

**Cynllt.1.7n14.58 751 481.3 KM**

## Cynnwys

1	Cyflwyniad	t1
2	Ble'r ydym ni'n awr?	t1
3	I ble'r ydym yn ceisio mynd?	t2
4	Y weledigaeth	t2
5	Materion sy'n wynebu'r Cynllun  Cyfoethogi bywyd cymunedol  Sicrhau twf a ffyniant  Diogelu'r amgylchedd	t  t
6	Amcanion y Cynllun	t
7		t

<b>2</b>	<b>Papur trafod – categoreiddio aneddiadau – y dewisiadau</b>	<b>t</b>
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**Cynllun D21.9 03(K)n90.11 47(C)-12(y)26(n)4(l)-3(l)-3(u)4(n)4( )-3(D20.11 40 1 u-3**



**Mae'r CDLI yn ymwneud â phobl a lleoedd. Mae'n ceisio sicrhau cydbwysedd**



### 5.3 Hybu prosiectau i ddatblygu canol trefi a chanolfannau rhanbarthol fel rhan ganolog o raglenni adfywio

**Materion ac ystyriaethau:**

- Cydnabod rôl canol trefi / canolfannau rhanbarthol / canolfannau lleol o ran cynnal neu eu gwella drwy gynlluniau adfywio neu gynlluniau eraill
- C ymwneud â rheoli a chynnal a chadw tir y cyhoedd ac adeiladau, unedau gwag a diffyg cynnal a chadw.
- Sut i ddenu buddsoddiad newydd i ganolfannau trefi

**C3 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**

### 5.4 Hyrwyddo system drafnidiaeth gynaliadwy a diogel sy'n golygu nad yw pobl yn dibynnu cymaint ar y car

**Materion ac ystyriaethau:**

- Y rheilffyrdd, bysiau, beiciau a cherdded a chydabod sut y gellir defnyddio canol trefi fel canolfannau trafndiaeth
- Allgáu cymdeithasol mewn ardaloedd gwledig
- R
- Sut y gall pobl heb gar preifat dei yn haws cyrraedd Parc Diwydiannol Glannau Dyfrdwy

- Y  
theithwyr e.e. yr angen i ddatblygu gorsaf rheilffordd newydd ym Mharc  
Diwydiannol Glannau Dyfrdwy
- Trafnidiaeth gyhoeddus dulliau a llwybrau
- Ystyried defnyddio hen lwybrau rheilffordd segur a llwybrau era



**C5 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**

## **5.6 Hwyluso systemau cynaliadwy i drin gwastraff**

### **Materion ac ystyriaethau:**

- Nodi anghenion rheoli a gwaredu gwastraff yn y dyfodol Gwastraff Gweddilliol Gogledd Cymru
- Yr angen i ddyrannu safleoedd penodol yn hytrach nag ardaloedd chwilio
- Cyfrannu at rwydwaith digonol o osodiadau gwaredu a rheoli gwastraff
- Cynllunio datblygiadau tai a datblygiadau eraill i hwyluso ailgylchu
- Sicrhau bod y peryglon sydd ynghlwm wrth safleoedd tirlenwi segur a

## 5.7 Diogelu a hybu'r Gymraeg

### Materion ac ystyriaethau:

- 

angenrheidiol ac yn briodol

**C7 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**

## 5.8 Creu lleoedd sy'n ddiogel, yn hygyrch ac yn hybu iechyd, lles a chydaddoldeb

### Materion ac ystyriaethau:

- Rhoi pwyslais ar greu tir cyhoeddus diogel, o safon fel rhan o ddatblygiadau newydd  
Sicrhau bod datblygiadau newydd yn hygyrch i bob defnyddiwr

**C8 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**

## Sicrhau twf a ffyniant

### 5.9 Hwyluso twf ac amrywiaeth yn yr economi leol a chreu rhagor o swyddi uchel eu gwerth i weithwyr medrus mewn sectorau allweddol

### Materion ac ystyriaethau:

- Cydnabod pwysigrwydd economi Sir y Fflint i Gymru a Gorllewin Swydd Caer / Cilgwri
- Ystyried datblygiadau Cynghrair rhwng Glannau Mersi a Glannau Dyfrdwy a Phwerdy Gogledd Lloegr o ran eu goblygiadau i economi Sir y Fflint
- Gorddibyniaeth ar weithgynhyrchu ac eto mae Ardal Fenter Glannau Dyfrdwy yn canolbwyntio ar uwchweithgynhyrchu
- 
- 
- canlyniadau prosiect rheoli cyrchfannau ymwelwyr .
- Y gallu i fanteisio ar gyfleoedd gwaith
- Yr angen i adolygu dyraniadau diwydiannol h n
- Sicrhau bod safleoedd a dyraniadau cyflogaeth presennol yn cael eu diogelu rhag datblygiadau amhriodol
- Diffyg dealltwriaeth o anghenion tebygol y farchnad dros oes y Cynllun o ran lleoliad, maint a natur y safleoedd
- 
- priodol
-







