

TO: ALL MEMBERS OF THE COUNCIL

Your Ref /
Eich Cyf

Our Ref / Ein NG
Cyf

Date / Dyddiad 07/07/2009

Ask for / Mike Thomas
Gofynner am

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Rhif Union


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Dear Sir / Madam,

A **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL** will be held in the **COUNCIL CHAMBER, COUNTY HALL, MOLD** on **TUESDAY, 14 JULY 2009** at **14:00** to consider the following items.

NOTE TO MEMBERS OF THE PUBLIC: Due to the size of the electronic image files, the maps in Appendix 3 are not attached to this agenda but can be viewed at the Planning and Development Control Reception area, County Hall, Mold.

Yours faithfully



Assistant Director (Democratic Services)

AGENDA

1. **PRAYERS**
2. **APOLOGIES FOR ABSENCE**
3. **DECLARATIONS OF INTEREST**
4. **UDP INSPECTOR'S REPORT - STATEMENT OF DECISIONS AND PROPOSED MODIFICATIONS**
Report of Head of Planning enclosed

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FLINTSHIRE COUNTY COUNCIL

AGENDA ITEM NUMBER: 4

REPORT TO: **SPECIAL MEETING OF THE FLINTSHIRE COUNTY COUNCIL**
DATE : **14 JULY 2009**
REPORT BY: **HEAD OF PLANNING**
SUBJECT : **UDP INSPECTOR'S REPORT - STATEMENT OF DECISIONS**
 AND PROPOSED MODIFICATIONS

1.00 PURPOSE OF REPORT

1.01 This report presents the outcomes of the Public Inquiry held into objections to the emerging Flintshire Unitary Development Plan (EFUDP) for Members consideration. The report sets out to:

- (a) Advise Members of the conclusions and recommendations of the Inspector who conducted the Inquiry and the implications and drivers for moving the Plan forward to adoption;
- (b) Seek Members' approval of the Statement of Decisions and reasons in respect of the recommendations contained within the Inspector's report (appendix 1 of this report);
- (c) Seek Members' agreement to advertise the Proposed Modifications to the UDP for consultation (appendix 2 and 3 of this report);
- (d) Seek Members' approval for the use of the Proposed Modifications alongside the deposit UDP, for development control purposes;
- (e) Update Members regarding the timetable relating to the remaining key stages involved in adopting the UDP.

2.00 BACKGROUND

2.01 Whilst the requirement to produce Local Development Plans (LDP) is set out in the Planning and Compulsory Purchase Act 2004, in introducing the requirement, the 2004 Act included Transitional Arrangements to cater for those Authorities who were working on UDPs and (depending on the stage reached with the UDP) who could either decide to cease work on their UDP and commence an LDP, or continue with their UDP to adoption prior to LDP commencement. This Council was one of several Local Authorities who chose with the agreement of WAG, to proceed with their UDPs, given the advanced stage of preparation of the Plan and the fact that it would be the quickest way to replace time-expired local plans.

- 2.02 The Public Inquiry held in relation to the UDP represented the final stage in the examination and scrutiny of the Plan. The Inquiry opened on 18th September 2007 and lasted for 10 months until its closure in August 2008. The first four months of the Inquiry comprised formal sessions where evidence from the Council and objectors was heard 'in session' by the Inspectors. The remaining six months related to the submission of written evidence to the Inquiry, as that was the method chosen by most objectors to make their cases.
- 2.03 The Inspector's Final Report was received by the Council on 15th May 2009, and was made publicly available from 26th May 2009. The procedures governing the UDP process are set down in "Unitary Development Plans – A Guide to Procedures 2001". In relation to the Inspector's Report, the authority is required to consider the report and decide what action to take on its recommendations. These must be published as a 'Statement of Decisions' and whilst the report is not 'binding' per se, the authority must provide full and material reasons for not accepting any recommendation made by the Inspector.
- 2.04 Changes to the deposit Plan which arise from changes made by the Council during the UDP process and agreed by the Inspector, or additional changes proposed by the Inspector, must be advertised as a list of Proposed Modifications to the Plan. These have to be made available alongside the Inspector's Report and the Council's Statement of Decisions for a six week consultation period to allow objections and representations to be made. Following this six week period the Council must consider all responses received, and decide whether there is a need to make further modifications or hold a further Inquiry, although an Inquiry will not normally be required at this stage where issues raised have already been considered at the initial Inquiry, and the Council has discretion to determine this.
- 2.05 If the Council decides that no further modifications or Inquiry is necessary following this stage, then the Council will give notice of its intention to adopt the Plan.
- 2.06 Whilst of necessity procedural, Member's will nevertheless have noted the significance of this stage in the UDP adoption process, representing as it does the last key milestone before adoption. Once the UDP is adopted, the Council can then formally seek a commencement order from the Welsh Assembly Government (WAG), which it must have in order to progress work on an LDP.

3.00 CONSIDERATIONS

- 3.01 The Inspector's report deals with 15,874 representations in total with almost 95% of these relating to objections to the Plan. The report comprises 771 pages with associated appendices and takes account of the deposit Plan, proposed changes, further proposed changes and later changes which arose

as part of the Inquiry process. The report is arranged in sections which reflect the structure of the Plan. The Inspector has set out how the report has been structured in her covering letter to the report, and has set out her findings in a form where the main points of the cases of the objectors and the Council are incorporated into her conclusions. In relation to this point, the Inspector specifically points out that whilst she has “not specifically mentioned all the detailed points referred to by objectors, ...I have nevertheless taken them into account in making my recommendations”. The Inspector also clearly states that she has “given equal weight to the objections made in writing and to those made orally at the Inquiry”. The Inspector has also had regard to supporting representations, but has not reproduced these comments within the report.

- 3.02 In general, the Inspector stated that the majority of objections related to site specific proposals, to the detailed wording of policies, to the general sustainability of the Plan and its policies, or those which sought the allocation of sites for housing/employment development, as well as those which sought to change green barriers and built up area boundaries.
- 3.03 The recommendations are in the main aimed at making the Plan more sustainable and robust (Inspector’s words) due to the time which has elapsed since the deposit plan was published (2003) and changes to national and international policy, with increased emphasis on conserving resources and environmental protection. The majority of modifications recommended are therefore related to the wording of policies to improve clarity and interpretation particularly in relation to minerals, energy-waste-pollution, and retail & commercial development.
- 3.04 The Inspector considers that the revised housing requirement put forward by the Council (7,400 homes) is appropriate and there is sufficient land available, taking account of the Inspector’s recommended modifications, with sufficient flexibility built in to meet this requirement and maintain a 5 year supply of housing land.
- 3.05 The Inspector has recommended a relatively small number of additional housing site specific changes:
- Allocated sites to be deleted – Mold (Mold Alex – land remains within settlement boundary), Carmel (Former Cricket Pitch), Mancot (Lower Ash Farm), Mynydd Isa (North of Issa Farm), New Brighton (Cae Isa – part of site remains within settlement boundary), Brynford (Ysgol Talfryn), Dobshell (Council Depot);
 - Sites to be allocated – Mancot (West of Ash Lane), Broughton (Broughton Shopping Park Compound Site), Hawarden (Overlea Drive), Mynydd Isa (Rose Lane).

- 3.06 Notwithstanding the review of settlement boundaries and green barriers undertaken as part of the UDP process, the Inspector expressed concern that insufficient development will take place in category A settlements and states “the time is rapidly approaching when the matter of detailed boundaries and the strategic function of the countryside in some localities needs to be looked at critically and in depth”. She goes on to say that “until that can take place as part of the LDP process, I have recommended that the spatial distribution of growth [as guided by the settlement strategy] should become even more focussed on the towns and larger villages, with growth/new development in the smaller villages severely restricted”. Clearly such a review will be a fundamental part of the Council’s early consideration for the direction to set for the LDP.
- 3.07 In relation to employment land, the Inspector is generally satisfied that the allocations put forward are “sufficient in terms of quantity, quality and location to stimulate the economy and provide a balanced portfolio of sites”.
- 3.08 The Inspector fully supports the allocation of the two strategic mixed use sites at Northern Gateway and Holywell Textile Mill, noting of the former that it is a significant proposal which will enable sustainable development to come forward on a part brown field site in an excellent location; and of the latter, that it will enable the regeneration of an historically important and sensitive area.

Implications of the Inspector’s Recommendations for the Plan

- 3.09 Given the significant number and range of objections received, the absence of significant changes (in number or scale) to the Plan by the Inspector is testament to the soundness of the Plan and its policies and proposals. This is not to say that the Inspector has not fully considered all of the issues, as the length of the Inquiry, the opportunities given to all to make their case, the time and care taken in considering and producing the report, and the clarity, robustness and logic of the Inspector’s reasoning, all signify the completion of an open, transparent and inclusive process.
- 3.10 As the Inspector herself says, where changes have been made they are in the main to the wording of policies to ensure compliance and compatibility with changes that have occurred to national and international policy since the deposit Plan was produced. These changes are necessary, sensible and acceptable and in many circumstances, such changes had already been suggested by the Council as proposed changes to the Plan. Whilst there have been some site specific changes to housing sites, these are limited and of a small scale as in total all of the sites removed amount to less than 300 units or around 3% of the overall housing requirement. The sites which are proposed in place of those removed make up for this shortfall.
- 3.11 Given the robustness of the Inspector’s recommendations and the fact that the changes proposed improve the Plan both in terms of its updatedness and

sustainability, I see no reason to challenge the conclusions and recommendations of the Inspector. There is also a need to be pragmatic about moving the Plan forward to adoption which derives in part from the length of time the process has taken and the significant degree of scrutiny of this Plan at every stage, but also from several additional and key drivers.

Drivers supporting adoption of the Plan

3.12 The WAG has indicated that they wish to see a set of adopted development plans in place in Wales by 2010, whether these are UDPs or LDPs. This is very much driven by the national requirement to have an up-to-date Plan-led system in place, on which to base informed planning decisions. It is also relevant in the context of the EU Waste Framework Directive, whereby the UK Government, the WAG and individual Local Authorities in Wales, will be liable for Waste Infraction Proceedings after July 2010, if they do not have up to date waste management policies which cover all waste streams in an adopted development plan. Any Authority who does not comply with this by that date is in danger of taking the WAG into infraction, where the financial penalties for doing so could run into tens of millions of pounds, and where the individual Authorities will be liable.

3.13 It is on this basis therefore that the WAG recognise that having gone through its Inquiry stage, the Council is now close to adoption of its UDP. Clearly, for the Council's part the significant investment in the plan process and in particular the recent Inquiry process, is an indicator to WAG of this intention to progress the Plan to adoption. There are in fact a number of drivers supporting the need for adoption:

- The Council chose to proceed with the UDP with the agreement of WAG, who now have an expectation to see it adopted;
- Given the requirement for a Plan-led system and WAG's desire for adopted plans in place in Wales by 2010, adopting the UDP is the quickest and only way to replace out-of-date local plans, which do not contain policy guidance on important issues such as sustainability and climate change;
- It allows the prospect of Waste Infraction Proceedings to be avoided, as the cut off date to have a framework for the provision of waste management facilities is July 2010 (UDP policies cover this);
- It realises the considerable amount of investment of time and resources in the process by the Council including the considerable degree of Plan scrutiny by Members and the public alike, as well as the costs involved to the Council, particularly the Inquiry;
- It restores the housing land supply (5 year requirement) which Flintshire has not had since 2001;
- It releases UDP housing sites for development for both market housing and also affordable housing;

- It provides a single, up to date and consistent set of policies for development control decision making;
- Adoption of the UDP allows the Council to seek a commencement order from WAG to carry out an LDP.

3.14 Focusing on this last point, the timing of the transition to allow work to commence on an LDP is therefore very much dependant on the completion of the UDP in a timely and effective manner. Given the need for an up to date adopted plan in place, and the significance of the implications of the waste infraction situation, the WAG recognise the priority in Flintshire is to have an adopted development plan in place first and foremost. Given the timing related to the waste issue, the only prospect of achieving this is to adopt the UDP. As the WAG is determined to avoid the prospect of passing on the significant infraction penalties to the defaulting Authorities, the WAG has powers available to ensure that the UDP can be adopted in time to avoid these, including call-in as well as the fact that a commencement order to begin an LDP in Flintshire, cannot be issued until the UDP is completed.

The Council's Statement of Decisions and Proposed Modifications

- 3.15 Appendix 1 of this report contains the Statement of Decisions document which is required to set out in full what decision the Council has made on each of the recommendations in the Inspector's Report. By implication it is a very large document.
- 3.16 The document is structured on the basis of the order of the chapters in the Deposit UDP and the grouping of objections dealt with by the Inspector under specific UDP policies and proposals. The document specifies which paragraph of the Inspector's report contains the Inspector's recommendation on each of the issues considered and details the substance of the recommendation – whether this be 'no modification to the plan' or the way in which the Inspector proposes the plan be modified. The remaining columns within the document give the Council's decision on each recommendation and the reasons for that decision, together with the modification reference number that would result from the recommendation where applicable.
- 3.17 Members will note that in almost all cases it is proposed to 'accept' the Inspector's recommendations in total, as each objection and issue has been afforded comprehensive independent scrutiny through the Inquiry process. The Council must have clear and cogent reasons for not accepting a recommendation and it is considered that the Inspector's conclusions are well argued and sound. The only occasions where a recommendation of the Inspector is not fully accepted is where there are clear and obvious mistakes in referencing particular policies or paragraph numbers of the plan; where one of the recommendations has a 'knock on' effect on later recommendations e.g. in respect of the housing balance sheet figures following the deletion or addition of a housing allocation; and in very

exceptional circumstances where it is not considered feasible to implement the full recommendation e.g. in respect of Mineral Buffer Zones. The precise reasoning for not fully accepting a recommendation of the Inspector is set out in the relevant section of the document.

3.18 Appendix 2 of this report contains the Proposed Modifications document which sets out all those instances where there is a need to advertise modifications to the Plan – many of these follow on from the Statement of Decisions document and the reasons for proposing each modification is also set out in the document. Modifications are required and comprise for example:

- Where the Council decides to accept an Inspector's recommendation which would involve a site or policy which had not been included in the deposit version of the plan proposals, for example upholding an objection which proposes a new site specific allocation;
- Where there are pre-inquiry changes to the plan proposed by the Council which are upheld by the Inspector's recommendations; and
- Where the Council proposes (for whatever reason) to make further changes to the plan after the Inquiry e.g. to take account of new information, correct factual errors in the deposit plan or to make a specific modification to the wording of the plan in response to a general modification recommended by the Inspector, where they affect policies or their interpretation.

3.19 Members should note that minimal changes, such as those to correct or update information, or correct grammatical or factual errors, which do not alter the meaning of a policy or reasoned justification, can be made without formal modification procedures. Indeed, the Inspector advised the Council to review and standardise its terminology used throughout the Plan as part of its final editorial check.

3.20 Appendix 3 of this report contains plans which illustrate the effect of those Proposed Modifications (set out in Appendix 2) which require changes to the UDP Proposals Maps and Inset Plans. They can be linked back to Appendix 2 through the Modification reference number.

Next Steps and UDP Timetable

3.21 Once the Executive and Full Council have approved the Proposed Modifications set out in this report and the reasons for them, they will be published in readiness for advertisement and formal consultation following the August recess (which is also commonly regarded as the main public holiday period). It is therefore intended to start the consultation process during September. At that time the Council is required to publish a notice announcing its intention to modify the plan and specify where the public can

inspect the Inspector's report, the Council's Statement of Decisions on the report and the reasoned list of Proposed Modifications.

- 3.22 Objections and representations may then be made within six weeks of the first publication of the notice. Any person or organisation may object to a proposed modification, or to the fact that the Council has not accepted a recommendation for modification made by the Inspector. At this stage, objections cannot relate to the contents of the original deposited plan. By the same token people may make written representations in support of some or all of the proposed modifications.
- 3.23 When the six week period for objections and representations on modifications has expired, the Council must consider all of the objections and decide whether it is necessary to hold a further Inquiry. An Inquiry will not normally be necessary where, for example, the matters raised have already been considered at the initial Inquiry. However an Inquiry may be necessary where the objections raise matters which were not at issue at the earlier stage or where new evidence is presented, e.g. where it is proposed to substitute an entirely different site proposal to that which was included in the deposit plan.
- 3.24 If the Council considers that there is no need for a further Inquiry into objections and decides that no further modifications to the plan need to be made, it may give another notice of its intention to adopt the plan after 28 days. Subject to the above considerations it is hoped that the Council will be in a position to adopt the plan early in the new year (2010).

4.00 RECOMMENDATIONS

- 4.01 That Members agree to accept the Statement of Decisions as set out in Appendix 1 as the Council's position in respect of the recommendations contained within the Inspector's Report.
- 4.02 That Members approve the Proposed Modifications to the UDP as set out in Appendix 2 and the accompanying maps in Appendix 3 to go out for formal consultation for a six week period as soon as practicable following the August recess – i.e. from September 2009.
- 4.03 That Members approve the Proposed Modifications to be used in conjunction with the deposit UDP for development control purposes.
- 4.04 That Members allow officers delegated powers in drawing up the final modifications ready for publication, to address any minor errors or issues of consistency that may come to light following this meeting.
- 4.05 That the recommendations in 4.01 to 4.04 be recommended for approval at the County Council on the 14th July 2009.

5.00 FINANCIAL IMPLICATIONS

5.01 None arising from this stage in the process.

6.00 ANTI POVERTY IMPACT

6.01 None.

7.00 ENVIRONMENTAL IMPACT

7.01 The Plan has been the subject of a detailed Sustainability Appraisal/Strategic Environmental Assessment which has identified improvements to the Plan.

8.00 EQUALITIES IMPACT

8.01 None.

9.00 PERSONNEL IMPLICATIONS

9.01 None.

10.00 CONSULTATION REQUIRED

10.01 Advertisement of Proposed Modifications for a 6 week consultation period Sept-Oct 2009.

11.00 CONSULTATION UNDERTAKEN

11.01 Throughout the Plan process.

12.00 APPENDICES

12.01 Appendix 1 Statement of Decisions; Appendix 2 Proposed Modifications; Appendix 3 Proposed Modifications Maps.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985
BACKGROUND DOCUMENTS

Deposit UDP, Proposed Changes, Further Proposed Changes, Additional Further Proposed Changes, Inspector's Report, SEA/SA

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Appendix 1

PLANNING POLICY
Environment Directorate



Report to Executive/Full County Council
Flintshire Unitary Development Plan

STATEMENT OF DECISIONS

Tuesday 14th July 2009



UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
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CHAPTER 1 - INTRODUCTION

Page 1 Para 1.4	1.1.3	That the plan be modified by PC3	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 1/1
Page 1 Para 1.4	1.2.5	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Page 2 Para 1.12	1.3.3	That the Plan be modified by PC4	Accept	For the reasons as set out in the Inspector's conclusions.	MOD1/2
Page 5 Para 1.26/7	1.4.4	That the Plan be modified by PC5	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 1/3
Page 7 Para 1.37-41	1.5.4	That the Plan be factually updated to take account of the combined SEA/SA and screening under Reg 48	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 1/4
Page 7 Para 1.41	1.6.4	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
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CHAPTER 2 – THE STRATEGY

Key Diagram	2.1.19	That the Plan be modified by PC2	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 2/1
Page 9 Para 2.1	2.2.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Page 9 Para 2.6	2.3.4	That the Plan be modified by PC6	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 2/2
Page 10 Para 2.7	2.4.4	That the Plan be modified by PC7.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 2/3
Page 10 Para 2.7	2.4.4	That the Plan be modified by PC8	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 2/4
Page 10 Para 2.8	2.5.5	That the Plan be modified by PC9	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 2/5
Page 10 Para 2.9	2.6.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
CHAPTER 3 – PART 1 POLICIES					
STR11	3.1.5	That the Plan be modified by PC26 (see 3.12.11)	(see 3.12.11)	(see 3.12.11)	(see 3.12.11)
STR1 g.	3.2.11 i)	That the Plan be modified by PC11	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/4
STR1 d. & e.	3.2.11 i)	That the Plan be modified by FPC597	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/3
STR1 a.	3.2.11 ii)	That criterion a. be rewritten to read 'generally located within existing settlement boundaries, allocations, development zones, principal employment areas and suitable brownfield sites and will only be permitted outside these areas where it is essential to have an open countryside location;'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/1
Glossary	3.2.11 iii)	That 'risk control measures' be added to the glossary of terms	Accept	For the reasons as set out in the Inspector's conclusions.	MOD21/21
STR1 b.	3.2.11 iv)	That 'maximise the efficient use of resources, minimise the use of non-renewable resources and minimise the generation of waste and pollution' be added after 'site and locality' in criterion b.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/2
STR2	3.3.6	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
STR3 c.	3.4.12 i)	That the Plan be modified by PC12	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/6
STR3 b.	3.4.12 ii)	That the Plan be modified by the deletion of the text 'including key strategic / high quality sites at Warren Hall and St. David's Park' in criterion b.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/5
STR4 a.	3.5.47 i)	That the Plan be modified by PC13	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/7
STR4 d.	3.5.47 i)	That the Plan be modified by PC14	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/10
STR4 b.	3.5.47 ii)	That the Plan be modified by the deletion of 'and on the capacity of each settlement to accommodate further growth' from criterion b.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/8
STR5 a.	3.6.12 i)	That the Plan be modified by reviewing the search sequence in criterion a. and if it is to remain different to that to be found in PPW and S6, providing a full justification for the divergence in Chapter 12	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/11
STR5 b.	3.6.12 ii)	That the Plan be modified by deleting criterion b. and	Accept	For the reasons as set out in	MOD3/12

