p>As a result of the removal of these six allocations;</p> <ul style="list-style-type: none"> • Update the employment land figures, • Update to table under PE1. • Update the proposals maps 		<p>In the table accompanying policy PE1 delete the following sites:</p> <ul style="list-style-type: none"> • PE1.4 Greenfield Business Park Phase II • PE1.5 Greenfield Business Park Phase III • PE1.6 Broncoed Industrial Estate • PE1.8 Adjacent Mostyn Docks • PE1.10 Antelope Industrial Estate • PE1.12 Rowley's Drive <p>As a result of the deletion of these six employment allocations, make the following changes to the Plan:</p> <ul style="list-style-type: none"> • Update the table under PE1 and re-number the remaining allocations as follows: <ul style="list-style-type: none"> • STR3A Northern Gateway Mixed Use Development Site 72.40ha • STR3B Warren Hall 19.1ha • 1 Broughton Aerospace Park 5.72ha • 2 Broughton Manor Lane / Hawarden Park Extension 18.20

		<ul style="list-style-type: none">• 3 Buckley Drury New Road 1.40ha• 4 6 Mold Mold Business Park 3.90ha• 5 9 Queensferry Chester Road East 3.15• 6 42 Saltney River Lane 1.10ha <ul style="list-style-type: none">• Update the employment land figure in policy STR1 to 124.97ha,• Update the proposals maps accordingly• Delete para 10.1 and the accompanying table and replace with 'The Plan allocates 128.57ha or 124.97ha of land for employment development. This comprises the two strategic mixed use sites at Northern Gateway and Warren Hall and several other more local allocations. The Plan provides a range of employment sites in terms of location, size and type to suit a variety of investments needs. All sites are intended to accommodate B1, B2 and B8 employment development with the exception of Warren Hall which is B1 and B2 only. <p>The table of allocations will be revised as follows:</p> <table><tr><th>Ref No.</th><th>Site</th><th>Area (ha.)</th></tr><tr><td>STR3A</td><td>Northern Gateway Mixed Use Development Site</td><td>72.40</td></tr><tr><td>STR3B</td><td>Warren Hall Mixed Use Development Site</td><td>19.10</td></tr></table>	Ref No.	Site	Area (ha.)	STR3A	Northern Gateway Mixed Use Development Site	72.40	STR3B	Warren Hall Mixed Use Development Site	19.10
Ref No.	Site	Area (ha.)									
STR3A	Northern Gateway Mixed Use Development Site	72.40									
STR3B	Warren Hall Mixed Use Development Site	19.10									

			Ref No.	Settlement / Location	Site	Area (ha.)
			1	Broughton	Chester Aerospace Park	5.72
			2	Broughton	Manor Lane/Hawarden Park Extension	18.20
			3	Buckley	Drury New Road	1.40
			4	Greenfield	Greenfield Business Park, Phase II	1.20
			5	Greenfield	Greenfield Business Park, Phase III	4.40
			6	Mold	Broncoed Industrial Estate	0.70
			7 4	Mold	Mold Business Park	3.90
			8	Mostyn	Adjacent Mostyn Docks	3.00
			9 5	Queensferry	Chester Road East	3.15

			10	Rhydymwyn	Antelope Industrial Estate	1.10
			11 6	Saltney	River Lane	1.10
			12	Shotton	Rowley's Drive	0.70
			Total			139.67
						124.97



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 19 Minerals – Action Points & MACs

19th May 2021 11.00 am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP19.1	Show Mostyn Dock and the rail sidings at the Padeswood Cement Works as safeguarded through Policy EN23 – show on constraints map		<p>In criteria e) add after ‘minerals’ the text ‘, including Mostyn Docks and Padeswood Cement Works (as shown on the proposals map),’.</p> <p>The revised criteria is as follows: ‘essential infrastructure that supports the supply of minerals, including Mostyn Docks and Padeswood Cement Works, (as shown on the proposals maps), would not be compromised or would be provided elsewhere.’.</p> <p>Add the following additional explanatory paragraph ‘Land is also safeguarded through this policy at two sites which have an important existing or potential role as minerals infrastructure. Padeswood Cement Works has an active rail link and has the potential to distribute</p>

