

WELSH GOVERNMENT
Examination Hearing
Statement

Flintshire County Council
Local Development Plan

Matters 1 & 2
Plan Preparation and Strategy

13 April 2021

Policy 29 National Growth Area Wrexham and Deeside LDPs must recognise the National Growth Area as the focus for strategic economic and housing growth

as a regional economic hub and assist the delivery of regional strategies through projects in the North Wales Economic Ambition Board Growth Deal. In particular, the Growth Deal identifies key projects around Warren Hall, Broughton, Northern Gateway and Deeside. The focus for the strategy is the allocation of two strategic sites at Warren Hall and Northern Gateway (incorporating the Deeside Enterprise Zone) providing a focus and catalyst for growth in Flintshire. In addition, the majority of homes and jobs are directed to Tier 1 and Tier 2 settlements.

The Welsh Government considers the spatial strategy and growth levels within the Flintshire LDP is in

Table 16 - Summary of Spatial Distribution of Housing (included in Table 4A of FCC002 - WG confirms this is DPM compliant)
Table 17 - Site Allocations Policy Table (included in Table 3A of FCC002- WG confirms this is DPM compliant)
Table 19 - The Timing & Phasing of New Allocations (included in Appendix 3A of FCC002 - WG confirms this is DPM compliant)
Table 20 - The Timing & Phasing of Sites with Planning Permission (included in Appendix 2A of FCC002 - WG confirms this is DPM compliant)
Table 21 - Calculating the Anticipated Annual Build Rate (AABR method for Flintshire) - (included in Appendix 4A of FCC002 - WG confirms this is DPM compliant)
Diagram 16 - Housing trajectory graph (included in Appendix 5A of FCC002 - WG confirms this is DPM compliant)
The DPM is clear in (Para 5.62) that all housing components within the tables must all have the same base date to assist effective comparison of data, avoid confusion and issues of double counting - the tables in FCC002 are all consistent at 01st April 2020, WG confirms this is DPM compliant
Table 29 - Additional monitoring indicators on housing delivery that replaced the 5 year supply indicators - this should be picked up at the monitoring session.

The comment Welsh Government would make is that while the tables are DPM compliant in their presentation, they currently reside in a background paper and should be included in the plan. We will seek this as a formal change to the LDP through the sessions to ensure the plan aligns with PPW. This point was raised in our Deposit Representation.

f) Were consultation exercises and tools user friendly and easy to engage with?

This is a matter for the LPA.

g) How were consultation responses considered by the Council and taken into account?

This is a matter for the LPA.

h) When is the addendum to the HRA and accompanying Statement of Common Ground likely to be submitted to the examination?

This is a matter for the LPA/NRW.

i) Does the HRA take account of NRW's recently published interim advice regarding phosphate levels in river SACs.

This is a matter for the LPA/NRW.

Matter 2: Plan Strategy

Key issues, vision, objectives

Key Issue:

Is the overall strategy coherent and based on a clear and robust preparation process? Is the strategy realistic and appropriate in the light of relevant alternatives and is it based on robust and credible evidence?

See previous comments and later statements regarding settlement hierarchy.

a) Is the LDP's overall strategy consistent with those of neighbouring authorities? What are the main cross boundary issues and how have these been addressed?

This is for the LPA to answer.

b) How have the key issues been selected? Are they all addressed directly and adequately by the vision and strategic objectives? What is the relationship between the Key Issues and Drivers (para. 3.30) and the challenges that must be planned for (para. 3.35)?

This is for the LPA to answer.

c) Is the vision appropriate and sufficiently detailed?

This is for the LPA to answer.

d) What are the implications, both positive and negative, of Flintshire's gateway location on a national border? How are these accounted for or in the LDP?

This is for the LPA to answer.

e) Does the LDP address the physical and mental health of the population?

This is for the LPA to answer.

f) What is the purpose of the strategic policies? Are they useful and useable in development control terms?

DPM Edition 3 (Table settlement hierarchy)

g) What is the policy position on Best and Most Versatile Agricultural Land?

PPW sections 3.58-3.59 set out national policy in relation to the loss of BMV land. Flintshire has engaged with the Land, Nature and Forestry Division within the Welsh Government throughout the development of the LDP on land quality information, validation of surveys, and ALC map information. The plan notes a loss of 52.8ha of BMV land (34.6ha housing allocations, 18.2ha employment allocations). The Council

j) What will be the status of Place Plans, when prepared, and how will they relate to the LDP?

The DPM sections 5.6-5.9 set out the Governments expectations and the status of Place Plans in the LDP process. Place Plans are non-statutory documents and adopted by the authority as Supplementary Planning Guidance (SPG) to support policies and provide further detail/amplification of policies in the adopted LDP.

Place Plans are prepared by local communities, and are seen as a powerful tool to promote collaborative action that wi3(1ls,)-3(m 1 3734 Tm 0 g 0 G [(P)-2(lace)-5(P)-4(.32 5.9no)-