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		replacing it with 'resisting development which would be harmful to the vitality, attractiveness and viability of nearby centres;'		the Inspector's conclusions.	
STR5 c.	3.6.12 iii)	That the Plan be modified by deleting criterion c. and replacing it with 'facilitating a wide range of appropriate shopping, commercial, entertainment, transport, leisure, community and cultural facilities within identified centres commensurate with their size and character;'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/13
STR5 d.	3.6.12 iv)	That the Plan be modified by amending the list in criterion d. to reflect the recommendations in Chapter 12 for the sites allocated under S1 and after 'Broughton' adding 'Retail Park'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/14
STR5	3.6.12 v)	That the Plan be modified by identifying the local centres to which STR5 and the more detailed policies in Chapter 12 will apply on the proposals map and under S1 together with town and district centre boundaries	Accept	For the reasons as set out in the Inspector's conclusions.	MOD12/14
STR6	3.7.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions. However, two minor changes are proposed to the wording of criteria b. and c. to ensure the criteria read correctly.	MOD3/ 15 & 16
STR7 b.	3.8.10	That the Plan be modified by PC16	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/17
STR7 c.	3.8.10	That the Plan be modified by PC17	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/19
STR7 d.	3.8.10	That the Plan be modified by PC18	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/20
STR7	3.8.10	That the Plan be modified by PC19	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/21
STR7	3.8.10	That the Plan be modified by PC2	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/22
STR8 a.	3.9.5 i)	That the Plan be modified by PC21	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/23
STR8 b.	3.9.5 ii)	That the Plan be modified by the insertion of 'suitable' between 'of' and 'brownfield' in criterion b.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/24
STR9	3.10.3	No modification to the Plan	Accept	For the reasons as set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				the Inspector's conclusions.	
STR10 c.	3.11.10 i)	That the Plan be modified by PC23	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/26
STR10 d.	3.11.10 i)	That the Plan be modified by PC2	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/27
STR10	3.11.10 i)	That the Plan be modified by PC25	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/28
STR10 a.	3.11.10 ii)	That the Plan be modified by amending criterion a. by inserting 'suitable' before 'brownfield land'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/25
STR11	3.12.11 i) & 3.12.11 ii)	That the Plan be modified by i) PC26 and ii) by amending criterion g by inserting 'and improving' after 'protecting'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD3/29

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
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CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

Page 27 Paragraph 5.29 (D8 Outdoor Advertisements)	4.1.4	That the Plan be modified by PC78	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/26
Policy Objectives	4.2.3	That the Plan be modified by the replacement of 'APPROPRIATE' in the heading of Policy Objective a with 'SUSTAINABLE'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/1
Indicators of Policy Performance	4.3.4	That the Plan be modified by PC27	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/2
GEN1 General Requirements for Development	4.4.13 i)	That the Plan be modified by PC28	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/3
GEN1 General Requirements for Development	4.4.13 ii)	That the Plan be modified by amending criterion d to read 'the development should not have a significant adverse impact on the safety and amenity of nearby residents, other users of nearby land/property, or the community in general, through increased activity, disturbance, noise, dust, vibration, hazard, or the adverse effects of pollution;'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/4
GEN1 General Requirements for Development	4.4.13 iii)	That the Plan be modified by amending criterion k. to read 'the development should not result in the permanent loss of the best and most versatile agricultural land where either suitable previously developed land or land in lower agricultural grades is available.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/5
GEN2 Development inside Settlement Boundaries	4.5.6 i)	That the Plan be modified by PC31	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/6
GEN2 Development inside Settlement Boundaries	4.5.6 ii)	That the Plan be modified by the deletion of paras 4.7 to 4.9 and their replacement with the words: 'Settlement boundaries are designed to set clear limits to towns, villages and urban areas. In planning terms they define the extent of the urban areas where in principle new development will be permitted subject to policies in the plan and material planning considerations. In the case of housing there are limitations imposed by HSG3.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/7

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		The boundaries are shown on the proposals maps. Not all groups of houses have a settlement boundary defined for them as they are considered to be of insufficient size and/or have insufficient capacity to accommodate future growth in a satisfactory manner.'			
GEN2 Alltami	4.6.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Bagillt	4.7.8	That the Plan be modified by amending the settlement boundary to exclude HSG1(23) and Victoria Park and follow the alignment of the watercourse	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/42
GEN2 Bretton	4.8.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Broughton	4.9.5	That the Plan be modified by extending the settlement boundary to include the compound site to the west of the Retail Park	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/9
GEN2 Brynford	4.10.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Buckley	4.11.10	That the Plan be modified by PC33	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/12
GEN2 Carmel	4.12.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Cilcain	4.13.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Coed Talon	4.14.6	That the Plan be modified by the extension of HSG1(55) and the settlement boundary to include all the developed area of the scrap yard, but excluding the tree lined slope on the western edge of the site and the line of the former railway to the north of the bulk of the site.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/76
GEN2 Connah's Quay	4.15.10.	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Cymau	4.16.5.	That the plan be modified by PC 35	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/13
GEN2 Dobshill	4.17.4.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Drury and Burnwood	4.18.3.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Ewloe	4.19.5.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
GEN2 Ewloe Green	4.20.5.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Ffrith	4.21.11.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Ffynnongroyw	4.22.7.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Flint Mountain	4.24.5.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Gorsedd	4.25.4	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Greenfield	4.26.8.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Gronant	4.27.4.	That the plan be modified by the inclusion of the objection site within the settlement boundary	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/15
GEN2 Gwaenysgor	4.28.4.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN2 Gwernaffield	4.29.3	That the plan be modified by PC37	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/17
GEN2 Gwernymynydd	4.30.10.	That the Plan be modified by excluding the War Memorial (Llys Newydd) site, as identified in Appendix 1 of the Council's submission, from the settlement boundary	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/18
GEN2 Gwespyr	4.31.11.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Halkyn	4.32.9.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Hawarden	4.33.20.	That the plan be modified by PC40	Accept	For the reasons as set out in the Inspector's conclusions	MOD11/55
GEN2 Hendre	4.34.6.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Higher Kinnerton	4.35.3.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Holywell	4.36.5.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Hope, Caergwrlle, Abermorddu & Cefn y Bedd	4.37.9.	That the Plan be modified by PC38	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/20
GEN2	4.38.5.	No modification to the plan	Accept	For the reasons as set out in	n/a

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Leeswood				the Inspector's conclusions	
GEN2 Lixwm	4.39.4.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Llanasa	4.40.4.	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Llanfynydd	4.41.8	That the Plan be modified by PC41	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/23
GEN2 Lloc	4.42.5	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Mancot	4.43.4	That the plan be modified by deleting the green barrier designation and including the site within the settlement boundary	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/24
GEN2 Mold	4.45.6	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Mostyn	4.46.5	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Mynydd Isa	4.47.18	That PC42 be incorporated into the plan and the land allocated for housing development.	Accept	For the reasons as set out in the Inspector's conclusions	MOD11/67
GEN2 Nannerch	4.48.8	That the plan be modified by including land outlined on plan 1 (numbered 4543/1 and dated 4.11.03) and attached to the Quadrant letter of the 17 th August 2007 (Inquiry doc R1-2317-4756-1) within the settlement boundary	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/26
GEN2 Nercwys	4.49.4	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 New Brighton	4.50.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Northop	4.51.5	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Padeswood	4.53.5	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Pantasaph	4.54.4	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Pantymwyn	4.55.8	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Pentre Halkyn	4.57.4	That the Plan be modified by FPC598	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/28
GEN2 Penyffordd &	4.59.7	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a

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Penymynydd					
GEN 2 Pontblyddyn	4.60.8	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN 2 Rhes-y-Cae	4.61.6	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Rhewl Mostyn and Mostyn Port	4.62.3	That the Plan be modified by the deletion of the overgrown slope to the north of the formal garden of Swn-Y-Mor from the settlement boundary	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/29
GEN2 Rhosesmor	4.63.8	That the Plan be modified by redrawing the settlement boundary to include the extent of the planning permission at Greenbank Cottage	Accept, but note that it is Greenside Cottage, not Greenbank	For the reasons as set out in the Inspector's conclusions	MOD4/30
GEN2 Rhydymwyn	4.64.5	That the Plan be modified by PC46	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/31
GEN2 Sealand and Sealand Manor	4.65.11	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Shotton and Aston	4.66.8	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Sychdyn	4.67.4	That the Plan be modified by the inclusion of Lilac Cottage and garden in HSG1(53)	Accept	For the reasons as set out in the Inspector's conclusions	MOD11/74
GEN2 Trelawnyd	4.68.5	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Trelogan and Berthengam	4.69.8	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Treuddyn	4.70.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Warren Hall Court	4.71.7	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN2 Ysceifiog	4.72.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN3 Development outside Settlement Boundaries	4.73.14 i)	That the Plan be modified by PCs48, 49, 50 and 51	Accept, subject to adding 'where it is' before 'essential' in PC51, for	For the reasons as set out in the Inspector's conclusions	MOD4/33 MOD4/34 MOD4/35 MOD4/36

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
			clarity.		
GEN3 Development outside Settlement Boundaries	4.73.14 ii)	That the Plan be modified by explaining/defining the relationship between the terms 'development outside settlement boundaries, open countryside and allocations, Development Zones and Principal Employment Areas' and ensuring it is consistent with other policies and the definition in the glossary of terms	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/37
GEN4 Open Countryside	4.74.6 i)	That the Plan be modified by PC53	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/38
GEN4 Open Countryside	4.74.6 ii)	That the Plan be modified by deleting paragraph 4.12	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/39
GEN5 Green Barriers	4.75.14. (i)	That the plan be modified by PCs 54, 55 and 60.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/41 MOD4/40 MOD4/44
GEN5 Green Barriers	4.75.14. (ii)	That the plan be modified by including the full extent of green barriers on the main proposals map.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/42
GEN5 Green Barriers	4.75.14. (iii)	That the plan be modified by changing criterion d to read:- 'limited housing infill development to meet proven local housing need or affordable housing exception schemes'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/43
GEN5:1 Gronant - Talacre - Gwespyr – Ffynnongroyw	4.76.3.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:4 Flint - Connah's Quay	4.77.3.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:5 Flint - Flint Mountain	4.78.7.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:6 Flint Mountain – Northop	4.79.5.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:7 Gwernaffield – Pantymwyn	4.80.5.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:8 Holywell – Carmel	4.81.5.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:9 Holywell - Greenfield – Bagillt	4.82.5.	That the plan be modified by PC55	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/40
GEN5:11 Mold - Mynydd Isa - Sychdyn - New	4.84.4.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

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Brighton					
GEN5:12 Connah's Quay - Northop Hall - Ewloe – Shotton	4.85.6.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:13 Shotton - Mancot - Hawarden – Ewloe	4.86.8.	That the plan be modified by the inclusion of the Daleside Garden Centre on Gladstone Way within the green barrier	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/47
GEN5:14 Hawarden - Mancot - Hawarden Airport - Saltney (S of the Dee)	4.87.6.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:15 Broughton - Hawarden Airport - Saltney - Cheshire Border	4.88.8.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:16 Sealand - Cheshire Border (North of River Dee)	4.89.16. (i)	That the plan be modified by the inclusion of land to the east of the A494 at Drome Corner within the green barrier	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/50
GEN5:16 Sealand - Cheshire Border (North of River Dee)	4.89.16. (ii)	That the plan be modified by the inclusion of the Daleside Garden Centre on Gladstone Way within the green barrier	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/47
GEN5:16 Sealand - Cheshire Border (North of River Dee)	4.89.16. (iii)	That the plan be modified by PC58	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/48
GEN5:17 Buckley - Little Mountain – Dobshill - Drury - Hawarden - Ewloe	4.90.19.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5:18 Hope – Caergwrle	4.91.6.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
GEN5: Land to east of Bryn Teg, Cymau	4.92.3.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN5: White land in Ewloe	4.94.3.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN5: Land to West of Greenfield	4.95.4.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN5: White land in	4.96.5.	No modifications	Accept	For the reasons as set out in	n/a

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Holywell				the Inspector's conclusions	
GEN5: Penyffordd & Penymynydd	4.97.4.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
GEN6 Environmental Assessment	4.98.6. (i)	That the plan be modified by the deletion of the wording of GEN6 and its replacement with 'Development proposals that are likely to have a significant impact on the environment and do not require formal assessment under other legislation must be accompanied by suitable supporting environmental impact information.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/52
GEN6 Environmental Assessment	4.98.6. (ii)	That the plan be modified by PC61 and FPC599	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/53 & 4/54
GEN7 Welsh Language and Culture	4.99.5.	That the plan be modified by the deletion of para 4.24 and replacing it with : 'The Welsh language is part of the social and cultural fabric of Wales. At the time of the 2001 Census some 21.4% of the population of Flintshire possessed at least one Welsh language skill compared with a Welsh average of 28.4% and a North Wales average of 40%. However, the language is more prevalent in certain parts of the County and the impact that development can potentially have on communities must therefore be taken into account in the UDP.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD4/56

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CHAPTER 5 DESIGN					
The Whole Chapter	5.1.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Relevant Strategic Aims	5.2.4.	That IPP6 be deleted and replaced by '% of applications that have design statements approved.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/1
Policy objectives	5.3.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Targets	5.4.6. (i)	That the plan be modified by PCs 65 and 69.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/11 MOD5/16
Targets	5.4.6. (ii)	That the plan be modified by the insertion of additional text at the end of para 5.8 'Development briefs will be used to outline sustainable design requirements.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/12
Paragraph 5.2	5.5.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
D1 Design Quality	5.6.9. (i)	That the plan be modified by the deletion of D1.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/2
D1 Design Quality	5.6.9. (ii)	That the plan be modified by renaming D2 as 'Design Quality, Location and Layout' and the sentence 'All development must incorporate good standards of design' being inserted at the beginning of the policy.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/3 MOD5/4
D1 Design Quality	5.6.9 (iii)	That the plan be modified by, where appropriate, incorporating the explanatory text/other key policies of D1 under the new D2.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/13
D1 Design Quality	5.6.9 (iv)	That the plan be modified by the insertion of a new criterion to read 'it is accompanied by design information commensurate with the scale and type of development proposed.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/9
D1 Design Quality	5.6.9 (v)	That the plan be modified by PC65.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/11
D2 Location and Layout	5.7.12. (i)	That the plan be modified by PCs 66, 67, 68 and 69.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/5 MOD5/6 MOD5/7 MOD5/16
D2 Location and Layout	5.7.12. (ii)	That the plan be modified by the deletion of 'whilst lower intensity uses will be more appropriate in the open countryside' from the end of paragraph 5.12.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/14
D2 Location and Layout	5.7.12. (iii)	That the plan be modified by the addition of a new criterion f to read 'maximises the efficient use of	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/8

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		resources, minimises the use of non renewable resources and minimises the generation of waste and pollution.'			
D2 Location and Layout	5.7.12. (iv)	That the plan be modified by the addition of a new paragraph to indicate that good design should consider the impact of climate change.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/14
D3 Building Design	5.8.4.	That the plan be modified as per PC71.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/18
D4 Landscaping	5.9.6.	That the plan be modified as per PCs 74, 75, 76 and FPC600.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD5/21 MOD5/22 MOD5/23 MOD5/24
D5 Outdoor Lighting	5.10.5	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
D7 Public Art	5.11.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
D8 Outdoor Advertisements	5.12.3.	That the plan be modified as per PC79.	Accept	For the reasons as set out in the Inspector's conclusions	MOD5/27

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CHAPTER 6 TREES, WOODLANDS AND HEDGEROWS					
The Whole Chapter	6.1.6. i)	That the Plan be modified by PC80	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/1
The Whole Chapter	6.1.6. ii)	That the plan be modified by inserting a new paragraph to read – 'The Council will place particular importance on the protection of ancient semi-natural woodlands and planted ancient woodland sites as they are irreplaceable habitats of high biodiversity value.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/7
Relevant Strategic Aims	6.2.4.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
TWH1 Tree and Woodland Protection	6.3.3.	That the Plan be modified by PC81	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/2
TWH2 Development Affecting trees and Woodlands	6.4.9. i)	That the Plan be modified by PCs82 and 83.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/4 MOD 6/5
TWH2 Development Affecting trees and Woodlands	6.4.9. ii)	That the plan be modified by the deletion of reference to the SPG in criterion b.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/6
TWH3 Protection of Hedgerows	6.5.7. i)	That the Plan be modified by PCs84 and 85	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/8 MOD 6/9
TWH3 Protection of Hedgerows	6.5.7. ii)	That the plan be modified by deleting native from the 4th line of the policy and the penultimate line in para 6.10.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/10
TWH4 Woodland Planting and Management	6.6.6.	That the Plan be modified by PCs86, 87 and 88	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 6/11 MOD 6/12 MOD 6/13

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CHAPTER 7 LANDSCAPES L3					
Relevant Strategic Aims, Paragraphs 7.1 and 7.6	7.1.4 7.2.1 7.4.1	Modify the plan as per PCs 90 and 91.	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/2 MOD7/3
Paragraph 7.4	7.3.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
L1 Landscape Character	7.5.4	Modify the plan as per PC92.	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/4
L1 Landscape Character Paragraph 7.7 - 7.9	7.6.4	Modify the plan as per PC93.	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/5
L2 Area of Outstanding Natural Beauty	7.7.8 7.8.1	Modify the plan as per PCs94-100 and FPC 602	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/6 – 7/12
Policy L3 Greenspaces	7.9.12	That the plan be modified by PC179	Accept	For the reasons set out in the Inspector's conclusions	MOD7/13
L3 (1) Alltami	7.10.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (3) Adj. St. Mary's Church, Bagillt	7.11.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (5) Broughton Park landscape buffer, Bretton	7.12.9 (i)	That the plan be modified by PC106	Accept	For the reasons set out in the Inspector's conclusions	MOD7/17
L3 (5) Broughton Park landscape buffer, Bretton	7.12.9 (ii)	That the plan be modified by deleting the triangular area of land to the east of S1(10) from the green space designation.	Accept	For the reasons set out in the Inspector's conclusions	MOD7/17
L3 (5) Broughton Park landscape buffer, Bretton	7.12.9 (iii)	That the plan be modified by deleting the compound site from the designation L3(5)	Accept	For the reasons set out in the Inspector's conclusions	MOD7/17
L3 (7) Areas around Broughton Hall Road underpass, Broughton	7.13.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (9) Adj. St Michael's Church, Brynford	7.14 & 11.95.5 & 11.95.7	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (10) Land adj. Brynford Special	7.15.3	That the plan be modified by the deletion of L3(10) and the redrawing of the settlement boundary to	Accept	For the reasons set out in the Inspector's conclusions	MOD7/20

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School, Brynford		exclude the site.			
L3 (11) Mount Pool, Buckley	7.16.5	That the plan be modified by PC108	Accept	For the reasons set out in the Inspector's conclusions	MOD7/21
L3 (12) West of Elfed Park, Buckley	7.17.3	That the plan be modified by FPC603.	Partially Accept	FPC603 proposed a further extension to a proposed new greenspace under Proposed Change 109. Whilst the Inspector appears to accept PC109 in the conclusions on this matter, it is not explicit in the formal recommendation. However to accept FPC603 without PC109 would be illogical and is assumed to be an oversight by the Inspector.	MOD7/22
L3 (13) North of Woodhouse Hotel, Buckley	7.18.5	That the plan be modified by PC113	Accept	For the reasons set out in the Inspector's conclusions	MOD7/23
L3 (14) East of The Beeches, Buckley	7.19.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (15) Buckley	7.20.3	That the plan be modified by PC110.	Accept	For the reasons set out in the Inspector's conclusions	MOD7/24
L3 (16) Etna Park, Buckley	7.21.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (17) Land adjacent to Daulwyn Road, Drury and Burntwood	7.22.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (18) Land between Burntwood Road and Meadow Avenue, Drury and Burntwood	7.23.2	That the plan be modified by FPC605	Accept	For the reasons set out in the Inspector's conclusions	MOD7/36
L3 (19) Adj. to St Michael's Church, Caerwys	7.24.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (20) Adj. Celyn Farm, Carmel	7.25.3	That the plan be modified by PC123	Accept	For the reasons set out in the Inspector's conclusions	MOD7/37
L3 (22) Former	7.26.3	No modification to the plan	Accept	For the reasons set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Prince's Tip, Connah's Quay				the Inspector's conclusions	
L3 (23) Land to rear of Ffordd Llanarth/Maengwyn Avenue, Connah's Quay	7.27.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (25) North of Church Close, Connah's Quay	7.28.5	That the plan be modified by PC128	Accept	For the reasons set out in the Inspector's conclusions	MOD7/40
L3 (28) Parkland between business park and housing, Ewloe	7.29.3	That the plan be modified by PC136	Accept	For the reasons set out in the Inspector's conclusions	MOD7/48
L3 (31) West of Level Road, Ewloe	7.30.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (33) South of Bronte Grove, Ewloe	7.31.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (36) Swinchiard Brook, Flint	7.32.5	That the plan be modified by the deletion of L3(36) from objection site 1678	Accept	For the reasons set out in the Inspector's conclusions	MOD7/51
L3 (44) Croes Atti, Flint	7.33.5	That the plan be modified by FPC606	Accept	For the reasons set out in the Inspector's conclusions	MOD7/52
L3 (47) Adj. Vicarage, Gorsedd	7.34.4	That the plan be amended by the deletion of the extent of the new vicarage from L3(47)	Accept	For the reasons set out in the Inspector's conclusions	MOD7/57
L3 (51) Tan y Felin, Greenfield	7.35.7	That the plan be modified by the deletion of L3(51)	Accept	For the reasons set out in the Inspector's conclusions	MOD7/58
L3 (53) East of Gronant Hill, Gronant	7.36.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (54) Bethesda Street, Gronant	7.37.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (55) Land adj. To St. Mary's Church, Gwaenysgor	7.38.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (57) Village Centre, Halkyn	7.39.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (60) North of the Beeches, Holywell	7.40.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (66) Adj. Capel y Berthan, Lixwm	7.41.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
L3 (73) Alyn Meadow, Mold	7.42 & 11.126.23	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (76) Adj. to Maes Bodlonfa, Mold	7.43.3	That the plan be modified by PC156	Accept	For the reasons set out in the Inspector's conclusions	MOD7/71
L3 (77) West of Ffordd Dolgoed, Mold	7.44.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (78) Upper Bryn Coch Lane, Mold	7.45.4	That the plan be modified by PC157 and FPC607 (L3(81))	Accept	For the reasons set out in the Inspector's conclusions	MOD7/73
L3 (79) Land between Llys y Foel & Bromfield Ind. Estate, Mold	7.46.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (80) East of Synthite, Mold	7.47.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (81) Maes Gwern, Mold	7.48.5	the plan be modified by PC157 and FPC607	Accept	For the reasons set out in the Inspector's conclusions	MOD7/73
L3 (82) County Hall, Mold	7.49.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (84) Ffordd Ysgubor, Mostyn	7.50.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (85) North of Bryn Road, Mynydd Isa	7.51.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (91) South of Moel Gron, Mynydd Isa	7.52.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (94) Llys Ben, Northop Hall	7.53.5	That the plan be modified by the deletion of L3(94)	Accept	For the reasons set out in the Inspector's conclusions	MOD7/81
L3 (96) Adj. Ebenezer Chapel, Rhes-y-cae	7.54.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (97) South of School House, Rhes-y-cae	7.55.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (98) East of Mold Road, Rhosesmor	7.56.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 (101) Factory Road, Sandycroft	7.57.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Afonwen	7.58.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Bagillt	7.59.4	No modification to the plan	Accept	For the reasons set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				the Inspector's conclusions	
L3 – Buckley	7.61.11	That the plan be modified by PCs32, 112, 117, 118, 119, 120 and FPC604	Accept	For the reasons set out in the Inspector's conclusions	PC 32 MOD7/26 MOD7/30 MOD7/31 MOD7/32 MOD7/33
L3 – Cadole	7.62.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Carmel	7.63.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Coed Talon	7.64.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Connah's Quay	7.65.8	the plan be modified by PCs126, 129, 130 and 131	Accept	For the reasons set out in the Inspector's conclusions	MOD7/42 MOD7/43 MOD7/44 MOD7/45
L3 – Dobshell	7.66.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Drury and Burntwood	7.67.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Ewloe	7.68 & 12.13.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Flint	7.69.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Hawarden	7.70.3	That the plan be modified by PC148	Accept	For the reasons set out in the Inspector's conclusions	MOD7/64
L3 – Higher Kinnerton	7.71.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Hope, Caergwle, Abermorddu & Cefn y Bedd	7.72.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Mold	7.73.4	That the plan be modified by designating that part OF the former railway which lies within the settlement boundary of Mold under L3	Accept	For the reasons set out in the Inspector's conclusions	MOD7/77
L3 – Mynydd Isa	7.74.4	That the plan be modified by PC163	Accept	For the reasons set out in the Inspector's conclusions	MOD7/79
L3 – New Brighton	7.75.5	No modification to the plan	Accept	For the reasons set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				the Inspector's conclusions	
L3 – Northop Hall	7.76.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Pentre Halkyn	7.77.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Penyffordd & Penymynydd	7.78.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Rhydymwyn	7.79.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Saltney	7.80.3	That the plan be modified by PC170.	Accept	For the reasons set out in the Inspector's conclusions	MOD7/87
L3 – Shotton	7.81.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Sychdyn	7.82.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Talacre	7.83.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L3 – Various non specified sites	7.84.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
L4 Common Land	7.85.8 i)	Modify the plan as per PCs 181 - 184	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/97 – 7/100
L4 Common Land Criterion c.	7.85.8 ii)	That the plan be modified by: Reviewing criterion c. in the light of PPW (5.2.10).	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/101
Paragraph 7.14	7.86.4.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
L5 Environmental Improvement Schemes	7.87.7.	Modify the plan as per PC185	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/102
L6 The Coast	7.88.13 i)	That the plan be modified by:- Changing the policy title to The undeveloped coast	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/103
L6 The Coast	7.88.13 ii)	That the plan be modified by:- Deleting the preamble to the criteria and replacing it with 'within the undeveloped coast development will only be permitted where:-'	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/104
L6 The Coast	7.88.13 iii)	That the plan be modified by:- Depicting the undeveloped coast on the proposals map and/or defining the term undeveloped coast in the explanatory text and/or in the glossary of terms	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/107
L6 The Coast	7.88.13 iv)	That the plan be modified by:-	Accept	For the reasons as set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		Reviewing the terminology in STR7 to make it consistent with L6 or explaining the differences		the Inspector's conclusions	
L6 The Coast	7.88.13 v)	Modify the plan as per PCs 89,186 - 190	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/1, 7/105, 7/106, 7/108, 7/109 & 7/110
L6 The Coast	7.88.13 vi)	That the plan be modified by:- Listing SR8 The Dee Estuary Corridor under the heading Other key policies proposed by PC190	Accept	For the reasons as set out in the Inspector's conclusions	MOD7/110