**5.13 Sicrhau bod datblygiadau tai'n mynd rhagddynt mewn lleoliadau cynaliadwy, ar safleoedd dichonadwy a bod y seilwaith cymdeithasol, amgylchedd a ffisegol angenrheidiol ar gael**

**Materion ac ystyriaethau:**

Angen mwy o bwyslais ar ddatblygu tai safleoedd dichonadwy

S

angen

Sicrhau bod dyraniadau tai mewn lleoliadau addas, ac yn seiliedig ar strategaeth aneddiadau a lleoliadau cynaliadwy ac archwiliadau manwl o aneddiadau

bosibl, gan gynnwys e.e. rhwydwaith ffyrdd digonol

Sicrhau bod cysylltiad cryf rhwng dyraniadau tai ac ardaloedd twf economaidd

Sicrhau bod dyraniadau tai mewn

fforddiadwy ynddynt etc

S

dyraniadau tai newydd

Ystyried yr angen i adolygu rhwystrau gwyrdd a ffiniau aneddiadau

**C13 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**

**5.14 Hyrwyddo a gwella economi wledig amrywiol a chynaliadwy**

**Materion ac ystyriaethau:**

- Angen creu amrywiaeth yn yr economi wledig naill ai wrth i ffermydd arallgyfeirio neu drwy ddatblygu mewn aneddiadau ac ar y cyrion dyrannu safleoedd neu bolisïau hyblyg?
- Pa mor realistig yw aildefnyddio adeiladau gwledig fel ysguboriau i greu gwaith?
- Defnyddio asedau naturiol fel ynni adnewyddadwy
- S anghenion tai mewn ardaloedd gwledig e.e. anghenion lleol ac anheddau mentrau gwledig.

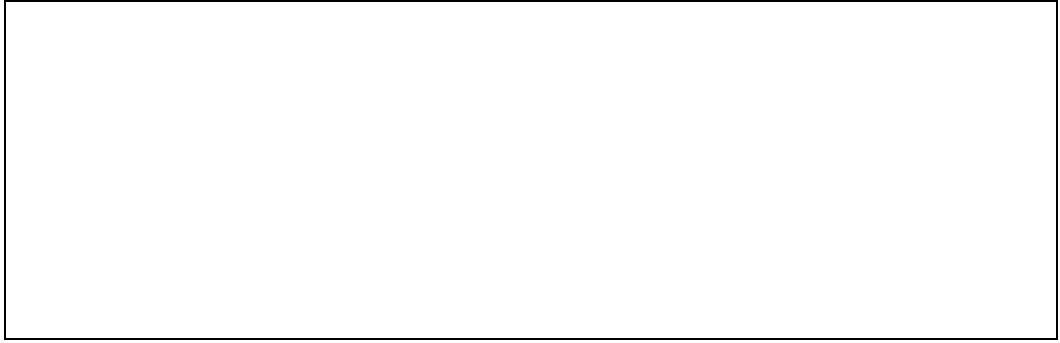
**C14 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**

### 5.15 Hybu datblygiadau twristiaeth cynaliadwy

#### Materion ac ystyriaethau:

- D defnyddio canlyniadau prosiect rheoli cyrchfannau ymwelwyr i greu fframwaith strategol i hybu twristiaeth yn y Sir e.e. lleoedd i aros ac atyniadau
- Cydnabod bod twristiaeth yn newid pobl yn aros am ddwy neu dair noson a lleoedd newydd / arloesol i aros
- C flwyddyn
- A ac yn yr hyn y mae defnyddwyr yn chwilio amdano
- Diogelu a gwella asedau naturiol h.y. yr arfordir, tirweddau allweddol etc
- C Wyddgrug
- Yn ogystal â gwella atyniadau fel Dyffryn Maes Glas, mae angen ystyried a datblygu cyrchfannau newydd fel Treffynnon a Phenarlâg

**C15 A ydych yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os ydych yn anghytuno, sut a pham y dylid eu newid, yn eich barn chi?**



## **Diogelu'r Amgylchedd**

### **5.16 Lleihau'r ffactorau sy'n achosi ac yn effeithio ar y newid yn yr hinsawdd a llygredd**

#### **Materion ac ystyriaethau:**

- Cydnabod bod llifogydd yn debygol





- haws i bob lleol ei fwyau
- Defnyddio rhwyweithiau i greu cylliadau â thir agred y nghefn gwlad a chysylltiadau â chyfleusterau, gwasanaethau, trafnidiaeth geddus hy fel rhan o fydd
- Cyabod swyogthau gwahanol rwyweithiau seilwaith - tirwedd, wy gwyllt, syudiadau, hamdden, amwyer etc
- Sicrhau bod datblyiadau newy yfrannu, pan fo angen, at ygwaith o eu o greu cylliadau coll
- Diogu treftadaeth adeiledig sy dan fyyhiad a rheoli newidiadau yy amgwychedd hanesyol mewn ffordd sensitif

**C18 A yy yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os yy yn anghytuno, sut a pham y dylid eu newid, yn eich barnchi?**