			<p>minerals. Mostyn Docks has the potential to distribute minerals by either train and / or boat. Both sites have the potential to reduce the number of road based minerals journeys and are therefore safeguarded through the policy as transport hubs for minerals.'</p> <p>Amend the proposals map by showing land at Mostyn Dock and at Padeswood Cement Works with an additional Minerals Safeguarding notation in the form of a symbol. See maps below.</p>
AP19.2	<p>Amendment to Policy STR16:</p> <ul style="list-style-type: none"> • Add wording at the end of point i. <i>"in accordance with the criteria set out in Policy EN23".</i> • Add wording at the end of point ii. <i>"as identified on the constraints map and applied through Policy EN24".</i> • Amend point iii. <i>"Contributing towards the regional supply of mineral through the allocation of at least 3.543 million tonnes of sand & gravel, and at least 35.928 million tonnes of crushed rock through the extensions to existing quarries as set out in Policy EN25, new sites and in collaboration with Denbighshire County Council and Wrexham County Borough Council"</i> 		<p>Amend Policy STR16 as follows:</p> <ul style="list-style-type: none"> • Add the wording 'in accordance with the criteria set out in Policy EN23' at the end of criteria i. • Add the wording 'as identified on the constraints map and applied through Policy EN24' at the end of criteria ii. • Replace wording in criteria iii with 'Contributing towards the regional supply of mineral through the allocation of at least 3.543 million tonnes of sand & gravel, and at least 35.928 million tonnes of crushed rock through the extensions to existing quarries as set out in Policy EN25, new sites and in collaboration with Denbighshire County Council and Wrexham County Borough Council'.

	<ul style="list-style-type: none"> • Error in point iv. Insert missing word ‘to’ between as and minimise • Add wording at the end of point vi:- <i>“in accordance with the criteria set out in Policy EN27”.</i> 		<ul style="list-style-type: none"> • In criteria iv. Insert ‘to’ between ‘as’ and ‘minimise’. • Add at the end of criteria vi. ‘in accordance with the criteria set out in Policy EN27’. <p>The revised policy is as follows:</p> <p>Flintshire’s important mineral resources will be sustainably managed by:</p> <p>i. Protecting minerals from unnecessary sterilization by directing new development away from areas underlain by mineral of economic importance or where this is not possible through the requirement for prior extraction in accordance with the criteria set out in Policy EN23;</p> <p>ii. Reducing the conflict between mineral development and sensitive development through the use of buffer zones as identified on the constraints map and applied through Policy EN24 ;</p> <p>iii. Contributing towards the regional supply of mineral through the allocation of at least 4.4 3.543 million tonnes of sand and gravel and at least 3.84 35.928 million tonnes of crushed rock through the extension to existing quarries as set out in policy EN25, and in collaboration with Denbighshire County Council and Wrexham County Borough Council;</p>
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			<p>iv. Ensuring new mineral extraction is located so as to minimise impacts on communities and the environment;</p> <p>v. Securing appropriate restoration which can deliver specific environmental and community benefits;</p> <p>vi. Maximising the use of secondary and recycled aggregate in accordance with the criteria set out in Policy EN27'</p>
AP19.3	<p>Amend text in para 8.27 in the RJ:- <i>"The Regional Technical Statement and accompanying appendix for North Wales identifies the level of need for mineral at the regional level, and then apportions this to individual local authorities. A need for additional sand and gravel as well as crushed rock has been identified in Flintshire within the Regional Technical Statement Second Review. It is proposed to meet the need through the extension of existing quarries. Detailed allocations are identified within the Plan in Policy EN25 and shown on the Proposals Map. In addition to this, new site development will also be required to meet future demand in addition to the extensions proposed as allocations. Further allocations may be proposed on subsequent reviews of the LDP to meet the identified need of the RTS, and to work in collaboration with neighbouring authorities Denbighshire County Council and Wrexham County Borough Council within the sub-region.</i></p>		<p>Amend para 8.27 as follows: The North Wales Regional Technical Statement and accompanying appendix for North Wales identifies the level of need for mineral at the regional level and then apportions this to individual local authorities. A need for additional sand and gravel as well as crushed rock has been identified in Flintshire as well as a need for crushed rock shared between Flintshire and Wrexham (see Statement of Common Ground – Crushed Rock) within the Regional Technical Statement Second Review. It is proposed to meet the shared need for crushed rock within Flintshire through the extension of existing quarries. rather than through the allocation of a new site, since the tonnage required would not support the creation of a new quarry site and this has been formally agreed with Wrexham, forming part of their LDP Strategy. Detailed allocations are identified within the Plan in policy EN25 and shown on the proposals map. In addition to this, new site development will also be required to meet future demand in addition to the</p>