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CHAPTER 8 WILDLIFE AND BIODIVERSITY					
The Whole Chapter	8.1.8.	No modification.	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Indicators of Policy Performance	8.2.5. i)	That the Plan be modified by deleting IPP22 and replacing it with 'Area of each Habitat Action Area Plan in the BAP.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/2
Indicators of Policy Performance	8.2.5. ii)	That the Plan be modified by deleting IPP24 of 'protected species in LBAP' and replacing it with 'species identified in Species Action Plans in the BAP.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/3
Relevant Strategic Aims	8.2.5. iii)	That the Plan be modified by PC191	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/4
Policy Objectives	8.3.3.	That the Plan be modified by the substitution of 'important' for 'key' in policy objective (a)	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/1
Introduction Paragraph 8.1	8.4.4.	That the Plan be modified by PCs192 and 193	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/5 MOD 8/7
National Planning Policy Paragraph 8.2	8.5.3.	No modification	Accept	For the reasons as set out in the Inspector's conclusions	n/a
National Planning Policy Paragraph 8.3	8.6.3.	No modification	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Flintshire Context Paragraphs 8.4-8.6	8.7.5.	That the Plan be modified by PC194	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/8
WB1 Protected Species	8.8.10.	That the Plan be modified by PCs195, 196 and 197	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/9 MOD 8/10 MOD 8/11
WB2 Sites of International Importance	8.9.13. i)	That the Plan be modified by including an explanation of 'appropriate assessment' and its derivation in paras 8.10-8.13 and also by providing a definition in the glossary of terms	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/12 MOD 21/13
WB2 Sites of International Importance	8.9.13. ii)	That the Plan be modified by including reference to the table on page 3 of TAN5 in paras 8.10-8.13	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/13
WB2 Sites of International Importance	8.9.13. iii)	That the Plan be modified by updating the proposals maps to include current boundaries of nature conservation sites at time of adoption	Accept	For the reasons as set out in the Inspector's conclusions	MOD 8/14
WB2 Sites of	8.9.13. iv)	That the Plan be modified by deleting WB2 and	Accept	For the reasons as set out in	MOD 8/15

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International Importance		substituting it with 'Development will not be permitted unless :- a) it is demonstrated that it will not have a significant adverse effect on any Ramsar site or Natura 2000 site (including SPAs, potential SPAs, SACs, candidate SACs); or b) it is demonstrated, following appropriate assessment, that it will not adversely affect the integrity of any Ramsar or Natura 2000 site.'		the Inspector's conclusions.	
WB2 Sites of International Importance	8.9.13. v)	That the Plan be modified by clarifying the terms environmental statement and full environmental assessment in para 8.12	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/16
WB2 Sites of International Importance	8.9.13. vi)	That the Plan be modified by PC199, FPCs609 and 610	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/17 MOD 8/18 MOD 8/19
WB3 Statutory Sites of National Importance	8.10.7.	That the Plan be modified by PCs200 and 201	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/20 MOD 8/21
Reasons and Explanations to WB3 paragraph 8.15	8.11.3.	No modification	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
WB4 Local Sites of Wildlife and Geological Importance	8.12.8. i)	That the Plan be modified by the insertion of 'and geodiversity' at the end of the first sentence in para 8.17	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/23
WB4 Local Sites of Wildlife and Geological Importance	8.12.8. ii)	That the Plan be modified by PCs202 and 203	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/22 MOD 8/24
WB5 Undesignated Wildlife Habitats, Flora and Fauna	8.13.7. i)	That the Plan be modified by PCs204, 205, 206 and 207	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/25 MOD 8/26 MOD 8/27 MOD 8/28
WB5 Undesignated Wildlife Habitats, Flora and Fauna	8.13.7. ii)	That the Plan be modified by deleting para 8.21 and replacing it with:- 'However, planning permission will not be refused, where in accordance with national policy guidance, other material factors are sufficient to override nature conservation interests. Conditions and agreements	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/29

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		will be used to mitigate any harmful effects to nature conservation interests.'			
WB6 Enhancement of Nature Conservation Interests	8.14.4. i)	That the Plan be modified by the insertion of 'and geodiversity' in the third line of para 8.22 after 'biodiversity' and before 'within'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/31
WB6 Enhancement of Nature Conservation Interests	8.14.4. ii)	That the Plan be modified by PC209	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 8/30

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CHAPTER 9 HISTORIC ENVIRONMENT					
The Whole Chapter	9.1.5	That the plan be modified by PC595	Accept	For the reasons as set out in the Inspector's conclusions	MOD21/2
Policy Objectives	9.2.3	That the plan be modified by PC210	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/1
Paragraph 9.6	9.2.6	That the plan be modified by PC211	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/2
Paragraph 9.7	9.3.3 i)	That the plan be modified by replacing the words 'the character and appearance of which it is desirable to preserve and enhance in para 9.7 with the character or appearance of which it is desirable to preserve or enhance'	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/3
Paragraph 9.10	9.3.3 ii)	That the plan be modified by PC213.	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/5
Paragraph 9.9	9.4.4	That the plan be modified by PC212	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/4
Paragraph 9.13	9.5.4	That the plan be modified by PC214	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/6
Paragraph 9.14	9.6.3	That the plan be modified by PCs215, 216 and 217	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/7 MOD9/8 MOD9/9
HE1 Development Affecting Conservation Areas	9.7.6. i)	That the plan be modified by PCs219-222	Accept, subject to minor typo in wording of PC220.	For the reasons as set out in the Inspector's conclusions	MOD9/10 MOD9/11 MOD9/12 MOD9/14
HE1 Development Affecting Conservation Areas	9.7.6. ii)	That the plan be modified by redrafting the final sentence in para 9.25 to reflect the provisions of the 1995 Town and Country Planning (General Permitted Development) Order	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/13
HE2 Alteration, Extension and Change of Use of Listed Buildings	9.8.6	That the plan be modified by PCs223, 224 and 225	Accept, subject to using capital 'A' for 'Affecting' in amended Policy title.	For the reasons as set out in the Inspector's conclusions	MOD9/15 MOD9/16 MOD9/17
HE3 Demolition of	9.9.8	That the plan be modified by PCs226 – 232	Accept,	For the reasons as set out in	MOD9/18

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Listed Buildings/Buildings in Conservation Areas			however note that relocated para created by PC230 will be numbered 9.30. It would be clearer to also delete the words 'of Buildings' from the Policy title so that the full title reads 'Demolition in Conservation Areas'.	the Inspector's conclusions, and to ensure the Policy title properly reflects the revised policy wording.	MOD9/19 MOD9/20 MOD9/21 MOD9/22 MOD9/23 MOD9/24
HE4 Buildings of Local Interest	9.10.6	That the plan be modified by PCs233 and 234	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/25 MOD9/26
HE5 Protection of Landscapes, Parks and Gardens of Special Historic Interest	9.11.7	That the plan be modified by PCs235, 236 and FPC611	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/27 MOD9/28 MOD9/29
HE6 Scheduled Ancient Monuments and Other Nationally Important Archaeological Sites	9.14.5	That the plan be modified by PCs237-242	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/31 MOD9/32 MOD9/33 MOD9/34 MOD9/35 MOD9/36
Paragraph 9.41 - 9.48	9.15.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
HE7 Other Sites of Lesser Archaeological Significance	9.16.6 i)	That the plan be modified by PCs243, 244 (as amended by FPC612) and 245	Accept	For the reasons as set out in the Inspector's conclusions	MOD9/37 MOD9/38 MOD9/39
HE7 Other Sites of Lesser Archaeological Significance	9.16.6 ii)	That the plan be modified by before the first sentence in para 9.43 adding 'This policy seeks to protect other archaeological remains that are of less than national importance, but which are nevertheless of	Accept, however note that this merely	For the reasons as set out in the Inspector's conclusions	MOD9/38

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		significance'	duplicates FPC612		
HE7 Other Sites of Lesser Archaeological Significance	9.16.6 iii)	That the plan be modified by adding at the end of the former first sentence of para 9.43....'to determine whether the remains are of local or regional importance'	Accept, however note that this merely duplicates PC244	For the reasons as set out in the Inspector's conclusions	MOD9/38

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CHAPTER 10 ACCESS AND COMMUNICATIONS					
Whole Chapter	10.1.11	Modify the Plan as per PCs 247 and FPC 615	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/5
Policy Objectives	10.2.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Relevant Strategic Aims	10.3.7 i)	The plan be modified by: Making the terminology in IPP35 and AC4 compatible	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/1
Relevant Strategic Aims	10.3.7 ii)	Modify the Plan as per PC246	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/2, MOD 10/3
Paragraph 10.17	10.4.4	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
AC2 Pedestrian Provision and Public Rights of Way	10.5.10	Modify the Plan as per PC248	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/13
AC2 Pedestrian Provision and Public Rights of Way Paragraph 10.23	10.6.3	Modify the Plan as per PC249	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/14
AC3 Cycling Provision	10.7.9	Modify the Plan as per PCs 250 -255	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/15- 10/20
AC4 Major Traffic Generating Developments	10.8.5	Modify the Plan as per PCs 256-260	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/21- 25
AC5 Paragraphs 10.31/10.32 New / Improvements to Public Transport Facilities	10.9.6	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
AC6 Railway Stations	10.10.4	Modify the Plan as per PC261 (as changed by FPC613) and PC262	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/26, MOD 10/27
AC7 Protection of Disused Railway Lines	10.11.16 i)	The plan be modified by: Inserting a new sentence after criterion (d) of the policy to read 'Any planning application for development which would compromise the integrity of a disused railway line should be accompanied by an assessment which demonstrates there is no reasonable prospect of the uses in (a) to (d) coming	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/30

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		forward'			
AC7 Protection of Disused Railway Lines	10.11.16 ii)	The plan be modified by: Inserting a new paragraph explaining the purposes of i)	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/31
AC7 Protection of Disused Railway Lines	10.11.16 iii)	Modify the Plan as per PCs 263 and 264	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/28, MOD 10/29
AC8 Buses	10.12.3	Modify the Plan as per PCs 265 and 266	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/32, MOD 10/33
AC9 Provision of New Railfreight Facilities	10.13.7	Modify the Plan as per PCs 267, 268 and FPC614	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/34-36
AC10 Mostyn Docks	10.14.7 i)	The plan be modified by: Deleting criterion c and replacing it with 'the development does not unacceptably harm the ecological, landscape, historic, recreational integrity and water and air quality of the Dee estuary'	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/37
AC10 Mostyn Docks	10.14.7 ii)	Modify the Plan as per PCs 270, 271	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/38, MOD 10/39
AC11 / paragraph 10.45 Other Docks / Jetties	10.15.6	Modify the Plan as per PCs 272, 273, 274 and FPC616	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/41-43
AC12 Airport Safeguarding Zone	10.16.3	Modify the Plan as per PC275	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/44
AC13 Access and Traffic Impact	10.17.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
AC14 Traffic Calming	10.18.7	Modify the Plan as per PCs 276 and 277	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/45, MOD 10/46
AC15 Traffic Management	10.19.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
AC16 Road Improvements and New Roads Design	10.20.9	Modify the Plan as per PCs 278, 279 and 280	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/47-49
AC16 Road Improvements and New Roads Design Paragraph 10.53	10.21.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
AC17 Safeguarded Routes	10.22.15	Modify the Plan as per PCs 281, 282 and 283	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/50, MOD 10/51
AC17 Safeguarded	10.23.3	No modifications	Accept	For the reasons as set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Routes Paragraph 10.55				the Inspector's conclusions	
AC18 Parking Provision and New Development	10.24.3	Modify the Plan as per PCs 284, 285 and 286	Accept	For the reasons as set out in the Inspector's conclusions	MOD 54-56
AC19 Lay-by and Picnic Areas	10.25.6	Modify the Plan as per PC287	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/57
AC20 Lorry Parks	10.26.6	Modify the Plan as per PCs 288 and 289	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/58, MOD 10/59
AC22 Location of Installations	10.27.3	Modify the Plan as per PC290	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/60
AC23 New Development and Interference with Telecommunications Signals	10.28.3	The plan be modified by: Adding 'unacceptable' in AC23 after 'causing' and before 'interference'.	Accept	For the reasons as set out in the Inspector's conclusions and for consistency with other policies in the Plan	MOD 10/61
AC24 Cable Installation	10.29.3	Modify the Plan as per PC292	Accept	For the reasons as set out in the Inspector's conclusions	MOD 10/62

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
CHAPTER 11 HOUSING					
Whole Plan	11.1	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Relevant Strategic Aims	11.2.6	That the Plan be modified by changing Target 6 to read 'Achieve a minimum of 30 dwellings /ha on all allocated sites'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/1
Indicators of Policy Performance	11.3.3	That the Plan be modified by PC293	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/2
Paras 11.1-11.27	11.5.4	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.2	11.6.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.10	11.7.6 i)	That the Plan be modified by PC296	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/5
Para 11.11	11.7.6 i)	That the Plan be modified by PC297	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/7
Para 11.12	11.7.6 i)	That the Plan be modified by PC298	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/8
Para 11.14	11.7.6 i)	That the Plan be modified by PC299	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/9
Para 11.4	11.7.6 ii)	That the Plan be modified by the deletion of '6500' in the first bullet point of para 11.4 and its replacement with '7400'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/3
Para 11.9	11.8.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.9-11.20	11.9.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.9-11.27	11.10.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.10	11.11.5	That the Plan be modified by redrafting para 11.10 to reflect the fact that 7400 new homes will be provided within the Plan period.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/6
Para 11.11	11.12.3	That the Plan be modified by PC297. (see 11.7.6 i))	see 11.7.6 i)	see 11.7.6 i)	see 11.7.6 i)
Para 11.12	11.13.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.14	11.14.7	That the Plan be modified by PC299. (see also 11.7.6 i))	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/9

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Paras 11.12-11.27	11.15	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.12-11.32	11.16.4	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.14	11.18.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.15&11.21	11.19.4	That the Plan be modified by the deletion of para 11.15.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/10
Paras 11.15-11.16	11.20.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.15-11.20	11.21.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.15-11.27	11.22.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.16	11.23.5	That the Plan be modified by PC301.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/11
Para 11.18	11.24.6	That the Plan be modified by PC302.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/12
Para 11.19	11.25.5	That the Plan be modified by PC303 with the third sentence amended to read ... 'Additional capacity has arisen in the form of a large mixed use, part brownfield site at Garden City'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/13
Paras 11.21-11.24	11.26.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.21-11.27	11.27.3 i)	That the Plan be modified by PC304, 305, 307, 308 and FPC617.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/14, 15, 18 &19
Paras 11.21-11.27	11.27.3 i)	That the Plan be modified by PC306	Partly Accept	Whilst accepting the Inspector's recommendation that the Housing Balance Sheet (Table 2) be updated, the figures in PC306 have been overtaken by Inspector's conclusions in respect of STR4 and the need to incorporate all amendments to individual housing allocations in the final figures in Table 2).	MOD11/16
Paras 11.21-11.27	11.27.3 ii)	That the Plan be modified by amending the opening	Accept	For the reasons as set out in	MOD11/20

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		two sentences of 11.26 to reflect the supply situation in the plan when it is adopted.		the Inspector's conclusions.	
Para 11.22	11.28.4	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
P68 Table 2	11.29	No modification to the Plan (see 3.5.28)	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paras 11.23-11.27	11.30.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.24	11.31.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.25	11.32.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.26	11.33.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1	11.34.10	That the Plan be modified by i) PC335 ii) Adding the following to Other Key Policies - HSG8 Density of Development - HSG9 Housing Mix and Type - HSG10 Affordable Housing.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, in respect of i), the Plan will need to be further amended in respect of notating the final table of allocations taking into account the Inspector's site specific recommendations: Deleted sites HSG1- 14, 31, 32, 54, 56 New b/f site Compound Site, Broughton	MOD11/22/24
HSG1(1) Mount Pool, Buckley	11.35.5	That the Plan be modified by PC314	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/25
HSG1(2) Whitleys Depot, Buckley	11.36.10	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. In the Inspector's copy of the written statement an addendum sheet had been added to the effect that the site area / yield was '0.89 / 23' and not '1.6 / 43'. On the basis that the web version of the Plan is still showing the	MOD11/26

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				incorrect figures, it is considered necessary that the correct site area of 0.9ha (rounded) is recorded as a modification. In accordance with the Inspector's recommendations in HSG8 that all allocations in category A and B settlements should achieve a density of 30 dpha, the site yield should be amended to '27'.	
HSG1(3) Well St, Buckley	11.37.15	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(5) Coal Wharf, Connah's Quay	11.38.3	That the Plan be modified by PC317.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/27
HSG1(6) Highmere Dr Connah's Quay	11.39.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(7) Llwyni Dr Connah's Quay	11.40.12	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '137' to '138' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/28
HSG1(8) Fairoaks Dr Connah's Quay	11.41.9	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '90' to '87' to reflect the Inspector's recommendation that allocated sites in	MOD11/29

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	
HSG1(9) Ffordd Llanarth, Connah's Quay	11.42.8	That the allocation be modified to take account of the extant retail planning permission.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/30
HSG1(10) East of Cornist School, Flint	11.43.3	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to amend the site name to 'North West of Cornist School' to more accurately describe the site (PC310).	MOD11/31
HSG1(11) Northop Road, Flint	11.44.14	That the Plan be modified by deleting that part of allocation HSG1(11) between Halkyn Rd and Northop Rd.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/32
HSG1(12) Lluesty Hospital, Holywell	11.45.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(13) East of Halkyn Rd, Holywell	11.46.4	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '38' to '45' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/33
HSG1(14) Mold Alex Football Ground, Mold	11.47.5	That the Plan be modified by the deletion of HSG1(14) and consequent changes made to para 11.32 to reflect the change.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/34 & 35
HSG1(15) Taylor's Tiles, Mold	11.48.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(16) Morris's Garage,	11.49.3	That the Plan be modified by PC328	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/36

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Mold					
HSG1(17) Queens Park, Mold	11.50.9	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '50' to '51' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/37
HSG1(18) West of St. Mary's Park, Mold	11.51.7	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '44' to '45' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/38
HSG1(19) Upper Bryn Coch Lane, Mold	11.52.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(21) Aston Park Road, Shotton	11.53.3	That the Plan be modified by PC333.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/40
HSG1(22) Bedol Farm, Bagillt	11.54.3	That the Plan be modified by PC312.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/41
HSG1(23) Victoria Park, Bagillt	11.55.4	That the Plan be modified by deleting HSG1(23). As a result, the settlement boundary should be amended to exclude the allocation and the development at Victoria Park and the green barrier designation extended to include these areas.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/42
HSG1(24) Wern Farm,	11.56.8	No modification to the Plan.	Partly Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/43

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Bagillt				However, it is necessary to slightly amend the site yield from '46' to '45' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	
HSG1(25) South of Retail Park, Broughton	11.57.15	That the Plan be modified by: i) PC315 insofar as it relates to the change to the site boundary on the Proposals Map ii) amending the site area shown in the Table accompanying HSG1 to 9.4ha and number of units to 280.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/44
HSG1(26) Summerhill Farm, Caerwys	11.58.10	That the Plan be modified by PC316.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '46' to '54' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/46
HSG1(27) Former Cricket Pitch, Carmel	11.59.9	That the Plan be modified by HSG1(27) being deleted from the plan and, together with the development in the vicinity of Mertyn Lane, be excluded from the settlement boundary.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/47
HSG1(28) South of Clydesdale Road, Drury	11.60.11	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '42' to '51' to reflect the Inspector's recommendation that allocated sites in category A and B	MOD11/48