#### **5.19 Hyrwyddo cynllunio da sy'n benodol i'r ardal leol, yn arloesol ac yn gydnaws â'r lleoliad**

##### **Materion ac ystyriaethau:**

- Nodi a gwerthfawrog cyeriad ein haneddiadau - cylun, ffurf , de fnyddiau etc
- Sicrhau bod cymeriad brodorol neu nodweddion lleol unigry y eu cymewn datblyiadau newy
- Defnyddio egwyorion a pholsiau cyluno i gabod nodweddion lleol unigry heb gfy ar waith dylunio arloesol

**C19 A yy yn cytuno â'r materion a nodwyd o dan y pennawd hwn? Os yy yn anghytuno, sut a pham y dylid eu newid, yn eich barnchi?**



**Cyfoethogi bywyd cymunedol**

1.	Sicrhau bod gwasanaethau a chyfleusterau n gallu manteisio ar amrywiaeth o wasanaethau a chyfleusterau, fel addysg ac iechyd, i ganiatáu i fywyd cymunedol ffynnu, ac i ddiwallu anghenion grwpiau penodol, fel yr henoed.
2.	Hybu cynlluniau i ddatblygu canol trefi a chanolfannau rhanbarthol fel rhan gabnolog o raglenni adfywio
3.	dibynnu cymaint ar y car
4.	cymdeithasol/ cymunedol
5.	





## **7 Symud ymlaen**

7.1

atblygu a hynny

Cynllun a fydd yn nodi maint y twf, dosbarthiad gofodol y twf hwnnw, y p

***Yr angen i ddatblygu rhywfaint mewn cymunedau gwledig i helpu i gynnal gwasanaethau***

**C22 A ydych yn cytuno y dylid ystyried y crynodeb uchod o'r negeseuon allweddol wrth baratoi Strategaeth y CDLI? Os nad ydych yn cytuno, sut a pham y dylid eu newid?**





## **8 Categoriadau aneddiadau**

**8.1 Mae'r Cyngor wrthi ar hyn o bryd yn gweithio ar nifer o bosibiliadau o ran twf a datblygiad gofodol a bydd y gwaith hwn, yn ei dro, yn sail i'r Strategaeth a Ffeirir ar gyfer y CDLI. Cyn cyrraedd y cam hwn, mae angen ystyried sut y caiff y CDLI ei ddatblygu o ran diffinio categorïau'r aneddiadau neu eu grwpio neu eu gosod mewn trefn yn ôl cymeriad, maint, rôl, swyddogaeth a chynaliadwyedd.**

### **Arolygu aneddiadau**

8.2 \_\_\_\_\_ a nodwyd yn y CDU, yn ogystal ag aneddiadau posibl eraill, ag o ran eu maint, poblogaeth a chymeriad ac o ran a ydynt yn aneddiadau \_\_\_\_\_. Diben yr

sylwebaeth gryno ar bob anheddiad.

8.3 Yn y CDU, rhannwyd aneddiadau i greu hierarchaeth tair haen, sef categori A (trefol),  
categori B (lled drefol - prif bentrefi) yn nodi

Astudiaeth hefyd yn hau yn  
ogystal ag aneddiadau llai

**C23 A oes gennych unrhyw sylwadau ynghylch y gwaith o arolygu'r aneddiadau yn yr Adroddiadau Archwilio?**



### **Catgoreiddio'r aneddiadau – y dewisiadau**

8.4 sail dystiolaeth dd aneddiadau ac  
sut y gellid catgoreiddio aneddiadau yn y  
CDLI. Cynhaliwyd astudiaeth wahanol felly i ystyried y dulliau a ddefnyddiwyd yn y CDU ac  
yn Atodiad 2, a

aneddiadau a datblygu dewisiadau gofodol h.y. sut y gellir rha

:

Dewis 1. Dim newid - parhau â hierarchaeth y CDU fel y mae

Dewis 1a. Yr un dull â dewis 1 ond newid yr hierarchaeth yn ôl cynaliadwyedd

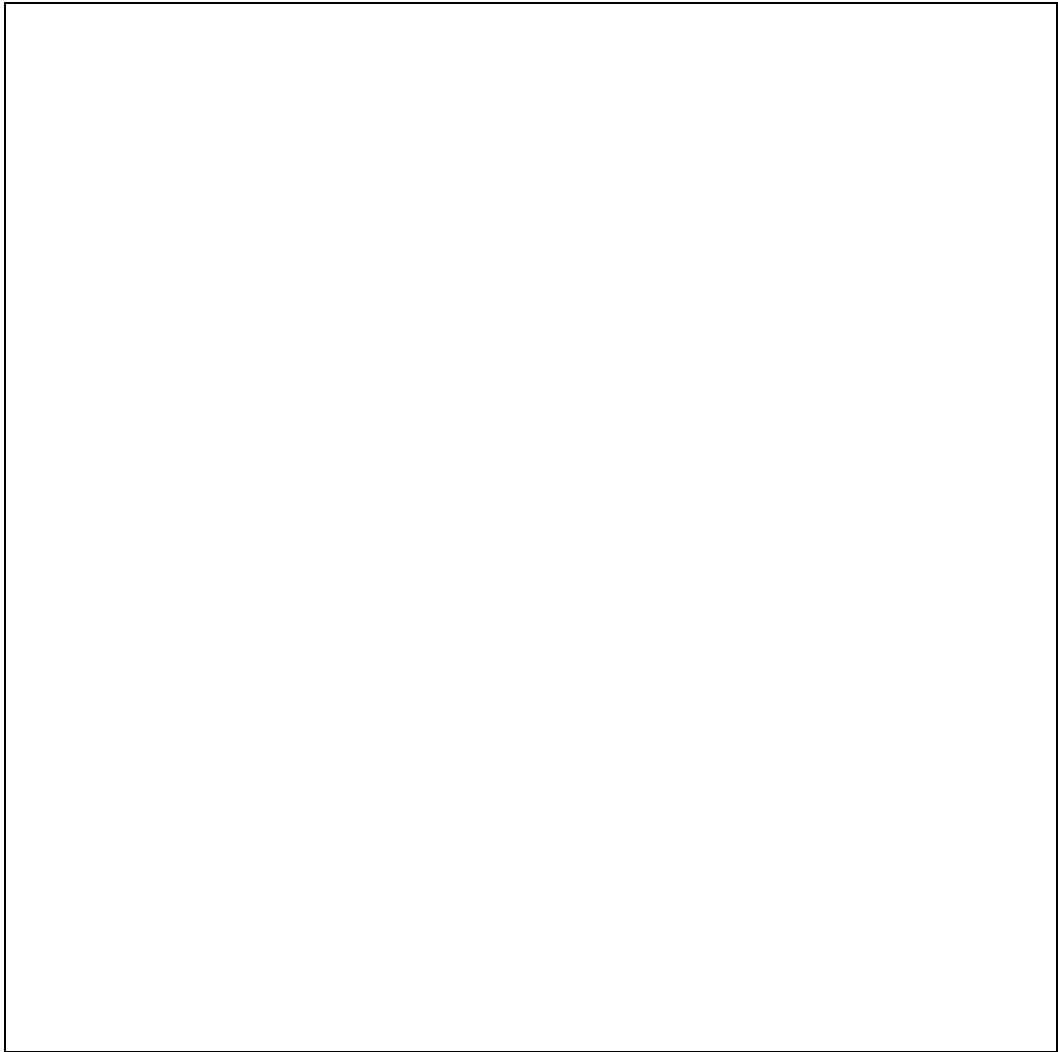
egori yn y CDU i greu 5 haen, a chategoreiddio aneddiadau  
yn ôl cynaliadwyedd

Dewis 2a. Yr un dull â dewis 2 uchod ond symud rhai aneddiadau i gategori arall os  
ydynt yn agos at aneddiadau ar lefel uwch ac os oes cysylltiad swyddogaethol  
rhyngddynt

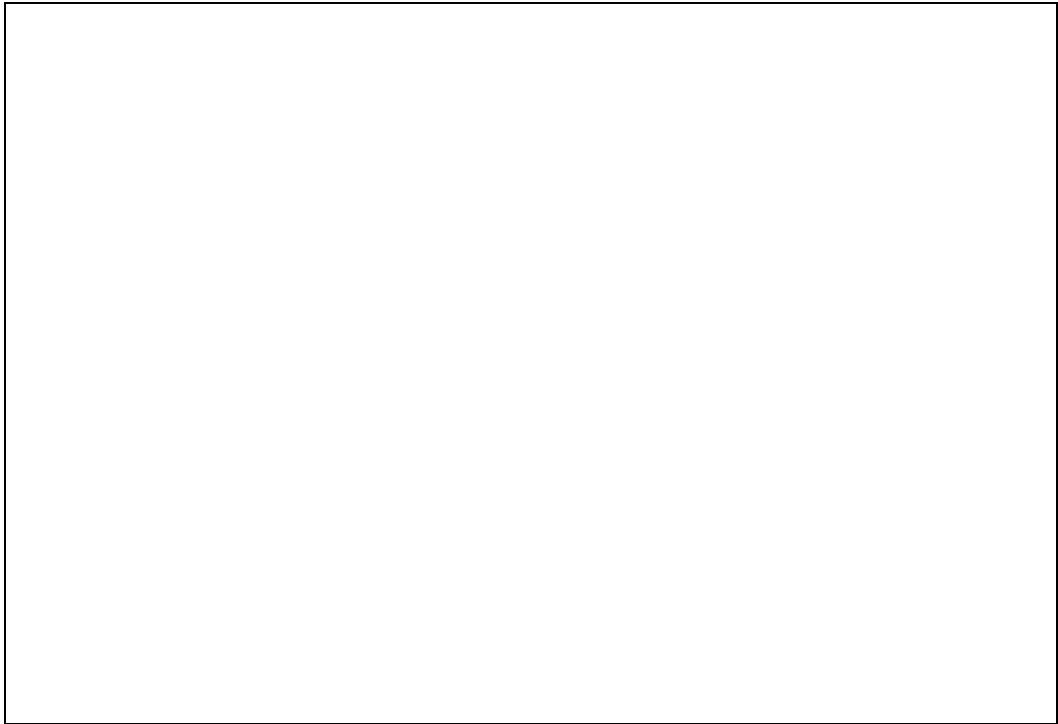
Dewis 3. Dull newydd o gategoreiddio aneddiadau yn y CDLI  
aneddiadau mewn ardal drefol neu wledig