			<p>extensions proposed as allocations. Further allocations may be proposed on subsequent reviews of the LDP to meet the identified need of the RTS, and to work in collaboration with neighbouring authorities Denbighshire County Council and Wrexham County Borough Council within the sub-region.</p>
AP19.4	<p>Amend text in para 12.84 of the RJ:- <i>“The Regional Technical Statement (second review) and accompanying appendix for North Wales has identified a requirement for Flintshire to allocated at least 3.543 million tonnes of sand and gravel and at least 35.928 million tonnes of crushed rock. The allocations identified within Policy EN25 are not sufficient to meet the identified need over the plan period. Therefore, the council will work in collaboration with Denbighshire County Council and Wrexham County Borough Councils in order to provide the apportionments identified. A Statement of Sub-Regional Collaboration has been entered into in order to provide certainty that the identified need will be met over the plan period.”</i></p>		<p>Amend para 12.84 as follows: ‘The North Wales Regional Technical Statement (RTS second review) and accompanying appendix for North Wales 1st Review has identified a requirement for Flintshire to allocate at least 4.4 3.543 million tonnes of sand and gravel and at least 3.84 35.928 million tonnes of crushed rock. The allocations identified within Policy EN25 are not sufficient to meet the identified need over the Plan Period. In relation to crushed rock, the allocations could each, in isolation, meet the requirement identified in the RTS. The decision to allocate both sites has been made in recognition of the economic importance of these sites to Flintshire and the region and to help support their viability over the longer term. In both cases, the mineral would be extracted over a period beyond the LDP and would release mineral which, although currently consented, is currently unavailable due to the practicalities of removing it. Therefore, the council will work in collaboration with Denbighshire County Council and Wrexham County Borough Councils in order to provide the apportionments identified. A Statement of</p>

			Sub-Regional Collaboration has been entered into in order to provide certainty that the identified need will be met over the plan period’.
AP19.5	<p>Correction to table in EN25:-</p> <ul style="list-style-type: none"> - Change Ddol Uchaf from 1.4 mt to 900,000 tonnes - Fron Haul from 900,000 tonnes to 500,000 tonnes 		<p>Update the table accompanying policy EN25 as follows:</p> <ul style="list-style-type: none"> • Ddol Uchaf Quarry – replace ‘1.4 million’ with ‘900,000’. • Fron Haul Quarry – replace ‘900,000’ with ‘500,000’.
AP19.6	<p>Add to the list of key evidence documents in the Policy Context after STR16:-</p> <ul style="list-style-type: none"> - North Wales Regional Aggregates Working Party Report - Regional Technical Statement second review and accompanying appendix for North Wales - Minerals Technical Advice Note 1 (MTAN1) 		<p>Add the following documents to the Key Evidence section:</p> <ul style="list-style-type: none"> • North Wales Regional Aggregates Working Party Report • Regional Technical Statement second review and accompanying appendix for North Wales • Minerals Technical Advice Note 1 (MTAN1)
AP19.7	<p>Add the following documents to the monitoring indicators:-</p> <ul style="list-style-type: none"> - North Wales Regional Aggregate Working Party Report - Regional Technical Statement second review and accompanying appendix for North Wales 		<p>For MI26 and MI27 make the following changes:</p> <ul style="list-style-type: none"> • Replace ‘Review of RTS’ with ‘Regional Technical Statement 2nd review & accompanying appendix North Wales’ • Replace RAWP Reports’ with ‘North Wales Regional Aggregate Working Party’



Flintshire Local Development Plan (2015 – 2030) Examination

Matter 20 Monitoring – Action Points & MACs

20th May 2021 9:30am

References	Actions & MACs	Timescale	Council Response/ Proposed MAC
AP20.1	Update Chapter 13 Monitoring with the revisions to Monitoring Indicators as set out in the Council's Hearing Statement for Matter 20.		Update the monitoring table.
AP20.2	Cross reference the monitoring actions in Table 20 with para 13.8 within which more detail should be added to explain the actions and provide cross ref to Development Plan Manual 3..		<p>Amend para 13.8 and the accompanying action bullet points as follows:</p> <p>13.8 If trigger points are hit then it will be necessary to investigate the reasons why policies or proposals are not being implemented as intended or objectives not being met. The process of reflection will help determine what action might be necessary to take. Consideration will need to be given to the delivery of all of the indicators collectively, their interrelationship, and the magnitude of any under delivery. It is acknowledged that some indicators may be more significant than others in terms of</p>

			<p>delivering the Plan's Strategy and this will be reflected in any future actions. The specific actions that might need to be taken will be dependent on the magnitude of any variance. The Monitoring Framework seeks to include sets out the options from for what sets out the options which might be taken, as stated in Development Plans Manual 3. These include:</p> <ul style="list-style-type: none"> • Continue monitoring (if development plan policies are being implemented effectively) • Training required for Officers / Members (if development plan policies are not being implemented as intended and further training is required) • Further supplementary planning guidance required (if development plan policies are not being implemented as intended and further guidance is required) • Policy Review required (if development plan policies are not being implemented and are failing to deliver) • Plan Review required (if development plan policies are not being implemented and the plan's strategy is not being delivered, this could trigger a formal review in
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			advance of the statutory 4- year review).
AP20.3	- Deletion of 'over 10%' in MI1 action point		Included as part of revised monitoring table in AP20.1
AP20.4	Include a list of the Gypsy /Traveller allocated sites in the monitoring report and add timescales for trigger points - these will need to be 2027/28 at the latest to enable delivery by 2030.		Addressed in AP14.3 and included as part of revised monitoring table in AP20.1