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				settlements achieve 30dpha unless specific circumstances dictate otherwise.	
HSG1(29) West of Ewloe Green Primary School	11.61.8	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '20' to '24' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/49
HSG1(30) St David's Park, Ewloe	11.62.3	That the Plan be modified by PC320.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, Proposed Change 320 also proposed that following the deletion of the housing allocation, the site be shown on the Ewloe Inset map. Elsewhere in the Report (21.2.2) the Inspector recommends that the Plan be modified in accordance with PC 594 whereby Appendix 1, which identifies housing commitments at the base date of the Plan, is deleted from the Plan. It is therefore proposed that only the first part of PC320 i.e. deleting the housing allocation is carried forward as a modification.	MOD11/50
HSG1(31-32) St David's Park, Sheltered Housing	11.63.5	That the plan be modified by the deletion of HSG1(31) and (32).	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/51 & 52

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
HSG1(33) South of the Larches, Ewloe	11.64.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(34) Greenhill Av, Springdale, Ewloe	11.65.14	That the Plan be modified by PC321.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/53
HSG1(35) Rear of Bon Accord, Ewloe	11.66.6	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(36) Greenfield School, Greenfield	11.67.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1(37) Tan y Felin, Greenfield	11.68.14	That the Plan be modified by PC323.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/54
HSG1(38) East of Gronant Hill, Gronant	11.69.4	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '20' to '27' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/56
HSG1(39) Bridge Farm, Fagl Lane, Hope	11.70.11	That the Plan be modified by PC324.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '48' to '57' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/57

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
HSG1(40) Pigeon House Lane, Hope	11.71.5	That the Plan be modified by PC325.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/58
HSG1(41) West of Abermorddu School	11.72.7	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '33' to '39' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/59
HSG1(41a) Land West of Wrexham Road, Abermorddu	11.73.19	That the Plan be modified by PC326.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '90' to '108' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/60
HSG1(42) Former Laura Ashley site, Leeswood	11.74.5	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '25' to '30' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/61
HSG1(43)	11.75.9	That the Plan be modified by the deletion of the	Accept	For the reasons as set out in	MOD11/62

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Lower Ash Farm, Mancot		allocation and its inclusion in the green barrier.		the Inspector's conclusions.	
HSG1(44) Ffordd Pennant West, Mostyn	11.76.9	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '45' to '54' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/64
HSG1(45) Ffordd Pennant East, Mostyn	11.77.4	That the Plan be modified by PC327.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/65
HSG1(46) North of Issa Farm, Mynydd Isa	11.78.12	That the Plan be modified by the deletion of HSG1(46) from the Plan and its exclusion from the settlement boundary.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/66
HSG1(47) Service Station, New Brighton	11.79.9	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '25' to '33' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/68
HSG1(48) Cae Isa, New Brighton	11.80.10	That the plan be modified by:- i) deleting HSG1(48) ii) redrawing the settlement boundary to follow the rear fences of houses on the northern side of Cae Isa and extending beyond that to the most south western point of allocation HSG1(48).	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/69
HSG1(49) Former Petrol Sta.,	11.81.13	That the Plan be modified by PC329.	Partly Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/70

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Connah's Quay Road, Northop				However, it is necessary to slightly amend the site yield from '45' to '54' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	
HSG1(50) Cae Eithin Farm, Northop Hall	11.83.15	That the Plan be modified by PC330.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '65' to '93' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/71
HSG1(51) White Lion, Penyffordd	11.83.15	No modification to the Plan	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '88' to '132' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/72
HSG1(52) Wood Lane Farm, Penyffordd	11.84.13	That the Plan be modified by PC331	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '180' to '213' to reflect the Inspector's	MOD11/73

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	
HSG1(53) Former Sewage Treatment Works, Sychdyn	11.85.22	That the Plan be modified by incorporating the portion of PC334 which lies within the settlement boundary into HSG1(53).	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '40' to '63' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/74
HSG1(54) Ysgol Talfryn, Brynford	11.86.8	That the Plan be modified by the deletion of HSG1(54) and the deletion of the site from the settlement boundary.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/75
HSG1(55) Station Yard / Depot, Coed Talon	11.87.6	That the plan be modified by the extension of HSG1(55) and the settlement boundary to include all the developed area of the scrap yard, but excluding the tree lined slope on the western edge of the site and the line of the former railway to the north of the bulk of the site.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/76
HSG1(56) Council Depot, Dobshill	11.88.7	That the plan be modified by deleting HSG1(56) and amending the settlement boundary to exclude the depot and sawmill sites.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/77
HSG1(57) Main Road, Higher Kinnerton	11.89.8	No modification to the Plan.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '24' to '36' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific	MOD11/78

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
				circumstances dictate otherwise.	
HSG1(58) Llys Dewi Pen y Ffordd	11.90.4	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions. However, it is necessary to slightly amend the site yield from '13' to '15' to reflect the Inspector's recommendation that allocated sites in category A and B settlements achieve 30dpha unless specific circumstances dictate otherwise.	MOD11/79
HSG1 – Alltami omission site	11.91.5	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Bagillt omission sites	11.92.14	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Bretton omission site	11.93.4	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 - Broughton	11.94.8	That the Plan be modified by allocating the compound site west of Broughton Retail Park for housing development.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/45
HSG1 – Brynford omission sites	11.95.7	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Buckley omission sites	11.96.31	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Cadole omission sites	11.97.4	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Caerwys omission sites	11.98.7	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Carmel omission sites	11.99.15	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Cilcain omission sites	11.100.3	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 - Coed Talon Omission sites	11.101.10	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Connah's	11.102.6	No modification to the Plan.	Accept	For the reasons as set out in	n/a

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Quay omission sites				the Inspector's conclusions.	
HSG1 – Cymau omission site	11.103.7	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Dobshell omission sites	11.105.6	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Drury omission sites	11.106.16	That the plan be modified by the inclusion of land to the west of Bank Lane (Fig 1 inquiry document R-2398-5147-1) within the settlement boundary.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/14
HSG1 – Ewloe Omission sites	11.107.23	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Ffynnongroyw Omission sites	11.108.10	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Flint Omission sites	11.109.12	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Gorsedd Omission sites	11.111.4	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Greenfield Omission sites	11.112.13	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Gronant omission sites	11.113.7	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Gwernaffield omission sites	11.114.7	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Gwernymynydd omission sites	11.154.4	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Halkyn Omission sites	11.117.4	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Hawarden omission sites	11.118.19 i)	That the plan be modified by allocating land south of Overlea Drive for housing and including the details in the Table attached to HSG1	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/55
HSG1 – Hawarden omission sites	11.118.19 ii)	That the Plan be modified by amending the settlement boundary to include land to the rear of Oakmere and amending the green barrier accordingly	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/19
HSG1 – Higher Kinnerton omission sites	11.119.7	No modification to the Plan.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Holywell	11.120.27	No modification to the Plan.	Accept	For the reasons as set out in	n/a

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omission sites				the Inspector's conclusions.	
HSG1 – Hope, Caergwrle, Abermorddu & Cefn y Bedd omission sites	11.121.13	That the Plan be modified by: i) PC39 ii) Including land adjacent to Bridge Farm within the settlement boundary	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/21&22
HSG1 – Leeswood omission sites	11.122.9	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Llanasa Omission site	11.123.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Mancot Omission sites	11.124.18	That the Plan be modified by deleting the reduced objection site (Ash Lane) area of 4839 depicted in appendix 3 of the Council's statement from the green barrier, included within the settlement and allocated for housing.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/63
HSG1 – Manor Lane Armed Forces omission site	11.125.6	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Mold Omission sites	11.126.28	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Mostyn Omission sites	11.127.12	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Mynydd Isa Omission sites	11.128.12	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Nannerch Omission sites	11.129.9	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Nercwys Omission sites	11.130.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – New Brighton Omission site	11.131.17	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Northop Omission site	11.132.12	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Northop Hall Omission sites	11.133.11	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Padeswood Omission sites	11.134.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 -Pantymwyn Omission sites	11.135.24	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Pentre	11.136.8	No modification to the Plan	Accept	For the reasons as set out in	n/a

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Omission sites				the Inspector's conclusions.	
HSG1 – Pentre Halkyn Omission sites	11.137.9	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Pen y ffordd Omission sites	11.138.14	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Penyffordd and Penymynydd Omission sites	11.139.15	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Pontblyddyn Omission sites	11.140.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Rhes y Cae Omission site	11.141.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Rhewl Mostyn & Mostyn Port	11.142.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Rhydymwyn Omission sites	11.144.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Saltney Omission site	11.145.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Sealand / Sealand Manor Omission sites	11.146.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Shotton & Aston Omission sites	11.147.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Sychdyn Omission sites	11.148.11	That the Plan be modified by including objection site 5287 (Tenant Farm) in the green barrier.	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, a small part of the objection site is within the settlement boundary and should not be included within the green barrier.	MOD4/51
HSG1 – Tre-Mostyn Omission site	11.149.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Trelawnyd Omission sites	11.150.10	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Trelogan & Berthengham	11.151.6	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

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Omission sites					
HSG1 – Treuddyn Omission sites	11.152.8	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Warren Hall Court Omission site	11.153.7	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG1 – Whitford Omission site	11.154.11	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Para 11.28	11.155.5	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG2	11.157.7	That the Plan be modified by i) PC338 ii) Deleting, in criterion c'in compliance with a design brief agreed by the Council or alternative design principles agreed between the developer and the Council.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/80 & 81
HSG2A	11.158.21	That the plan be modified by :- i) PC340 apart from the preamble to the policy and criterion i which should be replaced with the wording set out in para 11.158.17 above ii) FPC620.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/82 & 83
HSG2B	11.159.23	That the plan be modified by including:- i) HSG2B to read:- 'HSG2B Former Holywell Textile Mill Land at the former Holywell Textile Mill, as shown on the Proposals Map, is allocated as a mixed use development site. Development should comprise the following key elements: a. high quality, high density housing development; b. tourism development c. other commercial development provided that development: i. enhances the tourism potential of the Greenfield Valley ii. does not harm and where possible enhances areas or features of landscape, townscape, nature conservation and historic value iii. incorporates pedestrian and cycling links with the surrounding area iv. incorporates high quality hard and soft landscaping	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/84

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		A detailed development brief will be required to be produced and agreed which will contain a master plan and detailed design framework.' ii) the reasoned justification for HSG2B as set out in PC341.			
HSG3	11.160.15 i)	That the Plan be modified by:- i) the deletion of HSG3 and its replacement with the following 'HSG3 Housing on Unallocated Sites Within Settlement Boundaries On unallocated sites within settlement boundaries, new housing, the change of use of non-residential buildings to dwellings, the renovation or replacement of existing dwellings and infill development will be permitted provided that:- a) in category C settlements it is the renovation or replacement of an existing dwelling or it is to meet proven local housing needs and cumulatively does not result in over 10% growth since 2000. b) in category B settlements it is the renovation or replacement of an existing dwelling or where it would cumulatively result in more than 15% growth since 2000 the development is justified on the grounds of housing need, and c) where a housing development is acceptable in principle in category A, B and C settlements i) it does not result in tandem development or overdevelopment in relation to the character of the site and surrounding area ii) it does not conflict with the UDP housing provision for the County over the plan period and iii) the proposal complies with GEN1.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/85
HSG3	11.160.15 ii)	That the Plan be modified by:- an additional paragraph to explain the amended policy and the terms 'proven local housing need' and 'local housing need'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/86
HSG3	11.160.15 iii)	That the Plan be modified by:- a new heading 'Other Key Policies' after GEN2 and its accompanying text with 'HSG3 Housing on	Accept	For the reasons as set out in the Inspector's conclusions.	MOD4/8

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		Unallocated Sites Within Settlement Boundaries' listed under it			
HSG3	11.160.15 iv)	That the Plan be modified by a new IPP to monitor the housing growth in defined settlements	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/87
HSG3	11.160.15 v)	That the Plan be modified by PC343.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/88
HSG4	11.162.8	That the plan be modified by PCs344, 345, 346, 347, 349 and FPC621.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/91, 92, 93, 94, 95, 96.
HSG5	11.163.10	That the plan be modified by:- i) changing the preamble to the policy to read Outside settlement boundaries infill development for one or two housing units may be permitted provided that the proposal is to meet a proven local housing need and: ii) amendments to the reasoned justification to reflect the changed policy iii) PCs350 and 351.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/99, 104, 100, 101.
Para 11.48	11.164.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG6	11.165.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG7	11.166.7	That the plan be modified by PCs 353, 354 and 355.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/ 111, 114, 115.
HSG8	11.167.5	That the plan be modified by:- i) PC356 ii) deleting the 3rd and the beginning of the 4th sentence in para 11.57 and replacing them with 'On allocated sites a general minimum net housing density of 30 dwellings per ha is required in category A, B and C settlements. Developers should aim to achieve 30 dwellings per ha on unallocated sites in category A and B settlements and 25 dwellings per ha on sites in category B settlements, but it is acknowledged that individual circumstances.....'.	Partly Accept	For the reasons set out in the Inspector's Report. However, the Inspector's recommendation contains a typo whereby 'category B' in the second sentence should read 'category C' in order to reflect the Inspector's conclusions on HSG8.	MOD11/ 116 & 117
HSG9	11.168.4	That the plan be modified by PCs357 and 358.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/ 118 & 119.
HSG10	11.169.10 i)	That the plan be modified by amending paras 11.60-	Partially	For the reasons as set out in	MOD11/

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		11.63 to reflect the outcome of the housing needs survey and the provisions of TAN2/MIPPS 01/2006 (as referred to above)	Accept	the Inspector's conclusions. Following amendment of paras 11.60-11.63 (IR 11.169.10 (i) FPC 622 is not required.	120
HSG10	11.169.10 ii)	defining housing need and local housing need in the glossary	Accept	For the reasons as set out in the Inspector's conclusions.	MOD21/17
HSG10	11.169.10 iii)	That the Plan be modified by FPC622.	Not accept	As a result of MOD11/120 which updates the explanatory paragraphs to policy, the wording in FPC622 is no longer necessary or appropriate given the more up to date explanation.	n/a
HSG11	11.170.6	That the plan be modified by:- i) the deletion of 'in exceptional circumstances' in the preamble to the criteria ii) PCs360 and 361.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/ 121, 122, 123
HSG12	11.171.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG13	11.172.3	No modification to the Plan	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
HSG14	11.173.9	That the plan be modified by:- i) the clarification of what is meant by permanent gypsy sites. ii) a review of the up to date position in relation to the accommodation needs assessment for gypsies and travellers. If the assessment has been carried out its results should be used to modify, if necessary, HSG14. If it has not been carried out then the policy's accompanying text should be modified to reflect the work which is to take place to comply with guidance in PPW (9.2.20 MIPPS 01/2006) iii) PCs362 and 363.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/ 125, 126, 127, 128.
HSG15	11.174.4	That the policy be modified by PC364.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD11/ 131

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CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT					
The Whole Chapter	12.1.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
Indicator of Policy Performance	12.2.3	That the plan be modified by PC365	Accept	For the reasons set out in the Inspector's conclusions	MOD12/1
Target 8	12.3.4 (i)	That the plan be modified by PC366	Accept	For the reasons set out in the Inspector's conclusions	MOD12/2
Target 8	12.3.4 (ii)	That the plan be modified by defining 85%	Accept	For the reasons set out in the Inspector's conclusions	MOD12/3
Paragraphs 12.1-12.8	12.4.7 (i)	That the plan be modified by deleting Broughton Retail Park from the penultimate sentence in paragraph 12.2	Accept	For the reasons set out in the Inspector's conclusions	MOD12/4
Paragraphs 12.1-12.8	12.4.7 (ii)	That the plan be modified by indicating in the supporting text the role of the Broughton Retail Park and why it is not included in the list of key shopping centres	Accept	For the reasons set out in the Inspector's conclusions	MOD12/15
Paragraphs 12.4-12.5	12.5.5	That the plan be modified by amending Para 12.5 to reflect the assessment of need for retail uses set out in MIPPS 02/2005	Accept	For the reasons set out in the Inspector's conclusions	MOD12/5
Paragraph 12.8	12.6.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
S1 Commercial Allocations	12.7.11 (i)	That the plan be modified by adding a definition of the term commercial development to the glossary	Accept	For the reasons set out in the Inspector's conclusions	MOD21/15
S1 Commercial Allocations	12.7.11 (ii)	That the plan be modified by changing the title of the policy to Retail and Commercial Allocations	Accept	For the reasons set out in the Inspector's conclusions	MOD12/6
S1 (3) Land to rear of Connah's Quay Precinct, Connah's Quay	12.8.3	That the plan be modified by PC368	Accept	For the reasons set out in the Inspector's conclusions	MOD12/8
S1 (4) Land adjacent Holywell Inner Ring Road, Holywell	12.9.3	That the plan be modified by the deletion of allocation S1(4)	Accept	For the reasons set out in the Inspector's conclusions	MOD12/9
S1 (5) Council depot site and adjacent former bus depot, Mold	12.10.3	That the plan be modified by the deletion of S1(5)	Accept	For the reasons set out in the Inspector's conclusions	MOD12/10
S1 (6) Land to the South of Chester Road, Mold	12.11.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a

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S1 (7) Land adj. Ffordd Llanarth Shopping Centre, Connah's Quay	12.12.5	That the allocation and Table S1 be modified to reflect the extent of the allocation in the light of the planning permission granted in April 2008	Accept	For the reasons set out in the Inspector's conclusions	MOD12/11
S1 (8) Land adj. Sheridan Avenue, St. Davids Park, Ewloe	12.13.3	That the allocation be deleted from the plan	Accept	For the reasons set out in the Inspector's conclusions	MOD12/12
S1 (10) Land to the North of Broughton Retail Park, Broughton	12.14.13 (i)	That the plan be modified by deleting the portion of the allocation shown in FPC625	Accept	For the reasons set out in the Inspector's conclusions	MOD12/13
S1 (10) Land to the North of Broughton Retail Park, Broughton	12.14.13 (ii)	That the plan be modified by extending the allocation to include the narrow strip of land fronting Chester Road and the triangular area of land to the east of the existing allocation up to the field boundary	Accept	For the reasons set out in the Inspector's conclusions	MOD12/13
S1 (10) Land to the North of Broughton Retail Park, Broughton	12.14.13 (iii)	That the plan be modified by amending the site area shown in the Table accompanying S1 accordingly	Accept	For the reasons set out in the Inspector's conclusions	MOD12/13
S1 – Saltney District Centre	12.15.5	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
S2 Shop Front Design	12.16.4 (i)	That the plan be modified by PC370	Accept	For the reasons set out in the Inspector's conclusions	MOD12/16
S2 Shop Front Design	12.16.4 (ii)	That the plan be modified by the deletion of the last sentence of the policy and clarification of the status of the design guide in paragraph 12.10	Accept	For the reasons set out in the Inspector's conclusions	MOD12/17, 12/18 & 12/19
S4 Small Scale Shopping Within Settlements	12.17.6	That the policy and accompanying text be reviewed and rewritten to remove inconsistencies	Accept	For the reasons set out in the Inspector's conclusions	MOD12/20, 12/21 & 12/22
S5 Small Scale Shopping Outside Settlements	12.18.3 (i)	That the plan be modified by PCs 371; 372; 373 and FPC 624	Accept	For the reasons set out in the Inspector's conclusions	MODS 12/23, 12/24, 12/25 & 12/26
S5 Small Scale Shopping Outside Settlements	12.18.3 (ii)	That the plan be modified by deleting the final 2 sentences of para 12.17 and replacing them by 'Where shops sell a greater amount of goods produced elsewhere, planning permission will be required. However, the policy seeks to ensure that a significant proportion of goods sold are produced or manufactured on the premises.'	Accept	For the reasons set out in the Inspector's conclusions	MOD12/26

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S6 Large Shopping Developments	12.19.17 (i)	That the plan be modified by rewriting the preamble to the policy to reflect the search sequence set out in PPW (MIPPS 02/2005), to include a threshold for its application and to recognise that major developments should be in scale and character with a centre.	Accept	For the reasons set out in the Inspector's conclusions	MOD12/27
S6 Large Shopping Developments	12.19.17 (ii)	That the plan be modified by deleting criterion b	Accept	For the reasons set out in the Inspector's conclusions	MOD12/28
S6 Large Shopping Developments	12.19.17 (iii)	That the plan be modified by reviewing criterion c	Accept. However, upon review, no modification deemed necessary.	For the reasons set out in the Inspector's conclusions	n/a
S6 Large Shopping Developments	12.19.17 (iv)	That the plan be modified by ensuring the sequential approach in criterion d is satisfactorily defined	Accept	For the reasons set out in the Inspector's conclusions	MOD12/29
S6 Large Shopping Developments	12.19.17 (v)	That the plan be modified by PC377	Accept	For the reasons set out in the Inspector's conclusions	MOD12/30
S6 Large Shopping Developments	12.19.17 (vi)	That the plan be modified by the addition of a new criterion to read 'outside defined town centres a need for the proposal has been demonstrated'	Accept	For the reasons set out in the Inspector's conclusions	MOD12/31
S6 Large Shopping Developments	12.19.17 (vii)	That the plan be modified by reviewing paras 12.18 – 12.21 to ensure they reflect the provisions of S6.	Accept	For the reasons set out in the Inspector's conclusions	MOD12/32, 12/33 & 12/34
Paragraph 12.20	12.20.4	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
Paragraph 12.21	12.21.3	No modification to the plan	Accept	For the reasons set out in the Inspector's conclusions	n/a
S7 Retail Frontages Within Town Centre Core Retail Areas	12.22.6 (i)	That the plan be modified by reviewing the definition of 'appropriate frontage' in para 12.24	Accept	For the reasons set out in the Inspector's conclusions	MOD12/39
S7 Retail Frontages Within Town Centre Core Retail Areas	12.22.6 (ii)	That the plan be modified by PCs 378 & 379	Accept	For the reasons set out in the Inspector's conclusions	MODS 12/36 & 12/37
S11 Retention of Local Facilities	12.23.4	That the plan be modified by PCs 380 & 381	Accept	For the reasons set out in the Inspector's conclusions	MODS 12/40 & 12/41