band isaf yn Newis 2a

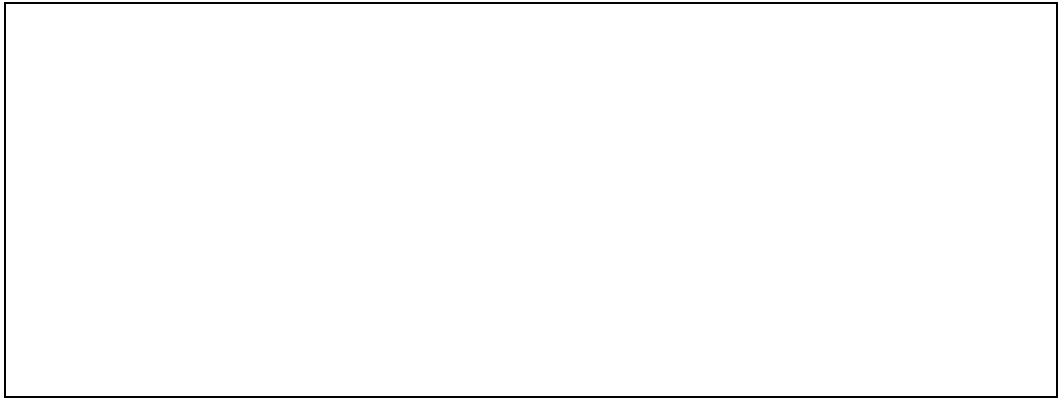




**C26 A fyddai'n well gennych pe bai un o'r dulliau eraill yn cael ei ddefnyddio. Os felly, pa ddull yw hwnnw a pham?**



**C27 Yn eich barn chi, a oes dulliau mwy cynaliadwy o gategoreiddio aneddiadau na'r rhai a amlinellir yn Atodiad 2. Os felly, esboniwch**



## 9 Y camau nesaf

9.1

# 0 c f D %

sydd â diddordeb ynddo gynnig sylwadau a chyfrannu, a hynny drwy gyfrwng proses ymgysylltu ac ymgynghori. Drwy hyn, dylai bod modd sicrhau c  
ddechrau yr o







settlements eg whether the settlement is physically adjoining another settlement where the necessary services and facilities are available. Clearly the use of the

settlements within the Unitary Development Plan have changed and become potentially more or less sustainable.

3.4 The Settlement Surveys have considered the following broad factors:

1. Settlement Size (population and number of dwellings);
2. Character and Built Form;
3. Role and Function;
4. Services and Facilities;
5. Accessibility;
6. Employment;
7. Broadband Provision;
8. Changes to Service Provision Since 2000.

3.5 The full list of the services and facilities surveyed in each settlement is set out below:

- Day Nurseries, Primary Schools and Secondary Schools
- Doctors Practice
- Dentist Practice
- Pharmacy
- Post office
- Community building
- General Store / Newsagents
- Supermarket ie larger than a spar (500m<sup>2</sup>>)
- Other Shops & Businesses general notation of other shops or centres
- Financial Services banks, building societies and stand alone cashpoints
- Place of worship
- Leisure centre
- Public house
- Library physical library building and notation of mobile library visits
- Outdoor Recreation and Play Facilities
- Public Transport stops, stations and services
- Proximity to Employment Centres Town Centres & Business

/ Industrial Parks

3.6 The geographical scope of the study has been informed by the identified settlements within the Unitary Development Plan and historic development plans. This approach means that not only are the classified UDP settlements assessed but also unclassified settlements, which are generally referred to as large hamlets and hamlets. The locations surveyed are presented in Figure 1:



Figure 1: Defined and Undefined Settlements Assessed

Afonwen	Gronant	Pantasaph
Alltami	Gwaenysgor	Pantymwyn
Aston & Shotton	Gwernaffield	Pentre
Babell	Gwernymynydd	Pentre Halkyn
Bagillt	Gwespyr	Pen-y-Ffordd
Bretton	Halkyn	Penyffordd / Penymynydd
Broughton	Hawarden	Pontblyddyn
Brynford inc Calcoed & Dolphin	Hendre	Queensferry
Buckley	Higher Kinnerton	RAF Sealand
Cadole	Holywell	Rhes-y-Cae
Caerwys	Hope, Caergwrle, Abermorddu & Cefn y Bedd	Rhewl Mostyn
Carmel	Leeswood	Rhosesmor
Cilcain	Little Mountain	Rhydymwyn
Coed Talon / Pontybodkin	Lixwm	Saltney
	Llanasa	Sandycroft
Cymau	Llanfynydd	Sealand & Caxios
Dobshell	Mancot	Sealand Road & Sealand Manor
Drury & Burntwood	Manor Lane Armed Forced Quarters (near Hawarden)	Sychdyn
Ewloe	Mold	Talacre
Ffrith	Mostyn (Maes Pennant)	The Warren
Ffynnongroyw	Mynydd Isa	Tre Mostyn
Flint	Nannerch	Trelawnyd
Flint Mountain	Nercwys	Treuddyn
Garden City	New Brighton	



Using this approach settlements fell into 10 logical groupings as showing in Figure 2.