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CHAPTER 13 EMPLOYMENT					
General issues	13.1.7.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paragraph 13.13 – 13.20	13.2.7. (i)	That the plan be modified as per PC383.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/2
Paragraph 13.13 – 13.20	13.2.7. (ii)	That the plan be modified by adjusting the figures in paras 13.18 and 13.20 to reflect the revised situation.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/1 MOD13/3
EM1 General Employment Land Allocations	13.3.11. (i)	That the plan be modified by PCs 385, 386, 394, 395 and FPCs 626 and 627.	Accept	For the reasons set out in the Inspector's conclusions.	MOD13/16 MOD13/17 MOD13/15 MOD13/20 MOD13/16 MOD13/18
EM1 General Employment Land Allocations	13.3.11. (ii)	That the plan be modified by amending the total and sub total figures at the bottom of the General Employment Land Allocations Table in the light of the revised situation.	Accept	For the reasons set out in the Inspector's conclusions.	MOD13/15
EM1 General Employment Land Allocations	13.3.11. (iii)	That the plan be modified by establishing criteria that development in EM1 allocations will be tested against.	Accept	For the reasons set out in the Inspector's conclusions.	MOD13/4
EM1(1) Chester Aerospace Park, Broughton	13.4.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(2) Manor Lane/Hawarden Park Extension, Broughton	13.5.9. (i)	That the plan be modified as per PC387.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/5
EM1(2) Manor Lane/Hawarden Park Extension, Broughton	13.5.9. (ii)	That the plan be modified as per FPC627.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/18
EM1(2) Manor Lane/Hawarden Park Extension, Broughton	13.5.9. (iii)	That the plan be modified by including a statement in the supporting text that a development brief will be prepared for this site.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/19
EM1(3) Catherall's Industrial Estate, Buckley	13.6.4.	That the plan be modified as per PC388.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/6
EM1(4) Mount Pleasant Road North, Buckley	13.7.4.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
EM1(6) Drury New Road, Buckley	13.8.6.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(8) Former Power Station, Connah's Quay	13.9.6.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(9) Dock Road, Connah's Quay	13.10.4.	That the allocation be reviewed at the Proposed Modification stage.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/7
EM1(10) Crumps Yard, Dock Road, Connah's Quay	13.11.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(12) Land to North of Shotton Papermill, Deeside EM1(13) Land to East of Shotton Papermill, Deeside	13.12.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(14) Land to North West of Garden City	13.13.7.	That the plan be modified as per PC393.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/9
EM1 (15) Adj. Paper Mill, Oakenholt, Flint	13.14.6.	That the plan be modified as per PC390.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/10
EM1(16) Greenfield Business Park Phase I, Greenfield	13.15.6.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(17) Greenfield Business Park, Phase II, Greenfield	13.16.1.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(18) Greenfield Business Park, Phase III, Greenfield	13.17.4. (i)	That the plan be modified as per PC145.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD7/61
EM1(18) Greenfield Business Park, Phase III, Greenfield	13.17.4. (ii)	That the plan be modified by changing the area of the allocation to 6.4 ha and deleting 'But 4.0ha not generally available' from the comments column.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/11
EM1(19) Greenfield Business Park, Phase III Extension, Greenfield	13.18.1.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(21) Mold Business Park, Mold	13.19.4.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
EM1(22) Adjacent Mostyn Docks, Rhewl Mostyn	13.20.5.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(25) Antelope Industrial Estate, Rhydymwyn	13.21.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1(26A) Land East of Saltney Ferry Road, Saltney	13.22.4.	That the plan be modified as per PC392.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/13
EM1 – Alltami	13.23.4.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 - Connah's Quay	13.26.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 – Deeside	13.27.4.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 – Ewloe	13.28.5.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 – Ffynnongroyw	13.29.4.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 – land adjacent to Aber Park, Flint	13.30.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 – Oakenholt	13.31.4.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1- Point of Ayr	13.33.7.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 – Queensferry	13.34.5.	That the plan be modified by the deletion of that part of EM1(24) which has been developed.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/12
EM1 – Land east of Sandycroft	13.35.8.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM1 - Land South of DARA, Sealand	13.36.9.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
EM2 High Quality Site Allocations	13.37.5.	That the plan be modified as per PC397.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/22
EM2(1) Warren Hall, Broughton	13.38.11. (i)	That the plan be modified by amending the proposals map to reflect the land which is subject to this policy rather than the gross area that is currently shown.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/21
EM2(1) Warren Hall, Broughton	13.38.11. (ii)	That the plan be modified by amending the land area given in EM2(1) accordingly.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/21
EM2(4) Mold	13.39.6.	No modifications.	Accept	For the reasons as set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Business Park Extension, Mold				the Inspector's conclusions.	
EM3 Development Zones and Principal Employment Areas	13.40.13. (i)	That the plan be modified as per PCs 399, 400, 401, 402, 403, 404 and 405.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/25 MOD13/26 MOD13/27 MOD13/28 MOD13/29 MOD13/30 MOD13/31
EM3 Development Zones and Principal Employment Areas	13.40.13. (ii)	That the plan be modified by inserting in criterion iii 'unacceptably' before 'restrict neighbouring land uses'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/24
EM3 Development Zones and Principal Employment Areas	13.40.13. (iii)	That the plan be modified by the insertion of 'WB3 Statutory Sites of National Importance' under the list of 'Other Key Policies'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/31
EM4 Location of Other Employment Development	13.41.7. (i)	That the plan be modified as per PC407.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/35
EM4 Location of Other Employment Development	13.41.7. (ii)	That the plan be modified by deleting 'and commercial' in the first sentence of the policy and inserting ', office and warehousing'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/32
EM4 Location of Other Employment Development	13.41.7. (iii)	That the plan be modified by the deleting 'of a town or village' in criterion a.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/33
EM4 Location of Other Employment Development	13.41.7. (iv)	That the plan be modified by inserting before criterion b 'or if outside defined settlement boundaries'.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/34
EM5 Expansion of Existing Concerns	13.42.5.	That the plan be modified by the addition of a new criterion (f) 'the proposal is appropriate to the location and does not cause unacceptable harm to residential amenity or areas and features of landscape, nature conservation and historic importance.'	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/36
EM6 Protection of Employment Land	13.43.6.	That the plan be modified by the text accompanying the policy being modified to include the types of uses to which the policy relates.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/37
EM7 Bad Neighbour Industry	13.44.8. (i)	That the plan be modified by deleting 'appropriate' in criterion a.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/38
EM7 Bad Neighbour Industry	13.44.8. (ii)	That the plan be modified by deleting the final sentence of paragraph 13.35 'Where there arein	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/40

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		PPW.'			
EM7 Bad Neighbour Industry	13.44.8. (iii)	That the plan be modified by the Council reviewing the scope of the policy to include policy areas EM3, EM4 and EM5.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/39
EM8 Simplified Planning Zone	13.45.3.	That the plan be modified as per PC411.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD13/41

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
CHAPTER 14 RURAL ENTERPRISE AND AGRICULTURE					
Paragraph 14.9	14.1.4.	That the plan be modified as per PC412.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD14/1
RE1 Protection of Agricultural Land	14.2.7.	That the plan be modified as per PCs 413, 414, 415, 416 and 417.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD14/2 MOD14/3 MOD14/4 MOD14/5 MOD14/6
Paragraph 14.11	14.3.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
RE2 New Agricultural and Forestry Buildings	14.4.7.	That the plan be modified as per PCs 418, 419 and 420.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD14/7 MOD14/10 MOD14/11
RE3 Intensive Livestock Units	14.5.7. (i)	That the plan be modified by the addition of 'GEN6 Environmental Assessment' after 'Other key policies' at the end of para 14.17.	Accept	For the reasons set out in the Inspector's conclusions.	MOD14/16
RE3 Intensive Livestock Units	14.5.7. (ii)	That the plan be modified as per PCs 421, 422, 423, 424 and FPC629.	Accept	For the reasons set out in the Inspector's conclusions.	MOD14/12 MOD14/13 MOD14/14 MOD14/15
RE4 Small Scale Rural Enterprises	14.6.9.	That the plan be modified as per PCs 425 and 426.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD14/18 MOD14/20
RE5 Small Scale Farm Diversification	14.7.9	That the plan be modified as per PCs 427, 428, 429, 430, 431, 432, 433, 434 and 435.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD14/21 MOD14/22 MOD14/23 MOD14/26 MOD14/25 MOD14/27 MOD14/28 MOD14/29 MOD14/30
Paragraph 14.26	14.8.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
Paragraph 14.27	14.9.3.	No modifications.	Accept	For the reasons as set out in the Inspector's conclusions.	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
CHAPTER 15 SPORT AND RECREATION					
General Issues	15.1.4	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Introduction Paragraph 15.2	15.2.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
SR1 Sports, Recreation or Cultural Facilities Criterion a.	15.3.7 i)	That the plan be modified by: In criterion a, line 1 deleting 'they utilise' and replacing with 'leisure uses best located in centres adopt a sequential approach to site selection utilising'	Accept	For the reasons as set out in the Inspector's conclusions and to better reflect national planning guidance	MOD15/1
SR1 Sports, Recreation or Cultural Facilities Criterion d.	15.3.7 ii)	That the plan be modified by: After criterion d. adding the following new sentence 'In the case of leisure development outside of town centres, applicants will be required to demonstrate a need for the facility.'	Accept	For the reasons as set out in the Inspector's conclusions and to better reflect national planning guidance	MOD15/2
SR2 Outdoor Activities	15.4.6	Modify the plan as per PCs 436, 437 and 438	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/6, 15/7, 15/8
SR3 Golf Facilities Criterion a.	15.5.9 i)	That the plan be modified by deleting criterion a.	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/11
SR3 Golf Facilities Criterion d.	15.5.9 ii)	That the plan be modified by: In criterion d, line 2 deleting the text from 'adversely affecting' onwards and replacing it with 'having a significant adverse effect on areas designated as being of international or national importance for biodiversity and landscape or on the site's historic or archaeological conservation value'	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/12
SR3 Golf Facilities Criterion f.	15.5.9 iii)	That the plan be modified by: In criterion f, line 2 deleting 'nuisance to other land users or local residents' and replacing with 'light pollution.'	Accept	For the reasons as set out in the Inspector's conclusions and for clarity	MOD15/13
SR4 Protecting Recreational Open Space	15.6.5	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
SR4 Protecting Recreational Open Space Paragraph 15.19	15.7.5	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
SR5 Play Areas and New Housing	15.8.13 i)	That the plan be modified by: Changing the title of the policy to 'Outdoor Playing	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/16

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Development		Space and New Residential Development'		and for clarity	
SR5 Play Areas and New Housing Development	15.8.13 ii)	Modify the plan as per PC441	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/17
SR5 Play Areas and New Housing Development	15.8.13 iii)	That the plan be modified by: iii) Deleting paragraph 15.21	Accept	For the reasons as set out in the Inspector's conclusions and for clarity	MOD15/18
SR5 Play Areas and New Housing Development	15.8.13 iv)	That the plan be modified by: iv) Inserting supporting text (to replace para 15.21) to indicate: <ul style="list-style-type: none"> the open space required by the policy is intended to be commensurate with the scale of the development; the breakdown of provision (in terms of land area per 1,000 population) for outdoor sport and recreation space and equipped play space; how the policy will be applied to single dwellings or a development comprising a small number of dwellings; and, how the policy will be applied where it is appropriate to pool the provision to provide a more appropriate form of outdoor playing space 	Accept	For the reasons as set out in the Inspector's conclusions and for clarity	MOD15/19
SR5 Play Areas and New Housing Development - Reasoned justification	15.8.13 v)	That the plan be modified by: Deleting references to 'play areas' in the supporting text and replacing it with 'outdoor playing spaces'	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/20
SR5 Play Areas and New Housing Development - Reasoned justification	15.8.13 vi)	That the plan be modified by: Deleting the first sentence of para 15.23 and replacing it with 'In all circumstances the Council will seek primarily to secure the provision of outdoor playing space as part of the development.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/21
SR6 Allotments	15.9.4	Modify the plan as per PCs 443 and 444	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/23, MOD15/24
SR7 Allocated Sites for Outdoor Playing	15.10.7	Modify the plan as per PCs 446 and 447	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/25, MOD15/26

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
Space a) land adjacent to Wood Lane, Penyffordd / Penymynydd					
SR7 Allocated Sites for Outdoor Playing Space b) land adjacent to Wepre Lane, Connah's Quay	15.11.4	Modify the plan as per PCs 446 and 448	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/25, MOD15/27
SR7 Allocated Sites for Outdoor Playing Space c) land adjacent to the A541, Mold	15.12.4	Modify the plan as per PCs 446 and 449	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/25, MOD15/28
SR7 Allocated Sites for Outdoor Playing Space d) land adjacent to Lexham Green Close, Buckley	15.13.4	Modify the plan as per PCs 446 and 450	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/25, MOD15/29
SR8 The Dee Estuary Corridor Criterion b.	15.15.10 i)	That the plan be modified by: Deleting criterion b and replacing it with appropriate wording that is in line with WB2	Accept	For the reasons as set out in the Inspector's conclusions and to reflect the wording of policy WB2	MOD15/30
SR8 The Dee Estuary Corridor Criterion c.	15.15.10 ii)	That the plan be modified by: In criterion c, line 1 inserting 'Where appropriate' before 'improves access to,' and in line 2 inserting 'for pedestrians, cyclists and horse riders;' after 'Corridor'	Accept	For the reasons as set out in the Inspector's conclusions and to make the policy less onerous	MOD15/31
SR8 The Dee Estuary Corridor Criterion e.	15.15.10 iii)	That the plan be modified by: Adding a new criterion e to read 'preserves and enhances nature conservation and landscape assets'	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/32
SR8 The Dee Estuary Corridor Paragraph 15.27	15.15.10 iv)	That the plan be modified by: <ul style="list-style-type: none"> • Inserting the following sentence at the beginning of paragraph 15.27. 'For the purposes of this policy the Dee Estuary Corridor is regarded as being land and estuary to the north of the A548.' • In line 2 after 'historic' inserting 'archaeological.' 		For the reasons as set out in the Inspector's conclusions and for consistency	MOD15/33

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		<ul style="list-style-type: none"> In line 8 after 'environment' adding 'and is consistent with the aims of the Dee Estuary Strategy' 			
SR8 The Dee Estuary Corridor / L6 The Coast	15.15.10 v)	Reviewing SR8 and L6 for consistency	Accept. However on review, no modification to SR8 was deemed necessary.	For the reasons as set out in the Inspector's conclusions	n/a
SR8 The Dee Estuary Corridor	15.16.4	That the plan be modified by: Inserting after 'soft developments' in para 15.28 the following text 'such as the development of recreation areas, walking or cycling routes and environmental enhancement schemes.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD15/36

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CHAPTER 16 TOURISM					
Whole Chapter	16.1.14	Modify the Plan as per PC596	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/1
Introduction Paragraphs 16.2–16.4	16.2.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Introduction Paragraph 16.3	16.3.5	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Introduction Paragraph 16.4	16.4.3	Modify the Plan as per PC455	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/3
Introduction Paragraphs 16.5–16.11	16.5.6	Modify the Plan as per PCs 456 and 457	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/4, 16/5
Policy T1 Tourist Attractions Criteria	16.6.7 i)	Modify the Plan as per PCs 458 and 459	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/6, 16/8
Policy T1 Tourist Attractions Criterion v.	16.6.7 ii)	That the plan be modified by: Inserting 'where appropriate,' before 'is accessible'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/7
Policy T2 Serviced Tourist Accommodation	16.7.7 i)	That the plan be modified by: Terminating the opening sentence of the policy after 'within settlements'. Deleting 'or outside settlement boundaries in the form of' and replacing with 'Outside defined settlement boundaries development will be permitted in the form of:'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/10
Policy T2 Serviced Tourist Accommodation Criterion c.	16.7.7 iii)	That the plan be modified by: Inserting 'where appropriate,' before 'is accessible'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/12
Policy T2 Serviced Tourist Accommodation Criterion d. & paragraph 16.16	16.7.7 ii)	Modify the Plan as per PC460	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/13
Policy T3 Self Catered Tourist Accommodation	16.8.9 i)	That the plan be modified by: Terminating the opening sentence of the policy after 'within defined settlement boundaries'. Deleting 'or	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/14

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		outside settlement boundaries in the form of' and replacing with 'Outside defined settlement boundaries development will be permitted in the form of:'			
Policy T3 Self Catered Tourist Accommodation	16.8.9 ii)	Modify the Plan as per PCs 461, 462, 463, 464 and 465.	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/15 – 16/18, MOD16/20
Policy T3 Self Catered Tourist Accommodation Criterion c.	16.8.9 iii)	That the plan be modified by: Inserting 'where appropriate,' before 'be accessible'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/21
Policy T4 New Static Caravans and Chalets	16.9.21 i)	That the plan be modified by: Splitting the policy in two; Policy T4 be renamed New Static Caravans and Chalet Holiday Sites; that part of the policy commencing 'The modest extension of existing sites' onwards be renumbered as a separate policy entitled 'Extension of Existing Static Caravan and Chalet Holiday Sites' and inserted before para 16.21	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/22
Policy T4 New Static Caravans and Chalets	16.9.21 ii)	That the plan be modified by: The beginning of the policy, for new sites up to, and including criterion a is deleted and the policy begins:- 'In the Talacre, Gronant and Gwespyr area, development of new static holiday caravan or chalet sites will not be permitted in the area depicted on the proposals map. Elsewhere development of new static holiday caravan or chalet sites will be permitted where:'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/23
Policy T4 New Static Caravans and Chalets Proposals Maps	16.9.21 iii)	That the plan be modified by: The area around Talacre, Gronant and Gwespyr referred to in (ii) be depicted on the proposals map	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/24
Policy T4 New Static Caravans and Chalets 1 st Criteria c.	16.9.21 iv)	That the plan be modified by: Deleting the 1st criterion c.	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/25
Policy T4 New Static Caravans and Chalets	16.9.21 v)	That the plan be modified by: Inserting an additional criterion relating to new static holiday caravan/chalet sites 'the scheme incorporates substantial internal and structural landscaping'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/26
Policy T4	16.9.21 vi)	Modify the Plan as per PCs 467 and 471	Accept	For the reasons as set out in	MOD16/27,

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
New Static Caravans and Chalets				the Inspector's conclusions	16/31
Policy T4 New Static Caravans and Chalets 1 st Criteria e.	16.9.21 vii)	That the plan be modified by: Inserting 'where appropriate,' before 'the site is easily accessible'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/28
Policy T4 New Static Caravans and Chalets Other Key Policies	16.9.21 viii)	That the plan be modified by: Inserting reference to GEN5 in the list 'Other key policies'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/32
Policy T4 New Static Caravans and Chalets Paragraph 16.20	16.9.21 ix)	That the plan be modified by: Deleting the first 3 sentences in paragraph 16.20	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/33
Policy T4 New Static Caravans and Chalets Paragraph 16.21	16.10.7 i)	That the plan be modified by: Deleting 'approximately' at the start of line 14 and replacing it with 'no greater than'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/35
Policy T4 New Static Caravans and Chalets Paragraph 16.21	16.10.7 ii)	Modify the Plan as per PC472	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/36
Policy T4 New Static Caravans and Chalets Paragraph 16.21	16.10.7 iii)	That the plan be modified by: Amending the final sentence in paragraph 16.21 to reflect the recommended modifications to D1 and D2 in Chapter 5.	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/37
Policy T4 New Static Caravans and Chalets Paragraph 16.23	16.9.21 x)	That the plan be modified by: Amending paragraph 16.23 to indicate that it applies to both policies	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/38
Policy T5 Touring Caravan Sites	16.11.13 i)	Modify the Plan as per PCs 473, 475 and 477	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/41, MOD16/43, MOD16/46
Policy T5 Touring Caravan Sites Criteria a.	16.11.13 ii)	That the plan be modified by: Deleting criterion a.	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/42
Policy T5 Touring Caravan	16.11.13 iii)	That the plan be modified by: Inserting an additional criterion after c. 'the scheme	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/44

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Sites		incorporates substantial internal and structural landscaping;'			
Policy T5 Touring Caravan Sites	16.11.13 iv)	That the plan be modified by: Adding the following at the end of the policy:- 'The extension of existing sites will be permitted only where: a. any increase in the number of pitches is marginal; b. any physical extension of the site is modest; c. the scheme incorporates substantial internal and external structural landscaping, demonstrates significant improvement to the environment of the site and a reduction of its impact on the surrounding landscape; d. the proposal involves improved on site facilities; and e. any touring caravans are removed when not in use.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/45
Policy T5 Touring Caravan Sites	16.11.13 v)	That the plan be modified by: Inserting the following new paragraph at the end of the policy explanation:- 'The policy allows for the modest extension of existing touring caravan sites. Any increase in the number of pitches or site area should be no greater than 10%. Increasing the site area will depend upon the suitability of utilising any existing boundary or screening or identifying a logical new boundary that will be appropriately landscaped. Particular attention will be given to proposals to extend existing sites in the coastal area, given its flat and open character, the prominence of developments and the difficulty of devising landscaping schemes that are appropriate for a coastal location yet provide satisfactory screening. As set out in policy D1 all applications should be accompanied by design information commensurate with the scale and type of development proposed.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/47
Policy T6 Tent Camping Sites Criterion c.	16.12.6 i)	Modify the Plan as per PC479	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/48
Policy T6 Tent Camping Sites	16.12.6 ii)	That the plan be modified by: Amending the supporting text to clarify how proposals for a mix of touring caravans and tents will be	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/49

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		considered.			
Policy T7 Holiday Occupancy Conditions Paragraph 16.31	16.13.7 i)	Modify the Plan as per PC480	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/50
Policy T7 Holiday Occupancy Conditions Other Key Policies	16.13.17 ii)	That the plan be modified by: Inserting the following at the end of the explanatory text. 'Other key policies: <ul style="list-style-type: none"> • T3 Self Catering Tourist Accommodation • T4 New Static Caravans and Chalet Holiday Sites • T5 Extension of Existing Static Caravan and Chalet Holiday Sites.' 	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/52
Policy T8 Small Scale Tourism Based Farm Diversification	16.14.4	That the plan be modified by: Deleting 'comprising the conversion of existing buildings or the limited extension of existing buildings' from the policy'.	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/53
Policy T9 Greenfield Valley	16.15.7 i)	That the plan be modified by: Amending the wording of the legend on the proposals map to 'Greenfield Valley'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/54
Policy T9 Greenfield Valley	16.15.7 ii)	That the plan be modified by: Inserting the following at the end of the explanatory text. 'Other key policy: HSG2B Former Holywell Textile Mill.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD16/55