4.5 The identification of key services, facilities and accessibility is the starting point in assessing the sustainability of a settlement. As such the settlement survey provides the basic evidence base in the form of an initial set of settlement bandings which can be used to develop options for the LDP settlement hierarchy as set out in Appendix 2 of the Key Messages Document. Figure 2 therefore sets out the basic settlement bandings and this is supported by the evidence contained in the Settlement Audit Report for each settlement included in the Study. The evidence base comprising the settlement survey work will be kept under review and revised if necessary as new evidence emerges, possibly as a result of undertaking more detailed settlement profiling work for key settlements.





5. Consultation and Engagement Undertaken

5.1

Group the

6.3 The matters above may lead to a further refinement of the evidence base relating to settlement surveys and the settlement hierarchy. However, the analysis done to date is considered to represent a sound and robust evidence base with

**Figure 3  
Presenting the Key  
Settlement Survey Service Data**







<b>UDP Cat.</b>	<b>Town / Village / Large Hamlet</b>	<b>Primary school</b>	<b>Secondary school</b>	<b>Doctors surgery</b>	<b>Dentist surgery</b>	<b>Pharmacy</b>	<b>Supermarket</b>	<b>Convenience shop</b>	<b>Bank/Building Society</b>	<b>Public house / club / restaurant</b>
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Flintshire Local Development Plan  
Draft Settlement Categorisation Options

## 1.0 Introduction

- 1.1 Flintshire County Council is preparing its Local Development Plan (LDP). When adopted the LDP will set the local planning context and the statutory basis for the determination of planning applications. At the present time the Council is at an early stage of developing its LDP and must provide an evidenced approach for the development of policies and proposals within the plan.
- 1.2 The development of a settlement hierarchy and a logical approach to settlement banding is an important aspect of the LDP which will inform how the spatial strategy is developed i.e. how development is distributed across survey work recently undertaken, whereby an assessment of each of settlements has been undertaken in terms of their sustainability, referenced in terms of settlement size, location, accessibility, services and facilities, role and character. The process set out in this report is referred to as settlement banding which embraces other terminology defined in the boxes below:

**Settlement Hierarchy** – This refers to the assessment of settlements by strategic importance from the largest most important settlements such as Buckley and Holywell to the smallest and arguably the least strategically important grouping including settlements such as Afonwen and Cymau.

**Settlement Bandings** – This refers to the grouping of settlements within common categories. For example the UDP uses the following terminology: Category A (Main Towns), B (Large Villages) & C (Small Villages) to group settlements.

- 1.3 This discussion paper will present the methodology used in categorising settlements and a series of options or alternative approaches to this. The UDP sought to attach growth rates in the form of bands to the different settlement categories. Growth rates are only one of a number of methods by which growth and development can be distribute spatially. This is a matter to be addressed at a later stage in the plan process as part of developing strategic options. The purpose of this paper is to provide an evidence based settlement categorisation which can form a sound basis with which to develop spatial strategy options.

## 2.0 The Policy Context

### Sustainable Development

2.1 Planning Policy Wales clearly promotes the Planning System as being central to achieving sustainable development in Wales. In this context sustainable development means, "enhancing the economic, social and environmental well being of people and communities, achieving a better quality of life for our own generations in ways which: promote social justice and equality of opportunity; and enhance the natural and cultural environment and respect its limits using only our fair share of our cultural legacy." (PPW Para 4.1.4).

2.2 Local Development Plans are highlighted as key components in delivering sustainable development in Wales. To meet their required function, development plans must be consistent with the national planning system, the development and use of land in its administrative area and general policies to implement them. Planning Policy Wales is the national statement of planning policy and identifies a number of priorities for Local Planning Authorities when allocating land. It also provides specific guidance both on the scale and location of housing growth.

2.3 Planning Policy Wales states that Development Plans "should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health." (PPW Para 4.7.2). Overall the key messages from PPW regarding a sustainable settlement pattern are:

**Well connected** locating development to reduce the need to travel by maximising accessibility to employment opportunities

## **Priorities for Urban and Rural Areas**

2.5

respectively as follows:

to secure environmentally sound and socially inclusive regeneration in those

2.9 In the case of Flintshire, development should be directed to those settlements which best perform the functions set out above.