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CHAPTER 17 COMMUNITY FACILITIES					
The Whole Chapter	17.1.7.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
CF1 Retention of Existing Facilities	17.2.5.	Modify the Plan as per PCs145 and 391.	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 7/61 & MOD 13/11
CF2 Development of New Facilities	17.3.10.	Modify the Plan as per PC485	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 17/1
CF4 New Primary School	17.4.3.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
CF6 New Community Centres	17.6.3.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
CF6 (a) Gamfa Wen, Talacre	17.7.3.	Modify the Plan the deletion of CF6 (a)	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 17/5
CF6 (c) Strand Park, Holywell	17.8.4.	No modifications	Accept	For the reasons as set out in the Inspector's conclusions.	n/a
CF6 (d) St David's Park and Wood Lane Ewloe	17.9.4.	Modify the Plan as per PCs487 and 488	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 17/7 MOD 17/8
CF7 Reuse of Redundant Hospitals in the Countryside	17.10.10.	That paragraphs 17.16 -17.19 be modified to reflect the extant planning permission at Meadowslea	Not Accepted	Between the closure of the Inquiry and receipt of the Inspector's Report an appeal decision has allowed residential development on the former Dobshill Hospital site. Given that permission for housing also exists on the former Meadowslea site, the Council considers that Policy CF7 is no longer relevant since residential development can go ahead irrespective of the Policy. In these circumstances the Council therefore proposes to modify the Plan by the deletion of Policy CF7.	MOD 17/9
CF9 Development by Utilities	17.11.6.	Modify the Plan as per PC489	Accept	For the reasons as set out in the Inspector's conclusions.	MOD 17/10

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CHAPTER 18 – MINERALS					
Whole Chapter	18.1.17	That the Plan be modified by PC493 and 523	Accept	For the reasons as set out in the Inspector's conclusions. However, it is proposed that minor editing changes be undertaken to the wording of PC493 to improve its clarity.	MOD18/7&52
Policy Objectives	18.2.4	That the Plan be modified by deleting 'provide' in Policy Objective a. and inserting 'enable the sustainable extraction of'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/1
Para 18.1	18.3.5	That the Plan be modified by deleting 'key to' from the opening sentence	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/2
Para 18.2	18.4.4	That the Plan be modified by PC490	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/3
Para 18.3	18.5.5	That the Plan be modified by PC491	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/4
Para 18.3	18.5.5	That the Plan be modified by PC494	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/5
Para 18.5	18.5.5	That the Plan be modified by PC492	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/6
MIN1	18.6.16 i)	That the Plan be modified by deleting the second sentence of the policy and replacing it with 'Preference will be given to the use of secondary and recycled materials and mineral waste'.	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/8
MIN1 c	18.6.16 ii)	That the Plan be modified by PC496	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/9
MIN1 para 18.6	18.6.16 ii)	That the Plan be modified by PC497	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/10
MIN1 para 18.7	18.6.16 ii)	That the Plan be modified by PC498	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/12
MIN1 para 18.8	18.6.16 ii)	That the Plan be modified by PC499	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/14
MIN1 para 18.9	18.6.16 ii)	That the Plan be modified by PC501	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/15
MIN1 para18.10	18.6.16 ii)	That the Plan be modified by PC502	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/16
MIN1 para 18.6	18.6.16 iii)	That the Plan be modified by deleting the third sentence [in para 18.6] and adding to the end of the	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/11

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		second sentence 'whilst safeguarding high quality mineral resources from use as lower grade material'.			
MIN1 para 18.7	18.6.16 iv)	That the Plan be amended by inserting the following sentences at the beginning of para 18.7 – 'Given the extensive landbank for aggregates, further extensions to existing sites or new extraction sites will not be permitted save in rare and exceptional circumstances. Such a situation could arise where, for example, the supply of an aggregate of a particular specification is clearly demonstrated or where operators are prepared to unilaterally surrender the consents relating to existing permitted reserves through planning agreements or Prohibition Orders'.	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/13
MIN2 a.	18.7.11 i)	That the Plan be modified by PC503	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/18
MIN2 b.	18.7.11 i)	That the Plan be modified by PC504	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/20
MIN2 c.	18.7.11 i)	That the Plan be modified by PC505	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/21
MIN2 d.	18.7.11 i)	That the Plan be modified by PC506	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/22
MIN2	18.7.11 ii)	That the Plan be modified by amending the policy and supporting text to accord with paras 21 and 22 of MPPW	Accept	For the reasons as set out in the Inspector's conclusions.	MOD18/17
MIN2 a. iv.	18.7.11 iii)	That the Plan be modified by deleting 'Other sensitive' in criterion a (iv) and after 'sites of' insert 'international'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/19
MIN2	18.7.11 iv)	That the Plan be modified by inserting additional criteria relating to 'visual intrusion, land instability, disposal of mineral waste and cumulative impact'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/23, 24, 25, 26
MIN2	18.7.11 v)	That the Plan be modified by adding 'GEN6' to the list of 'Other key policies'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/28
MIN3 para 18.13	18.8.11 i)	That the Plan be modified by PC512	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/34
MIN3	18.8.11 i)	That the Plan be modified by PC513	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/35
MIN3 a	18.8.11 ii)	That the Plan be modified by deleting criterion a. and inserting 'the additional traffic burden can be accommodated by the existing highway network without significant adverse impact'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/29

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MIN3 b	18.8.11 iii)	That the Plan be modified by deleting criterion b and replacing it with 'the movements of vehicles to and from the site do not cause unacceptable harm to the living conditions of nearby residents'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/30
MIN3 c	18.8.11 iv)	That the Plan be modified by deleting criterion c and replacing with 'blasting operations do not cause unacceptable harm to the surrounding area by reason of vibration'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/31
MIN3	18.8.11 v)	That the Plan be modified by inserting additional supporting text to indicate what is meant by 'noise sensitive locations' in criterion d and 'sensitive locations' in criterion e.	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/36
MIN3 e	18.8.11 vi)	That the Plan be modified by deleting 'landscape' in criterion e and replace with 'vegetation'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/32
MIN3	18.8.11 vii)	That the Plan be modified by adding an additional criterion to follow e..... 'it would not result in significant adverse impact on land drainage, groundwater resources or water supplies'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/33
MIN4	18.9.8 i)	That the Plan be modified by PC514	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/37
MIN4	18.9.8 i)	That the Plan be modified by PC515	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/38
MIN4	18.9.8 i)	That the Plan be modified by PC516	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/39
MIN4	18.9.8 ii)	That the Plan be modified by inserting 'IMP1' as an 'Other key policy' at the end of this section	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/40
MIN5	18.10.5 i)	That the Plan be modified by PC517	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/41
MIN5	18.10.5 ii)	That the Plan be modified by identifying those sites which are subject to this policy in the supporting text and showing the dormant reserves as a separate category in the landbank calculations	Partly Accept	For the reasons as set out in the Inspector's conclusions. However, it is not possible to identify within the Plan the reserves present at dormant sites due to either lack of data or confidentiality.	MOD18/42
MIN6	18.11.4	That the Plan be modified by PC518	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/43
MIN7	18.12.5	That the Plan be modified by PC519.	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/44

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MIN8	18.13.8 i)	That the Plan be modified by PC520	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/45
MIN8	18.13.8 i)	That the Plan be modified by PC521	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/46
MIN8	18.13.8 ii)	That the Plan be modified by indicating in the supporting text that when planning applications are submitted that may affect the MSAs consultation will be carried out with the appropriate bodies	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/47
MIN8	18.13.8 iii)	That the Plan be modified by inserting the following paragraph at the end of the policy explanation:- 'Policy MIN8 seeks to ensure all mineral interests are adequately safeguarded from unnecessary sterilisation and loss. Whilst the Proposals Map only identifies Mineral Safeguarding Areas for hard rock and sand and gravel deposits, this policy will also apply to the protection of energy minerals. The exploitation of energy minerals such as coal is unlikely to be a significant issue for this Plan period but may have considerable future importance for Flintshire. Areas such as Point of Ayr and the site of the former Point of Ayr Colliery are perhaps the best examples of where it will be necessary to consider the protection of deep coal seams from unnecessary development and subsequent sterilisation'	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/48
MIN8	18.13.8 iv)	That the Plan be modified by inserting a reference to 'WB2' as an 'Other Key Policy' at the end of the supporting text	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/49
MIN8	18.13.8 v)	That the Plan be modified by extending the seaward boundary of the MSA only as far as the mean low water mark	Accept	For the reasons as set out in the Inspector's conclusions	MOD18/51
MIN10	18.14.10	For the reasons given above I do not support PC524 and recommend that the matters I have identified above be considered at the proposed modification stage	Accept	The Council has reviewed its position in respect of Minerals Buffer Zones. In accordance with MPPW and MTAN1 the Council has sought to identify Minerals Buffer Zones on the proposals maps utilising the minimum distances in MTAN1 of 100m for sand	MOD18/53

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				<p>and gravel and 200m for hard rock quarries. The proposals maps and accompanying policy provide a clear designation indication of the geographical areas within which neither new sensitive development nor new mineral extraction will be permitted. Care will be needed to be taken in determining proposals for sensitive development, and where new mineral extraction should not take place. No objection was made to this approach by Welsh Assembly Government. As the distances are 'minimum' it is considered unlikely that there will be much scope for reducing the extent of individual buffer zones. Nevertheless, the consultation exercise associated with the publication of the Proposed Modifications will enable representations to made on the appropriateness of the use of standard distances for each individual Buffer Zone. However, it is recognised that in considering the individual merits of subsequent minerals development proposals there may be scope for a degree of flexibility of the policy</p>	

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				<p>stance in taking into account material planning considerations at that time. The Council does not consider that it is prudent to delay further the adoption of the Plan, to facilitate the identification of more detailed buffer zone boundaries, when the issue can be addressed as part of the immediate commencement of the preparation of a Local Development Plan.</p>	

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CHAPTER 19 ENERGY, WASTE AND POLLUTION					
The Whole Chapter	19.1.8	The plan be modified by deleting Target 9 and replacing it with 'No highly vulnerable development within areas of flood risk where there is an unacceptable risk of flooding'	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/2
Policy Objectives	19.2.4	The plan be modified by PC525 insofar as it relates to policy objective g	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/1
Proposals Map	19.3.4	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Paragraph 19.3	19.4.3	The plan be modified by PC526	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/3
Paragraph 19.9	19.5.3	The plan be modified by PC527, apart from the references to 'Terrawatts/hours per annum' which should be replaced with 'terrawatt hours per annum'	Accept, plus delete unnecessary word 'also' from first sentence.	For the reasons as set out in the Inspector's conclusions	MOD19/4
EWP2 Energy Efficiency in New Development	19.6.4 i)	The plan be modified by adding an explanation to para 9.12 explaining the relationship between EWP2 and the Building Regulations	Accept, however note that this should be para 19.12, not 9.12	For the reasons as set out in the Inspector's conclusions	MOD19/6
EWP2 Energy Efficiency in New Development	19.6.4 ii)	The plan be modified by PC528	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/5
EWP3 Renewable Energy in New Development	19.7.4	The plan be modified by the deletion of EWP3 and its accompanying text and their replacement along the lines set out by the Council in FPC637(as amended by the Council's addendum statement)	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/8
EWP4 Wind Turbine Development	19.8.13	The plan be modified by PCs532, 533, 534 and 535	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/10, MOD19/11, MOD19/12, MOD19/14
EWP5 Other Forms of Renewable Energy Generation	19.9.8 i)	The plan be modified by inserting under para 19.18 a heading 'Other key policies' and listing under it 'GEN6 Environmental Assessment'	Accept, however note that it should be inserted	For the reasons as set out in the Inspector's conclusions	MOD19/15

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			under para 19.19, not 19.18		
EWP5 Other Forms of Renewable Energy Generation	19.9.8 ii)	The plan be modified by either amalgamating criteria a and b or if they have different objectives, redrafting them so their purpose is clear	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/16
Paragraphs 19.20 – 19.23	19.10.5	The plan be modified by PCs 538, 539, 540, 542	Accept, subject to minor typos/corrections to PCs 538, 539 and 540	For the reasons as set out in the Inspector's conclusions	MOD19/18, MOD19/19, MOD19/20, MOD19/21
EWP6 Areas of Search for New Waste Management Facilities	19.11.14 i)	The plan be modified by inserting a new policy after the sub heading ' Policies – Waste ' 'WP6 Areas of Search for New Waste Management Facilities Proposals for new waste management facilities should be located within the following locations: (as listed in PC549). Where a proposal is made for the development of a site within any of the locations identified, as listed above, then permission will be granted subject to that proposal meeting other relevant plan policies, particularly EWP7 & EWP8'	Accept, subject to inclusion of word 'ideally' so that the policy begins <i>Proposals for new waste management facilities should ideally be located...</i>	<p>The Council considers that the recommended wording of Policy EWP6 (without the word 'ideally') would remove the degree of flexibility required to accommodate changes in circumstances and technological developments over the lifetime of the Plan, which cannot presently be predicted.</p> <p>The principal source of information for the UDP waste policies is the North Wales Regional Waste Plan (RWP) and its recently completed First Review (FR). Neither the RWP nor the FR is able to provide certainty in respect of the types and capacities of waste management facilities needed over the Plan period and consequently the Council considers that</p>	MOD19/22

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				<p>flexibility is an essential element of its policy base in terms of both location and of types and capacities.</p> <p>Removal of the word 'ideally' would result in a policy which could be construed as prescriptive in terms of location. As a consequence the Council would find it difficult to support proposals for waste management developments outside the designated areas, which might otherwise be acceptable and of benefit to the establishment of an integrated and adequate network of waste management facilities in the Region.</p> <p>If the policy were to be made prescriptive, its basis would change from the present designation of preferred areas of search, to allocation of sites suitable for waste management developments. Such allocations require Strategic Environmental Assessment which would unacceptably delay the adoption of the UDP.</p> <p>The Council considers the policy as originally proposed, including the word 'ideally', accords with TAN21: Waste</p>	

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				<p>(para 5.1), which advises a balance of criteria based and locational policies, as well as with the additional guidance from WAG (Policy Clarification Note of 28th May 2004).</p> <p>The Council considers that the recommended changes could also lead to conflict and inconsistencies between waste policies, specifically EWP6 and EWP9 (formerly EWP8).</p>	
EWP6 Areas of Search for New Waste Management Facilities	19.11.14 ii)	The plan be modified by inserting the reasoned justification in PC549 (as amended by FPCs 640 and 641)	Accept, subject to minor corrections and inclusion of the additional information recommended at 19.11.14 iv).	For the reasons as set out in the Inspector's conclusions	MOD19/23
EWP6 Areas of Search for New Waste Management Facilities	19.11.14 iii)	The plan be modified by amending the proposals map to include the areas of search for waste management facilities listed in EWP6	Accept	For the reasons as set out in the Inspector's conclusions and for consistency with the Council's other decisions.	MOD19/24
EWP6 Areas of Search for New Waste Management Facilities	19.11.14 iv)	The plan be modified by inserting additional text in the reasoned justification to indicate the capacity of the area to deal with waste, accurate and quantified assessments of the waste arisings, the extent of the overprovision of possible sites, the number of different types of waste management facilities required and to clarify whether windrow composting is acceptable in the areas of search	Accept in so far as the information is available for inclusion.	For the reasons as set out in the Inspector's conclusions. The best available data is found within the NWRWP 1 st Review. This does not provide data on waste arisings for specific local authorities and has not identified with any certainty the most appropriate	MOD19/23

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				strategic option for managing future waste arisings. As a consequence it is not possible to predict with reasonable accuracy the number and types of waste management facilities that will be required in Flintshire.	
EWP6 Areas of Search for New Waste Management Facilities	19.11.14 v)	The plan be modified by renumbering the existing EWP6 to EWP7 and renumbering all subsequent policies in this chapter accordingly	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/25
EWP6 - Land off Pinfold Lane, Alltami	19.12.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP6 – Parry's Quarry, Alltami	19.13.7	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP6 - Springhill Quarry, Bagillt	19.14.4	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP6 – Former Connah's Quay Power Station	19.15.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP6 - Parc Bychan Quarry, Rhosesmor	19.16.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP6 - River Lane, Saltney	19.17.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP6 Managing Waste Sustainably	19.18.15 i)	The plan be modified by PCs544 - 547, 551 and 552	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/27, MOD19/28, MOD19/29, MOD19/30, MOD19/33, MOD19/34
EWP6 Managing Waste Sustainably	19.18.15 ii)	The plan be modified by deleting criterion a	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/26
EWP6 Managing Waste Sustainably	19.18.15 iii)	The plan be modified by deleting the second sentence in para 19.24 'To realise ... arising from Flintshire'	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/31
EWP6 Managing Waste Sustainably	19.18.15 iv)	The plan be modified by deleting para 19.27	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/32
EWP7 Control of Waste Development	19.19.14 i)	The plan be modified by PC553, 554, 555, 557 and 558	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/35, MOD19/36,

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and Operations					MOD19/37, MOD19/39, MOD19/42
EWP7 Control of Waste Development and Operations	19.19.14 ii)	The plan be modified by deleting criterion e	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/38
EWP7 Control of Waste Development and Operations	19.19.14 iii)	The plan be modified by adding the following additional criteria <ul style="list-style-type: none"> the development does not have a significant adverse impact on water courses, air and soil quality and on flora and fauna; - the development and any associated traffic does not result in unacceptable disturbance to local communities, through noise, smell, vibration, smoke or air pollution the development is within an Area of Search for New Waste Management Facilities identified in policy EWP6; 	Partly accept. In view of the Council's decision regarding recommendation 19.11.14 i), it would be inconsistent to accept the third recommended criterion.	In respect of the first two criteria, for the reasons as set out in the Inspector's conclusions. In respect of the third criterion, for consistency with the approach taken to recommendation 19.11.14 i), detailed above.	MOD19/41
EWP 8 New Development and Waste Management Facilities	19.20.5	The plan be modified by replacing the existing policy with 'Applications involving the development of two or more hectares of land will be required to make provision for appropriate waste management facilities'	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/43
EWP 9 Reusing Development Waste	19.21.4	The plan be modified by PC560	Accept, subject to minor correction to wording	For the reasons as set out in the Inspector's conclusions	MOD19/44
EWP10 Development On or Adjacent To Landfill Sites	19.22.4	The plan be modified by PCs561, 562 and 563	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/45, MOD19/46, MOD19/47
Paragraph 19.47	19.23.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP12 Nuisance	19.24.4	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP13 Derelict and Contaminated Land	19.25.5	The plan be modified by PCs565, 566, 567 and 568	Accept, subject to minor grammatical changes	For the reasons as set out in the Inspector's conclusions	MOD19/49, MOD19/50, MOD19/51, MOD19/52

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Paragraph 19.55	19.26.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
EWP14 Development of Unstable Land	19.27.3	The plan be modified by PC569	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/53
EWP15 Water Resources	19.28.10 i)	The plan be modified by deleting the preamble to the policy and inserting a new part at the beginning of the policy 'Development which would enhance the existing water treatment and supply infrastructure will be permitted (where it meets the following criteria:-).....' followed by the second part to the policy beginning 'All other development affecting water resources will only be permitted where the development meets the following criteria.'	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/54
EWP15 Water Resources	19.28.10 ii)	The plan be modified by the Council determining what/if any criteria are necessary in the first part of the amended policy	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/54
EWP15 Water Resources	19.28.10 iii)	The plan be modified by retaining criteria a (as changed by PC571), b and d under the second part of the policy and adding to them a new criterion to ensure water conservation efficiency in development	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/54
EWP15 Water Resources	19.28.10 iv)	The plan be modified by PC573	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/55
EWP 16 Flood Risk	19.29.14 i)	The plan be modified by replacing EWP16 and para 19.67 with: 'EWP17 Flood Risk Development which would seek to reduce the impact and frequency of flood risk to areas at risk of flooding will be generally supported provided: a) the design and character of the works is appropriate to the locality; b) the works do not adversely impact on interests of acknowledged nature conservation and recreation importance; and c) the works do not increase flood risk elsewhere Other development within areas at risk of flooding will only be permitted where the Council considers that the development is justified and is satisfied that: a) the consequences of a flooding event can be	Accept	For the reasons as set out in the Inspector's conclusions	MOD19/57

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
		<p>effectively managed b) it would not increase the risk of flooding elsewhere c) appropriate alleviation or mitigation measures have been incorporated into the proposal and will be available for the lifetime of the development; d) it would not have any adverse effects on the integrity of tidal and fluvial flood defences.</p> <p>19.67 Global warming has clear implications for Wales' weather system and also increases the potential for extreme flooding events. TAN15: Development and Flood Risk (2004) has been adopted by the Welsh Assembly Government in recognition of the growing problem of flooding. When formulating proposals and/or submitting planning applications for development applicants should take account of the detailed advice and guidance in TAN15 . The Council, in consultation with the Environment Agency, will resist development in areas at risk from flooding, unless it can be demonstrated that the proposed use is both suitable to and justified in the locality. For the purposes of EWP17, an area at risk of flooding is a zone C, C1, C2 flood risk area in TAN15. In such circumstances the proposal should make provision for flood protection and mitigation, or compensation as part of the development proposal which will last for the lifetime of the development; ensure there is no significant adverse impact on any vulnerable users; demonstrate that there will be no significant adverse impact on hydrological systems, including effects on capacity of, or flows within existing water channel and the nature conservation interests of these systems.'</p>			
EWP 16 Flood Risk	19.29.14 ii)	The Plan be modified by PCs574, 577 and FPC643	Accept, subject to minor typos	For the reasons as set out in the Inspector's conclusions	MOD19/56, MOD19/58
Paragraph 19.67	19.30.3	No modification to the plan	Accept	For the reasons as set out in the Inspector's conclusions	n/a
Paragraph 19.68-	19.31.3	No modification to the plan	Accept	For the reasons as set out in	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
19.69				the Inspector's conclusions	

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
CHAPTER 20 IMPLEMENTATION					
Whole Chapter	20.1.5	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a
IMP1 Planning Conditions and Planning Obligations	20.2.6	No modifications	Accept	For the reasons as set out in the Inspector's conclusions and to reflect the fact that planning obligations are part of the planning system	n/a
IMP1 Planning Conditions and Planning Obligations Paragraph 20.10	20.3.3	That the plan be modified by PC588	Accept	For the reasons as set out in the Inspector's conclusions	MOD20/2
IMP2 Compliance and Enforcement	20.4.6	That the plan be modified by PC592	Accept	For the reasons as set out in the Inspector's conclusions	MOD20/3
IMP3 Monitoring the Plan / Paragraph 20.17	20.5.11 i)	That the plan be modified by PCs 589 and 590	Accept	For the reasons as set out in the Inspector's conclusions	MOD20/4 & 7
IMP3 Monitoring the Plan / Paragraph 20.17	20.5.11 ii)	That the plan be modified by making Target 6 compatible with Target 6 in Chapter 11	Accept	For the reasons as set out in the Inspector's conclusions	MOD20/6
IMP3 Monitoring the Plan / Paragraph 20.17	20.5.11 iii)	That the plan be modified by defining 85% in Target 8	Accept	For the reasons as set out in the Inspector's conclusions	MOD20/8
IMP3 Monitoring the Plan / Paragraph 20.17	20.5.11 iv)	That the plan be modified by replacing Target 9 with 'No highly vulnerable development within areas of flood risk where there is an unacceptable risk of flooding'	Accept	For the reasons as set out in the Inspector's conclusions and to better reflect national planning guidance	MOD20/9
IMP4 Supplementary Planning Guidance	20.6.4	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	n/a