2.10 Whilst it is the larger settlements in a more urban setting that are more likely to perform the key functions outlined above, it is important to recognise the rural areas which make up a significant part of Flintshire particularly in the North West, West and South West of the County. National Policy highlights the interconnection between urban areas and rural hinterlands. Subject to effective transport links, larger settlements can provide a range of services and employment opportunities for those living in rural areas. However, in more remote locations or where transport links are poor, this may not be the case. In such instances consideration regarding the location of development may need a different approach. National Policy advises that development of housing or employment opportunities in rural areas should be directed towards local service centres, or clusters of smaller settlements where sustainable functional linkages can be demonstrated.

### 3.0 The Unitary Development Plan

3.1 The UDP defines a settlement hierarchy as illustrated in Table 1. The hierarchy uses three settlement bandings referred to as Category A,B&C. The use of settlement bandings was intended to allow settlements of similar characteristics to be grouped within same banding.

3.2 The UDP is therefore the logical starting point for considering which settlements will be identified, and how they will be categorised within the LDP. The settlement options that are presented in this paper have therefore used the UDP approach as presented in Table 1 as a starting point for the consideration of choices or alternative options.

Table 1: The UDP Settlement Hierarchy

<b>Category A – Urban (10-20% growth)</b>	
Buckley	Holywell

3.3 In defining the settlement hierarchy the UDP used a quantitative and qualitative assessment to review settlements. This assessment focused on the following eight indicators:

1. Number of Dwellings
2. Range, Quality and Number of Community Facilities

3. Local Sense of Place and Village Character
4. Name Sign at the Village
5. Highways Directional Signs to the Village
6. Highway Paraphernalia eg crossings, speed limits, bus stops
7. Development Capacity Scoring capacity to support more dwellings
8. Settlement History and Function

3.4 As point 7 above indicates, the UDP scored and ranked the settlement hierarchy (amongst other things) on the basis of additional development potential. This resulted in some settlements with greater development potential appearing higher within the hierarchy than would otherwise have been if the assessment had focused purely on the sustainability of a settlement to meet existing and future community needs. The broad range between settlements classified within the same band has also been highlighted in using the adopted plan, leading to the need to review the settlement bandings to more clearly recognize and distinguish the

hierarchy. A closer examination of the settlement banding is required to see how settlements differ.

3.5 The UDP settlement hierarchy is banded into three Categories which was a simple but appropriate approach at the time. The use of three categories makes sense in relation to Category A settlements where it is justifiable and clear that towns like Buckley, Flint, Holywell, and Mold should sit within the same banding. However when considering Aston\Shotton, Connahs Quay, and Queensferry which are also category A settlements in the UDP, it can be argued that these are urban areas rather than as individual towns. This is clearly a matter for debate as it is also the case that all of these settlements have identified town centres and all perform a wider role as strategic service centres for the rural and urban communities around them. The settlements within Category A are also identified by the Wales Spatial Plan which

Category A settlements the UDP sets a strong context for the LDP and any review of this category probably only involves an element of fine tuning and/or addition.

3.6 In contrast UDP Category B Settlements require much more of a radical review as the significant number of settlements within this band range from large settlements with good service provision or in close proximity to other settlements with services, such as Mancot, Ewloe and Hawarden, to small settlements with modest to poor service provision such as Gwernymnydd, Mostyn (Maes Pennant) and Treuddyn, yet all have the sam

3.7 Similarly, UDP Category C Settlements range from settlements with reasonable service provision such as Higher Kinnerton, Pen-y-Ffordd and Talacre (albeit seasonal) to settlements with few if any services and facilities such as Afonwen, Rhewl Mostyn and Rhes y Cae.

3.8 The recent Settlement Surveys work, In Appendix 1, is providing the evidence base to highlight the fact that there are significant differences in the character and UDP have been banded into the



## 4.0 An Updated Settlement Context for the LDP

4.1 The preceding sections have set out the context in terms of national guidance and strategy and provided a commentary on the approach to settlement classification taken within the UDP. The next section explains the way in which options for a potential LDP settlement structure have been developed, using the UDP hierarchy as a starting point. The evidence from the settlement survey work has been fed into the process of developing draft options as an important consideration, given that these surveys have considered a number of different issues as listed below, in exploring how sustainable a settlement is:

- a. Settlement Size (population and number of dwellings);
- b. Character and Built Form;
- c. Role and Function;
- d. Services and Facilities;
- e. Accessibility;
- f. Employment Opportunities;
- g. Broadband Provision;
- h. Changes to Service Provision Since 2000.

4.2 The Settlement Surveys are a qualitative assessment which seek to record settlement service provision for future comparison, and which seeks to measure the relative sustainability of individual settlements through a process of comparison and ranking. A key output from the surveys is to provide the evidence for the

not provide the evidence for the final framework by which settlements are categorised in the LDP, as this is where additional qualitative considerations and evidence are required. Whilst the UDP settlement classification was fit for purpose at the time the plan was drawn up, there is scope to consider a review or refinement of the classification for the purposes of the LDP.