UDP POLICY / PROPOSAL	INSPECTOR'S REC. NO.	INSPECTOR'S RECOMMENDATION	COUNCIL'S DECISION	REASON	MOD NUMBER
CHAPTER 21 REMAINING PLAN REPS & APPENDICES					
The Whole Plan	21.1.12	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Appendix 1	21.2.2	Modify the plan as per PC594	Accept	For the reasons as set out in the Inspector's conclusions	MOD21/1
Appendix 1 – Aberllanerch Farm & Field Farm, Buckley	21.3.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Appendix 1 – Croes Atti Land, Flint	21.4.4	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Appendix 1 – Adjacent Glan y Don, Greenfield	21.5.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Appendix 1 – The Ridgeway, Milwr, Holywell	21.6.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Appendix 1 – Pantasaph	21.7.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Appendix 3 – Suggested Supplementary Planning Guidance	21.8.3	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	
Proposals Maps	21.9.3	That the Plan be modified by accurately depicting the AONB on the proposals maps	Accept	For the reasons as set out in the Inspector's conclusions and to better reflect the position 'on the ground'	MOD21/27
Strategic Environmental Assessment	21.10.10	No modifications	Accept	For the reasons as set out in the Inspector's conclusions	

Appendix 2

PLANNING POLICY
Environment Directorate



Report to Executive/Full County Council
Flintshire Unitary Development Plan

PROPOSED MODIFICATIONS

Tuesday 14th July 2009



PROPOSED MODIFICATIONS – CHAPTER 1 INTRODUCTION

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD1/1	Page 1 Paragraph 1.4	n/a	In line 3 before 'period 2000 to 2015' insert '15 year'	To provide additional clarification of the Plan period.
MOD1/2	Page 2 Paragraph 1.12	n/a	At the end of the paragraph insert a new sentence 'Having regard to the unique location of Flintshire the Plan's preparation has had regard to both Regional Planning Guidance for North Wales and for the North West of England.'	To stress that regional planning policies and strategies have been considered as part of the preparation of the Plan.
MOD1/3	Page 5 Paragraphs 1.26/7	n/a	Delete paragraphs 1.26 & 1.27 and replace with the following paragraph: '1.26 Flintshire's Community Strategy which was approved in June 2004 aims to develop an agreed vision between a partnership of public service providers and the community of Flintshire for the period 2004 to 2020. The approved strategy is a 'live' document involving rolling 4 year action plans to deliver the service priorities agreed as well as an annual review and reporting back to the community and partners. The strategy seeks to bring about a number of key themes: learning and creative communities; healthy and caring communities; active communities; safe communities and thriving and modern communities, through the application of a number of core principles which are sustainability, social inclusion, equal opportunity and Welsh language.' Renummer subsequent paragraphs in this chapter accordingly.	To recognise the updated position statement in respect of the Community Strategy.
MOD1/4	Page 7 Paragraphs 1.37-41	n/a	That para 1.37 be amended by deleting 'However...concerns) to' and commencing next sentence with 'Sustainability appraisal acknowledges' That para 1.40 be deleted and replaced with 'During the consideration of deposit representations, it became clear to the Council that the Plan was unable to be adopted before the	To provide an overview of the combined SEA/SA and screening under Reg 48.

PROPOSED MODIFICATIONS – CHAPTER 1 INTRODUCTION

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>requirements of the EU Strategic Environmental Assessment Directive came into force in July 2006. In order to meet the requirement of the Directive for a Strategic Environmental Assessment (SEA) of the Plan, the Council employed specialist consultants to undertake a 'retrospective' SEA, which was combined with a review and update of the earlier Sustainability Appraisal (SA). The aim of SEA is to 'provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.' (Article 1 SEA Directive).</p> <p>That para 1.41 be deleted and replaced with 'The combined SEA / SA was published in an environmental report 'Sustainability Report' and resulted in numerous improvements to the Plan which were fed into the publication of the Pre-Inquiry Proposed Changes. The SEA / SA was updated and again resulted in further amendments to the Plan in the form of Further Proposed Changes. The consultants also undertook a Screening of the Plan in respect of Reg 48 of the Conservation (Natural Habitats...) Regs 1994 to determine whether the Plan would have significant adverse effects on any Ramsar and Natura 2000 sites. All documents relating to the SEA / SA and Screening are available separately.'</p>	

PROPOSED MODIFICATIONS – CHAPTER 2 THE STRATEGY

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD2/1	Key Diagram		Relocate the Key Diagram to the end of Chapter 2 The Strategy	The diagram seeks to portray graphically the key policy constraints and proposals of the Plan and therefore sits better in the Strategy Chapter.
MOD2/2	Page 9 Paragraph 2.6		In wording of Plan Vision after 'causing' delete 'long term'	The wording is inappropriate as the Plan's Vision is concerned with preventing all 'harm'.
MOD2/3	Page 10 Paragraph 2.7 Strategic Aim h.		After 'to make the most' insert 'prudent and'. After 'encourage the use of' insert 'recycled and'	To strengthen the Plan's strategic aim in respect of resources.
MOD2/4	Page 10 Paragraph 2.7		Add the following new aims: 'n. proximity principle – to apply the proximity principle whereby problems are solved locally rather than passing them on to other places or to future generations' 'o. respect for environmental limits – to ensure that resources are not irrecoverably depleted or the environment irreversibly damaged'	To ensure that the Plan's strategic aims include two important concepts as contained in Planning Policy Wales.
MOD2/5	Page 10 Paragraph 2.8		Replace 'The Location of Development' with 'Spatial Strategy'	To more accurately describe the spatial expression of the Plan's aims and objectives.

PROPOSED MODIFICATIONS – CHAPTER 3 PART 1 POLICIES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD3/1	STR1 a. New Development		Amend criterion a. to read 'generally located within existing settlement boundaries, allocations, development zones, principal employment areas and suitable brownfield sites and will only be permitted outside these areas where it is essential to have an open countryside location;'	To add clarity in respect of locations where new development will take place.
MOD3/2	STR1 b. New Development		That 'maximise the efficient use of resources, minimise the use of non-renewable resources and minimise the generation of waste and pollution' be added after 'site and locality' in criterion b.	To ensure that new development has regard to climate change considerations.
MOD3/3	STR1 d. & e. New Development		That criterion d. be amended by replacing 'have regard to' with 'respect' That criterion e. be amended by replacing 'have regard to' with 'respect'	To strengthen the wording of the two criteria having regard to the SEA.
MOD3/4	STR1 g. New Development		In line 1 after 'of' delete 'the' and insert 'a' In line 2 delete 'principle' and insert 'approach' In line 6 after 'of' insert 'the best available' In line 7 before 'that' delete 'beyond doubt' In line 8 after 'mitigated' delete full stop and insert 'through proper risk control measures.'	To provide a precautionary approach to circumstances where risks are uncertain and development should not proceed rather than the precautionary principle.
MOD3/5	STR3 b. Employment		Delete the text 'including key strategic / high quality sites at Warren Hall and St. David's Park' in criterion b.	To avoid conveying a misleading emphasis on particular sites, given that they are addressed in Part 2 policies.
MOD3/6	STR3 c. Employment		In line 4 after 'areas' insert ', development zones, on allocated sites and suitable brownfield sites'	To add clarity as to locations where new development will take place.
MOD3/7	STR4 a. Housing		In line 1 after 'provision of' delete '6,500' and replace with '7,400'	To update the housing requirement figure.
MOD3/8	STR4 b. Housing		Delete 'and on the capacity of each settlement to accommodate further growth' from criterion b.	To reflect the lack of a rigorous assessment of the capacity of each settlement.
MOD3/9	STR4 c. Housing		Delete 'Ewloe'	To reflect modifications to the list of allocations in policy HSG1.
MOD3/10	STR4 d. Housing		In line 3 after 'housing' insert 'where there is a demonstrable need'	To ensure consistency with HSG10.

PROPOSED MODIFICATIONS – CHAPTER 3 PART 1 POLICIES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD3/11	STR5 a. Shopping Centres and Commercial Development		In 2 nd line delete 'and district' and after 'centre sites' add ', then district and local centres' In last line of criterion a. replace 'town' with 'centre'.	To ensure that the search sequence reflects the advice in PPW.
MOD3/12	STR5 b. Shopping Centres and Commercial Development		Delete wording of criterion b. and replace with 'resisting development which would be harmful to the vitality, attractiveness and viability of nearby centres;'	In order that the criterion adds clarity and better reflects PPW.
MOD3/13	STR5 c. Shopping Centres and Commercial Development		Delete wording of criterion c. and replace with 'facilitating a wide range of appropriate shopping, commercial, entertainment, transport, leisure, community and cultural facilities within identified centres commensurate with their size and character;'	To add clarity to the policy wording.
MOD3/14	STR5 d. Shopping Centres and Commercial Development		Delete 'Ewloe' and 'Holywell' from the list of allocations and after 'Broughton' add 'Retail Park'	To reflect changes to the retail allocations in policy S1.
MOD3/15	STR6 b. Tourism		Replace 'they are' with 'it is' in criterion b.	To improve the clarity and meaning of the policy.
MOD3/16	STR6 c. Tourism		Replace 'they' with 'it' and addition of 's' at end of 'assist' in criterion c.	To improve the clarity and meaning of the policy.
MOD3/17	STR7 b. Natural Environment		In line 1 after 'protecting' insert 'and enhancing'	Support the amendments which will add clarity. To strengthen the wording of the policy.
MOD3/18	STR7 b. Natural Environment		In criterion b. amend 'coastline' to 'coast'	To ensure the terminology is consistent with policy L6 The Undeveloped Coast.
MOD3/19	STR7 c. Natural Environment		In line 2 before 'corridors' delete 'or' and insert 'and'	To improve the clarity and meaning of this section of the Plan.
MOD3/20	STR7 d. Natural Environment		In line 3 after 'beauty' delete 'and'	To improve the clarity and meaning of this section of the Plan.

PROPOSED MODIFICATIONS – CHAPTER 3 PART 1 POLICIES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD3/21	STR7 f. Natural Environment		Add the following new criterion: 'f. the protection and enhancement of the water environment; and'	To ensure that new development seeks to enhance as well as protect the water environment.
MOD3/22	STR7 g. Natural Environment		Add the following new criterion: 'g. the protection of the quality of land, soil and air.'	To ensure that new development is undertaken in a sustainable manner in terms of resource usage.
MOD3/23	STR8 a. Built Environment		In line 4 of criterion a. after 'historic' insert 'landscapes,'	To ensure reference is made to historic landscapes, thereby maintaining consistency with Policy HE5.
MOD3/24	STR8 b. Built Environment		That the Plan be amended by the insertion of 'suitable' between 'of' and 'brownfield' in criterion b.	To ensure only suitable brownfield land is considered for redevelopment in line with PPW.
MOD3/25	STR10 a. Resources		That the Plan be amended by inserting 'suitable' before 'brownfield land' in criterion b.	To ensure only suitable brownfield land is considered for redevelopment in line with PPW.
MOD3/26	STR10 c. Resources		Delete the wording and replace with 'the winning and working of mineral resources including secondary aggregates provided that they do not have an unacceptable impact on the environment and amenity, and also through the protection of mineral resources from development in order to safeguard Flintshire's contribution to meeting regional and national demand;'	In order to reflect national planning guidance.
MOD3/27	STR10 d. Resources		In line 8 after 'disposal' delete '; and' and insert 'using the proximity principle;'	To ensure that the criterion has regard to the important concept of the 'proximity principle'.
MOD3/28	STR10 f. and g. Resources		Add the following new criteria: 'f. the protection of water resources; and g. the utilisation wherever possible of secondary and recycled materials as part of new development.'	To ensure that new development is undertaken in a sustainable manner in terms of resource usage.
MOD3/29	STR11 Sport, Leisure and Recreation		Include the following additional Policy: 'STR11 Sport, Leisure and Recreation The sporting, leisure and recreational needs of	To ensure that the Plan contains a Part 1 Policy in respect of Sports and Leisure and Recreation having regard to advice in

PROPOSED MODIFICATIONS – CHAPTER 3 PART 1 POLICIES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL’S REASONS FOR DECISION
			<p>the County will be met through:</p> <ul style="list-style-type: none"> a. ensuring that new facilities are of a scale and type appropriate to the locality, and in the case of major development proposals, adopt a sequential approach to site location whereby town and district centres, then edge of centre sites are considered and discounted before consideration is given to other sites; b. preventing development which would undermine the function or value of designated green spaces or undesignated green corridors or networks, unless satisfactory mitigation measures can be drawn up; c. existing allotments, playing fields, play areas and informal recreation areas and other recreational open space being retained where necessary and practicable for that use; d. requiring the provision of play areas and other facilities as part of new residential development; e. the allocation of new sites for outdoor play areas; f. protecting and enhancing the recreational value of the Dee Estuary Corridor; g. protecting and improving existing public rights of way; h. safeguarding disused former railway lines where there is a realistic prospect of securing alternative transport related or recreational uses.’ 	<p>Planning Policy Wales.</p>

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD4/1	Policy Objective a		Replace 'APPROPRIATE' in the heading of Policy Objective a. with 'SUSTAINABLE'	To reflect the emphasis that is placed on promoting sustainable development.
MOD4/2	Relevant Strategic Aims		Add the following Indicator of Policy Performance: '5A. Percentage of Welsh Speakers in the Plan Area'	To ensure that the Plan monitors the performance of policies in respect of the Welsh Language.
MOD4/3	Page 16 GEN1 General Requirements for Development Criterion c.		In line 2 delete 'an unacceptably harmful effect' and replace with 'a significant adverse impact' In line 3 after 'wildlife' insert 'species and'	To improve the clarity of wording and implementation of the policy.
MOD4/4	Page 16 GEN1 General Requirements for Development Criterion d.		Amend criterion d. to read 'the development should not have a significant adverse impact on the safety and amenity of nearby residents, other users of nearby land/property, or the community in general, through increased activity, disturbance, noise, dust, vibration, hazard, or the adverse effects of pollution;'	To improve clarity and meaning of this section of the Plan and to ensure consistency within policy criterion.
MOD4/5	Page 17 GEN1 General Requirements for Development Criterion k.		Amend criterion k. to read 'the development should not result in the permanent loss of the best and most versatile agricultural land where either suitable previously developed land or land in lower agricultural grades is available.'	To better reflect the guidance in PPW that considerable weight should be given to protecting the best and most versatile agricultural land from development.
MOD4/6	Page 17 GEN2 Development Inside Settlement Boundaries		In line 1 after 'Development will' delete 'usually be located' and insert 'normally be permitted'	To improve the clarity and meaning of this section of the Plan.
MOD4/7	Page 17 GEN2 Development Inside Settlement Boundaries		Delete paras 4.7 to 4.9 and replace with: 'Settlement boundaries are designed to set clear limits to towns, villages and urban areas. In planning terms they define the extent of the urban areas where in principle new development will be	As a result of other modifications regarding settlement hierarchy/boundaries in Chapters 3 and 11, it is unnecessary for paragraphs 4.7 to 4.9 to be so extensive.

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL’S REASONS FOR DECISION
	Para 4.7 to 4.9		permitted subject to policies in the plan and material planning considerations. In the case of housing there are limitations imposed by HSG3. The boundaries are shown on the proposals maps. Not all groups of houses have a settlement boundary defined for them as they are considered to be of insufficient size and/or have insufficient capacity to accommodate future growth in a satisfactory manner.’	
MOD4/8	Page 17 GEN2 Development Inside Settlement Boundaries		Insert a new heading ‘Other Key Policies’ after GEN2 and its accompanying text ‘HSG3 Housing on Unallocated Sites Within Settlement Boundaries’	To ensure that policy GEN2 is cross referenced to the detailed policy guidance in HSG3.
MOD4/9 Map	Page 17 GEN2	Broughton	Extend the settlement boundary to include the compound site to the west of the Retail Park	In the light of the modification to allocate land to the west of the Retail Park for housing development in HSG1 Broughton (MOD11/45).
MOD4/10 Map	Page 17 GEN2	Old Bank Lane Buckley	Amend the proposals map to redraw settlement boundary to exclude the land at the southern edge of Old Bank Lane on the Buckley Inset Map (7)	The site has little development potential given access constraints and has been excluded from the settlement boundary given its’ likely nature conservation value, being adjacent to a wildlife site.
MOD4/11 Map	Page 17 GEN2	Haulfryn Bannel Lane Buckley	Include the property Haulfryn within the Bannel Lane settlement boundary on the Buckley Inset Map (7) and exclude from the Green Barrier.	To reflect the recent granting of planning permission between Haulfryn and the existing settlement boundary.
MOD4/12 Map	Page 17 GEN2	Lane End Brickworks Buckley	Amend the proposals map to extend the settlement boundary at Lane End Brickworks north-eastwards up to the boundary of the SSSI/SAC on the Buckley Inset Map (7)	To provide flexibility in respect of possible housing development on an important brownfield site.
MOD4/13 Map	Page 17 GEN2	Tan-y-Ffordd Cymau	Amend the proposals map to redraw settlement boundary to follow the rear curtilages of properties at the Nurseries and Tan – y – Ffordd on the Cymau Inset Map (14)	Boundary as currently drawn is arbitrary and does not follow a physical/recognisable feature on the ground.

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD4/14 Map	Page 17 GEN2	Bank Lane, Drury	Include land to the west of Bank Lane within the settlement boundary.	The site is well related to existing development and will provide flexibility in terms of possible windfall development, subject to housing need.
MOD4/15 Map	Page 17 GEN2	Gronant	The inclusion of the garden at The Elms within the settlement boundary.	Both the house and the garden relate to the built up area and not the open countryside. It is appropriate for them to be located within the settlement. The resultant boundary, marked by a change in level, would be firm and defensible.
MOD4/16 Map	Page 17 GEN2	Mount Lodge Gwernaffield	Amend the Gwernaffield proposals map (27) to redraw the settlement boundary to include a section of land which lies to the rear of Mount Lodge and amend the Green Barrier accordingly.	The minor amendment to the boundary will provide a logical and defensible edge to the settlement.
MOD4/17 Map	Page 17 GEN2	Land to the rear of 5 Bwlch y Ddeufryn Gwernaffield	Amend the Gwernaffield proposals map (27) to redraw the settlement boundary to include land to the rear of 5 Bwlch y Ddeufryn and amend the Green Barrier accordingly.	The minor amendment to the boundary will provide a logical and defensible edge to the settlement.
MOD4/18 Map	Page 17 GEN2	Gwernymynydd	Exclude the War Memorial (Llys Newydd) site, as identified in Appendix 1 of the Council's submission, from the settlement boundary.	Until it is known whether highway constraints can be resolved and what area is capable of being developed the land should be excluded from the settlement boundary.
MOD4/19 Map	Page 17 GEN2	Oakmere, Bennetts Lane, Hawarden	Include land to the rear of Oakmere within the settlement boundary and amend the green barrier accordingly.	The inclusion of land will ensure a logical and defensible boundary and not harm the green barrier.
MOD4/20 Map	Page 17 GEN2	Abermorddu C.P. School Abermorddu	Amend Hope proposals map (34) to redraw the settlement boundary to include the Abermorddu C.P. school grounds.	To ensure a logical settlement boundary taking into account the allocation of land to the north of the school (West of Wrexham Rd)
MOD4/21 Map	Page 17 GEN2	Holly Bush Cefn y Bedd	Amend Hope proposals map (34) to redraw the settlement boundary to include land adjacent to the Holly Bush Public House.	To reflect a recent planning permission for housing.
MOD4/22 Map	Page 17 GEN2	Bridge Farm, Hope	Include land adjacent to Bridge Farm within the settlement boundary.	The site has well defined physical boundaries, is well related to HSG1(39) and could be

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
				considered as a possible windfall development.
MOD4/23 Map	Page 17 GEN2	Nant y Glyn Llanfynydd	Amend the Llanfynydd proposals map (38) to redraw the settlement boundary to include the garden area of Nant Y Glyn.	To provide a logical edge to the settlement by following an identifiable feature on the ground.
MOD4/24 Map	Page 17 GEN2	Mancot	Delete the green barrier designation and include land at rear of Chester Road, Leaches Lane and Earles Crescent within the settlement boundary	By its location and appearance the site forms an integral part of the settlement. The ensuing green barrier boundary would be firm and defensible.
MOD4/25 Map	Page 17 GEN2	Denbigh Road Mold	Amend the Mold proposals map (39) to redraw the settlement Boundary to exclude land at Denbigh Road, Mold	To reflect the deletion of the sport and recreation allocation and to ensure protection of the land from other forms of development.
MOD4/26 Map	Page 17 GEN2	Nannerch	Amend the Nannerch proposals map (42) to redraw the settlement boundary to include land to the west of Nannerch Hall.	The site has more in common with the built up area. It shares the same levels as land within the defined settlement and at present the village limits dissect a somewhat haphazard storage/yard area and exclude the site. Including the whole of the yard area would provide a firm defensible boundary and it would be logical to include the site within the village.
MOD4/27 Map	Page 17 GEN2	Daytona Drive Northop Hall	Amend the Northop Hall proposals map (46) to redraw the settlement Boundary to exclude a parcel of land to the rear of 19 - 22 Daytona Drive.	To ensure protection of a parcel of open land on the edge of a residential development.
MOD4/28 Map	Page 17 GEN2	Halkyn Hall, Pentre Halkyn	Amend settlement boundary to include the parcel of land at Halkyn Hall, Pentre Halkyn.	It is illogical to exclude the garden of Halkyn Hall from the defined built up area.
MOD4/29 Map	Page 17 GEN2	Rhewl Mostyn and Mostyn Port	Delete the overgrown slope to the north of the formal garden of Swn-Y-Mor from the settlement boundary	This area is overgrown and in appearance has more in common with the open countryside than the built up area.
MOD4/30 Map	Page 17 GEN2 Inset Map No 54	Land at Greenside Cottage, Rhosesmor	Amend the settlement boundary to include the site in the settlement of Rhosesmor.	To reflect the grant of outline planning permission (ref. 041949).
MOD4/31	Page 17	Former Nu Image	Amend the Rhydymwyn proposals map (55) to	The site represents a logical and sustainable

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
Map	GEN2	Packaging Site, Rhydymwyn	redraw the settlement boundary to include the Former Nu Image packaging site at Nant Alyn Rd.	extension due to the fact it is a brownfield site which immediately abuts the village. Also original concerns at the time of preparing the deposit draft, regarding flood risk have now been addressed and resolved with the Environment Agency.
MOD4/32	Page 18 GEN3 Development Outside Settlement Boundaries		Amend policy title to 'Development in the Open Countryside'. Delete the words 'in the open countryside' from policy criteria b., c., and d.	To more accurately reflect the scope of the policy, and to avoid repetition.
MOD4/33	Page 18 GEN3 Development Outside Settlement Boundaries		In introductory policy wording in line 2 after 'boundaries' insert ', allocations, Development Zones and Principal Employment Areas'	To ensure that the policy specifies the locations where development can take place and to maintain consistency between policies GEN3 and EM3 and the recommended changes to STR1.
MOD4/34	Page 18 GEN3 Development Outside Settlement Boundaries Criterion g.		In line 5 after 'provided' delete 'it accords with other relevant policies in the plan and' and in line 8 after 'environment;' delete 'and'	Wording unnecessary as it is stated clearly in Para 1.34 that the Plan must be read as a whole and the policies should not be considered in isolation.
MOD4/35	Page 18 GEN3 Development Outside Settlement Boundaries		Add the following criterion to GEN3 'i. the expansion of existing employment development (EM5); and'	To ensure that the policy recognises that the expansion of existing employment development may be acceptable in open countryside and to provide a cross-reference to policy EM5.
MOD4/36	Page 18 GEN3 Development		Add the following criterion to GEN3 'j. other development which is appropriate to the open countryside and where it is essential to have	To reflect the deletion of Policy GEN4.