4.3 The Planning Inspector at the UDP Public Inquiry also expressed her concern about the UDP approach to categorising settlements and offered the following opinion:

*are pure land use planning proposals and no correlation with other ways of defining*



*with such circumstances I consider it would be better if the spatial strategy had regard to built up areas as well as historic settlements. This would get rid of apparent inconsistencies where what appears to be accessible land in close proximity to facilities and services is excluded from settlements and protected by*

4.4 The Planning Inspector was clearly struggling with the difficulty of defining settlements in urbanised areas of the County where the urban character and fabric of a locality identifying boundaries around and between individual settlements. Clearly this is one view but nevertheless an important one which has to be taken into account in determining how Settlement Categorisation Options have been derived.

4.5 Since the adoption of the UDP and with the benefit of hindsight, it has become



## **5.0 The Draft Settlement Options**

5.1 The six options identified in this paper are presented as draft proposals for discussion and will be the subject of further development following Member feedback, testing the options against the LDP development plan vision and plan objectives. As such the options presented at this stage are not set in stone and are subject to further amendment.

5.2 The options are presented in more detail in the following section along with a discussion of the relevant pros and cons for each approach.

**FTB e**



### **Commentary**

5.7 This approach essentially retains the UDP approach and its associated drawbacks, and whilst it attempts to build in the results from the Settlement Surveys it is only a very light touch review of the existing UDP strategy, and as such will not overcome the problem of categorising settlements together in a broad and simplistic manner, with no consideration for local services and facilities nor future infrastructure needs. This approach also downplays the importance of settlements such as Ewloe, Hawarden, Hope and Mancot which whilst not being Category A settlements are certainly of a higher ranking than settlements such as Bagillt, Leeswood and New Brighton, but within this option remain grouped together with the same associated growth level.

5.8 The lessons from reviewing the UDP settlement hierarchy is that the approach was too simplistic and has the potential to permit levels of growth in all settlements

across the County with insufficient consideration of how sustainable each settlement was. This option, whilst slightly amended, is still based upon an artificial three tier approach, which combined with growth rates, paid insufficient consideration to the sustainability of settlements.

## **Commentary 64**



5.9 Based on the evidence from the Settlement Surveys and its summary ranking of settlements, Table 2 presents a refined UDP settlement hierarchy based on the fi

distance of some of the facilities of Buckley such as the Elfed High School, Belmont Medical Centre and related Pharmacy.

5.12 Despite some minor limitations raised by this approach, it is a much more sympathetic and logical approach to settlement categorisation which would be a significant enhancement of the UDP approach. This option would also allow a more justifiable and accurate basis for the development and implementation of the LDP spatial strategy, basing decision around the location of development on the role, function and overall sustainability of settlements.



settlements twice in terms of their proposed re-categorisation where settlements have moved from they will be crossed out; where they have moved to they will be shown in bold type.

5.15 Option 2a is considered to be a further positive step in refining the UDP approach for the LDP in that it represents a more developed and insightful approach to identifying how settlements function and relate to each other.

**Table 3: Option 2a Five Tiered Categorisation Considerate of Settlement Relationships**

<b>1. Main Service Centres</b>			
Aston & Shotton		Holywell	Queensferry
Buckley	Flint	Mold	Saltney
<b>2. Local Service Centres</b>			
Broughton	Garden City	Hawarden	Mynydd Isa
Ewloe	Greenfield	Hope, Caergwrle, Abermorddu & Cefn y Bedd	
<b>3. Sustainable Village</b>			
<b>Alltami</b>	Drury & Burntwood	<b>New Brighton</b>	<del>Talacre</del>
Bagillt	Ffynnongroyw	Northop	Treuddyn
<b>Bretton</b>	Gronant	Northop Hall	
Brynford (inc Calcoed & Dolphin)	Higher Kinnerton	Pentre	
Caerwys	Leeswood	Penyffordd / Penymynydd	
Carmel Carmel	Mancot	Sandycroft	
<b>Coed Talon / Pontybodkin</b>	Mostyn (Maes Pennant)	Sychdyn	
<b>4. Defined Village</b>			
	Pen-y-Ffordd	Nercwys	Trelawnyd
<del>New Brighton</del>	Cilcain	Gwernymynydd	Pantymwyn
<del>Coed Talon / Pontybodkin</del>	Flint Mountain	<del>Cymau</del>	Trelogan & Berthengam
Nannerch	Gwernaffield	<del>Gwaenysgor</del>	<b>Talacre</b>
Pentre Halkyn	Rhydymwyn	Lixwm	
Rhosesmor	Whitford	Ysceifiog	
<b>5. Undefined Village</b>			
<del>Bretton</del>	Llanfynydd	Afonwen	Llanasa
<del>Alltami</del>	Cadole	Dobs Hill	Rhewl Mostyn
Ffrith	Halkyn	Gorsedd	<b>Cymau</b>
Rhes-y-Cae	Pontblyddyn	Gwespyr	<b>Gwaenysgor</b>





**Commentary**  
5.18 This Hybrid approach

	Pontblyddyn	Gwespyr	