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Outside Settlement Boundaries		an open countryside location rather than being sited elsewhere.'	
MOD4/37	Page 18 GEN3 Development Outside Settlement Boundaries Paragraph 4.10		Replace para 4.10 with: 'Development outside settlement boundaries or other development allocations and development designations (Development Zones and Principal Employment Areas) is usually termed development in the 'open countryside', and because of the need to protect the countryside from unsustainable development, new development will in general not be permitted. There are however, very specific circumstances outlined by this policy and expanded elsewhere in the Plan, where new development may be permitted. "Appropriate" development in the open countryside is usually restricted to proposals for extensions to dwellings, conversions, development related to agricultural and forestry industries and recreational uses such as sports pitches. Essential development will include works associated with the utilities such as pipelines and cables which have to pass through open countryside and cannot be sited elsewhere.'	To reflect the deletion of policy GEN4 and to clarify the relationship between the relevant terminology.
MOD4/38	Page 18 GEN4 Open Countryside		Delete Policy GEN4	To avoid duplication with Policy GEN3.
MOD4/39	Page 18 GEN4 Open Countryside		Delete paragraph 4.12	In view of changes to the text supporting GEN3.
MOD4/40	Page 19 GEN5 Green Barriers		In the Green Barriers table in column 1 in row 9 after 'Greenfield' insert '- Bagillt'	To correctly reflect the geographical extent of the green barrier.

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD4/41	Page 19 GEN5 Green Barriers		<p>Amend the Green Barriers Table to provide a reference number for each Green Barrier:</p> <ol style="list-style-type: none"> 1. Gronant – Talacre – Gwespyr – Ffynnongroyw 2. Carmel – Gorsedd 3. Flint – Bagillt 4. Flint – Connah's Quay 5. Flint – Flint Mountain 6. Flint Mountain – Northop 7. Gwernaffield – Pantymwyn 8. Holywell – Carmel 9. Holywell – Greenfield - Bagillt 10. Mold – Gwernymynydd 11. Mold – Mynydd Isa/ Sychdyn/ New Brighton 12. Connah's Quay – Northop Hall – Ewloe – Shotton 13. Shotton – Mancot – Hawarden - Ewloe 14. Hawarden – Mancot - Hawarden Airport – Saltney (S River Dee) 15. Broughton – Hawarden Airport – Saltney – Cheshire Border 16. Sealand – Cheshire Border (N River Dee) 17. Buckley – Little Mountain – Dobshell – Drury – Hawarden – Ewloe 18. Hope – Caergwrle <p>Amend the proposals maps to include the reference numbers accordingly.</p>	To aid cross referencing between the written statement and proposals maps for Plan users.
MOD4/42	Page 19 GEN5 Green Barriers		Include the full extent of green barriers on the main proposals map	To assist users of the Plan.
MOD4/43	Page 19 GEN5 Green Barriers		Change criterion d. to read:- 'limited housing infill development to meet proven local housing need or affordable housing exception schemes;'	To be consistent with proposed modifications to HSG5.
MOD4/44	Page 19		In line 4 after 'areas' add 'of open countryside'	To clarify those areas which the policy is

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	GEN5 Green Barriers Paragraph 4.15			seeking to protect.
MOD4/45	Page 19 GEN5 Green Barriers 4.19 c.		Addition of 'HSG6' before 'HSG12'	To ensure that the policy on replacement dwellings is cross referenced.
MOD4/46	Page 19 GEN5 Green Barriers 4.19 d.		Deletion of 'or ribbon' and replacement of 'did' with 'would'	To improve the clarity and meaning of the policy.
MOD4/47 Map	Page 19 GEN5	Daleside Garden Centre, Gladstone Way	The inclusion of the Daleside Garden Centre on Gladstone Way within the green barrier	This site relates better to the open land to the east of the main road than the built up area to the west.
MOD4/48 Map	Page 19 GEN5	North of Shotwick Rd Deeside Ind. Est.	Amend the County proposals map by altering the Green Barrier Boundary to include Land to the North of Shotwick Road.	To ensure a consistent approach to green barrier designation along the county boundary with Cheshire.
MOD4/49 Map	Page 19 GEN5	Paper Mill, Oakenholt, Flint	Amend Flint proposals map (21) by altering the Green Barrier Boundary to exclude land currently used for car parking for the Paper Mill.	To ensure that the green barrier reflects the situation 'on the ground'.
MOD4/50 Map	GEN5 Proposals Map	Sealand Manor Farm, Sealand	Re-instate the green barrier designation over the current area of 'white land' to the north west of Sealand Manor Farm alongside the A494/A550 on the Deeside Settlements Inset Map 15	To reflect the fact that the planning permission for the hotel development lapsed in 2002. The site relates better to the open land to the east of the main road than the built up area to the west.
MOD4/51 Map	GEN5 Proposals Map	Tennant Farm, Sychdyn	Include land comprising that part of objection site 5287, which is outside the settlement boundary, within the green barrier.	The site forms an integral part of the open countryside and fulfils the criteria for designation as green barrier.
MOD4/52	Page 21 GEN6 Environmental Assessment		Delete the wording of GEN6 and replace with "Development proposals that are likely to have a significant impact on the environment and do not require formal assessment under other legislation must be accompanied by suitable supporting	To avoid unnecessary repetition of other legislation but to cover other occasions where development could have significant impacts which are not covered by legislation.

PROPOSED MODIFICATIONS – CHAPTER 4 GENERAL DEVELOPMENT CONSIDERATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			environmental impact information.'	
MOD4/53	Page 21 GEN6 Environmental Assessment Paragraph 4.21		In line 2 after 'likely' insert 'significant'.	To ensure the requirements of the Town & Country Planning (Environmental Impact Assessment) Regulations are correctly implemented.
MOD4/54	Page 21 GEN 6 Environmental Assessment Paragraph 4.22		In line 8 after 'power stations etc.' delete the sentence 'Other types of ...of the regulations' and replace with 'Development listed in schedule 2 requires EIA if it is likely to have significant environmental effects by virtue of factors such as size, nature and / or location.'	To ensure that the explanation to the policy better reflects the Environmental Impact Assessment Regulations.
MOD4/55	Page 21 GEN 6 Environmental Assessment Paragraph 4.22		Add at end of paragraph add 'The Council intends to update its existing Local Planning Guidance Note on EIA in the form of SPG.'	To ensure reference is made to supplementary guidance.
MOD4/56	Page 21 GEN7 Welsh Language and Culture		Delete para 4.24 and replace it with: 'The Welsh language is part of the social and cultural fabric of Wales. At the time of the 2001 Census some 21.4% of the population of Flintshire possessed at least one Welsh language skill compared with a Welsh average of 28.4% and a North Wales average of 40%. However, the language is more prevalent in certain parts of the County and the impact that development can potentially have on communities must therefore be taken into account in the UDP.'	The reference to local people is ambiguous. For reasons of clarity the text should be amended to refer to the population of Flintshire.

PROPOSED MODIFICATIONS – CHAPTER 5 DESIGN

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD5/1	Indicators of Policy Performance		Delete IPP6 and replace with '% of applications that have design statements approved'.	For clarity and consistency but to still have some monitoring of good design.
MOD5/2	Page 23 D1 Design Quality		Delete policy D1.	To avoid repetition with policy D2.
MOD5/3	Page 24 D2 Location and Layout		Rename policy D2 as 'D1 Design Quality, Location and Layout'.	To reflect deletion of policy D1.
MOD5/4	Page 23 D1 Design Quality		Insert 'All development must incorporate good standards of design' at the beginning of the policy.	To offer improved guidance on attaining good design.
MOD5/5	Page 24 D2 Location and Layout Criterion a.		In line 1 before 'its location' insert 'it respects the scale of surrounding development,'.	To offer improved guidance on attaining good design.
MOD5/6	Page 24 D2 Location and Layout Criterion c.		In line 2 delete 'and' and after 'microclimate' insert ', street pattern, orientation and views'.	To offer improved guidance on attaining good design.
MOD5/7	Page 24 D2 Location and Layout Criterion e.		In line 2 after 'buildings' insert ', setting of buildings, imaginative parking and landscaping solutions'.	To offer improved guidance on attaining good design.
MOD5/8	Page 24 D2 Location and Layout		Add new criterion f. to read 'maximises the efficient use of resources, minimises the use of non renewable resources and minimises the generation of waste and pollution; and'.	To comply with National Guidance.
MOD5/9	Page 24 D2 Location and		Insert a new criterion g. to read 'it is accompanied by design information commensurate with the scale and type of development proposed.'	To reflect National Guidance.

PROPOSED MODIFICATIONS – CHAPTER 5 DESIGN

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Layout			
MOD5/10	Page 23 D1 Design Quality Paragraph 5.7		Factual update of the paragraph concerning Local Planning Guidance Notes and Supplementary Planning Guidance.	To clarify that following adoption of the plan the Council will produce a comprehensive range of SPG.
MOD5/11	Page 24 D1 Design Quality Paragraph 5.8		In line 1 delete 'In addition, from time to time, development briefs are produced for specific sites, particularly where major new development is likely to have a significant impact on the wider environment.' and insert 'Developers will be required to produce development briefs for all major or sensitive sites or where the development is likely to have a significant impact on the environment. Some development briefs will be produced jointly with the Local Planning Authority.'	To offer improved guidance on attaining good design.
MOD5/12	Page 24 D1 Design Quality Paragraph 5.8		At the end of para 5.8 add 'Development briefs will be used to outline sustainable design requirements.'	To improve the interrelationship between good design and sustainability in line with National Guidance.
MOD5/13	Page 24 D1 Design Quality		Incorporate the explanatory text/other key policies of deposit plan policy D1 under the modified policy D1.	To reflect the changes to policy D1 and D2.
MOD5/14	Page 24 D2 Location and Layout		After para 5.10 add the following new para: '5.11 Good design should ensure that new development mitigates the causes of climate change. The design quality, location and layout of a development affects its energy, heat and cooling needs and therefore new development should be designed to minimise carbon and other greenhouse gas emissions. Some degree of climate change is already inevitable, so new development should provide effective adaptation to, and resilience against, extreme weather events over the course of its life (e.g. flooding and increased temperatures). In order to be effective, mitigation and adaptation measures need to be	To reflect updated national guidance concerning the sustainability of good design and its contribution to reducing irreversible environmental impacts.

PROPOSED MODIFICATIONS – CHAPTER 5 DESIGN

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			considered at an early stage in the design process.'	
MOD5/15	Page 24 D2 Location and Layout Paragraph 5.12		Delete 'whilst lower intensity uses will be more appropriate in the open countryside' at the end of the paragraph.	To improve clarity and interpretation.
MOD5/16	Page 24 D2 Location and Layout		Add the following bullet point to 'Other Key Policies' : • EWP2 Energy Efficiency in New Development	To ensure that new development has regard to energy efficiency.
MOD5/17	Page 24 D3 Building Design		In policy title delete 'Building'.	To acknowledge that the policy is concerned with the design of all new development not just buildings.
MOD5/18	Page 24 D3 Building Design Criterion a.		In line 2 after 'a' delete 'high' and insert 'good'.	To represent a more appropriate terminology in the context of advice in TAN12.
MOD5/19	Page 24 D3 Building Design		In policy wording after criterion b. delete the paragraph 'Applicants must include ...of the decision making process.'	This wording is now incorporated within the policy text of Policy D1.
MOD5/20	Page 25 D3 Building Design Paragraph 5.14		In line 8 delete the sentence 'Therefore this policy.....lasting as possible.' Add the following bullet points to Other Key Policies: • EWP2 Energy Efficiency in New Development • EWP9 Re-using Development Waste	To ensure that the policy explanation is consistent with the objective of the policy and that appropriate policies elsewhere in the Plan are cross referenced.
MOD5/21	Page 25 D4 Landscaping		Delete policy wording and replace with: 'New development will be required, where appropriate, to include a hard and soft landscaping scheme which considers:- a. landscape or townscape character of the locality; b. the topography of the site; c. aspect, microclimate and soil type;	To offer additional guidance on what constitutes good design.

PROPOSED MODIFICATIONS – CHAPTER 5 DESIGN

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			d. existing man-made and natural features; e. existing trees and vegetation; f. use of indigenous species and materials; g. appropriate boundary treatment; and h. nature conservation interests. In the case of development proposals of a temporary nature, these will be permitted only where adequate provision is made for the full restoration and aftercare of the site on cessation of the use.'	
MOD5/22	Page 25 D4 Landscaping Paragraph 5.15		At the end of the paragraph insert the new sentence: 'For larger scale developments a strategic landscape assessment would be needed, for other developments a detailed site appraisal which may include the visual effects on views and vistas, historic features, topography, microclimate, aspect and biodiversity maximisation would be appropriate.'	To provide additional guidance on factors to be taken into account in landscaping schemes.
MOD5/23	Page 25 D4 Landscaping Paragraph 5.19		At the end of the paragraph insert the new sentence 'Landscaping and restoration schemes should also be used to deliver actions identified in national and local Biodiversity Action Plans.'	To provide additional guidance on factors to be taken into account in landscaping schemes.
MOD5/24	Page 25 D4 Landscaping Paragraph 5.20		In line 14 after 'affected.' delete the sentence 'However, in view...may be appropriate.', and replace with 'However, in the interest of promoting biodiversity, the Council will require developers to produce restoration schemes that pay due regard to safeguarding and enhancing site biodiversity subject to the location, intended after use and physical constraints of the site. Restoration schemes will also be required to safeguard the inherent quality of areas of land of potentially high agricultural quality.'	To ensure that the explanation to the policy more fully reflects Planning Policy Wales.
MOD5/25	Page 27		In line 2 delete 'area' and replace with 'landscape	To ensure that the clarity of the wording and

PROPOSED MODIFICATIONS – CHAPTER 5 DESIGN

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	D8 Outdoor Advertisements Criterion i.		/ townscape'.	implementation of the policy are improved.
MOD5/26	Page 27 D8 Outdoor Advertisements Paragraph 5.29		At the end of the paragraph insert the new sentence 'In promoting the linguistic character of the County, the provision of bilingual signage will be welcomed.'	To encourage the provision of bilingual signage.
MOD5/27	Page 27 D8 Outdoor Advertisements Other key Policies		Add the following bullet points: <ul style="list-style-type: none"> • D5 Outdoor Lighting • EWP12 Nuisance 	To provide additional guidance in respect of light pollution.

PROPOSED MODIFICATIONS – CHAPTER 6 TREES, WOODLANDS AND HEDGEROWS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page/ policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD6/1	Relevant Strategic Aims		Add the following Indicator of Policy Performance: '13A. Loss of Ancient/ semi natural woodlands to development'	To enable monitoring of policy performance in relation to important landscape features.
MOD6/2	Page 28 TWH1		Delete Policy TWH1 and accompanying reasons and explanation contained in paragraphs 6.5 & 6.6. and 'Other Key Policies'	Policy TWH1 provides no development guidance and does not constitute a formal policy.
MOD6/3	Page 28 TWH1		Relocate 'Other Key Policies' from deleted policy TWH1 to re-numbered policy TWH1 (previously TWH2)	To reflect the changes to policies TWH1 and TWH2.
MOD6/4	Page 29 TWH2		<p>Renumber TWH2 to TWH1 and subsequent policies in this Chapter accordingly.</p> <p>In line 1 delete the first sentence and replace with: 'The Council will protect from development those woodlands and trees which are considered to be important local landscape, townscape and wildlife features.'</p> <p>After criterion c. insert the following new paragraph and renumber remaining paragraphs in this policy accordingly:</p> <p>'This policy is intended, where appropriate, to protect trees, woodlands and hedgerows, which are attractive features making a significant contribution to the diversity of the landscape and wildlife and to the quality of life of the people who live and work in the area.'</p>	To provide clarification on what constitutes important trees.
MOD6/5	Page 29 TWH2 Criterion b.		In line 4 after '(BS 5837)' delete '1991' and replace with '2005'	To refer to the new standard rather than the old standard which has now been withdrawn.
MOD6/6	Page 29 TWH2 criterion b.		Delete reference to the SPG in criterion b.	It would be illogical for a policy to refer to SPG which does not exist.
MOD6/7	Page 29 TWH2		Insert a new paragraph to read 'The Council will place particular importance on the protection of ancient semi natural woodlands and planted ancient	To ensure greater consistency with Planning Policy Wales.

PROPOSED MODIFICATIONS – CHAPTER 6 TREES, WOODLANDS AND HEDGEROWS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page/ policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			woodland sites as they are irreplaceable habitats of high biodiversity value.'	
MOD6/8	Page 29 TWH3		In line 1 of the policy delete 'Native'	To enable the Policy to be applicable to all hedgerows.
MOD6/9	Page 29 TWH3 Paragraph 6.8		In line 1 delete 'Native'	To enable the Policy to be applicable to all hedgerows.
MOD6/10	Page 29 TWH3		Delete the word 'native' from the 4 th line of the policy and the penultimate line in paragraph 6.10.	To ensure consistency.
MOD6/11	Page 30 TWH4 Criterion c.		In line 5 after 'Plan;' insert 'and'	To amend grammar as a result of deleting criterion e.
MOD6/12	Page 30 TWH4 Criterion d.		In line 1 after 'managed' delete 'so as to be' and insert 'in a sustainable manner and are' In line 2 after 'public' delete 'where' and insert 'wherever' and after 'appropriate;' delete 'and'	To strengthen and clarify the wording of the criterion.
MOD6/13	Page 30 TWH4		Delete criterion e.	It is inappropriate for a policy to refer to financial incentives/ arrangements.

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD7/1	Relevant Strategic Aims		At the end of Indicator of Policy Performance No.15 insert 'undeveloped coast'. At the end of Indicator of Policy Performance No. 17 insert 'undeveloped coast.'	For completeness
MOD7/2	Page 31 Introduction Paragraph 7.1		In line 8 after 'Clwydian' delete 'Hills' and insert 'Range'	To reflect the correct title of this geographical feature.
MOD7/3	Page 31 Introduction Paragraph 7.6		In line 5 after 'Management' delete 'Strategy' and insert 'Plan'	To reflect the correct title of the document.
MOD7/4	Page 32 L1 Landscape Character Paragraph 7.7		In line 1 before 'Landscape' insert 'Flintshire's' and after 'Landscape' insert 'is the result of centuries of past human activity and as such' In line 1 after 'resource' delete 'and' and insert 'which'	To add clarification on the meaning of Landscape as a renewable resource.
MOD7/5	Page 32 L1 Landscape Character Paragraph 7.7		In line 3 after 'landscapes' delete 'are potentially of equal importance.' and insert 'including undesignated landscapes are important, and plan policy will seek to ensure that the particular character and features of each landscape will be protected from development or to ensure that those identified character features are protected or retained within new development.'	To ensure that the Plan recognises the value of all landscapes.
MOD7/6	Page 32 L2 Area of Outstanding Natural Beauty Criterion a.		In line 2 after 'enhances the' delete 'intrinsic traditional and rural character of the area' and replace with 'natural beauty, wildlife and cultural heritage and preserves the natural tranquillity of the AONB'	To comply with the advice in PPW which ensures that the inherent qualities of the AONB including the concept of tranquility are addressed by development proposals.
MOD7/7	Page 32 L2 Area of Outstanding Natural Beauty		In policy wording in 2nd paragraph in line 1 after 'Major' delete 'industrial and commercial' and at the end of 'development' insert an 's'	To ensure there is no conflict with PPW.
MOD7/8	Page 32		In line 7 after 'area.' delete the sentence 'This	To better reflect the status, importance and

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	L2 Area of Outstanding Natural Beauty Paragraph 7.10		policy recognises...in the national interest.' and replace with 'The principal planning objective of this policy is to conserve and enhance the natural beauty of the Clwydian Range AONB for the national good. AONB's are of equal status to National Parks in terms of landscape and scenic beauty.'	objectives of the AONB.
MOD7/9	Page 32 L2 Area of Outstanding Natural Beauty Paragraph 7.10		In line 15 after 'produced' delete 'a' and insert 'an AONB' In line 15 after 'Management' delete 'Strategy' and insert 'Plan'	To reflect the correct title of the document.
MOD7/10	Page 32 L2 Area of Outstanding Natural Beauty Paragraph 7.10		In line 16 after 'area.' delete the sentence 'This is an informal strategy.....in relation to the AONB.' and replace with 'The Management Plan, prepared as a statutory requirement of the Countryside and Rights of Way Act 2000, sets out the policy framework within which objectives for the AONB will be achieved. It also includes useful advice on a range of issues in relation to the AONB.'	To clarify the status and purpose of the Management Plan.
MOD7/11	Page 32 L2 Area of Outstanding Natural Beauty Paragraph 7.11		In line 9 after 'likely to' insert 'adversely'	To clarify the interpretation of the policy in protecting the AONB from developments outside of the AONB.
MOD7/12	Page 32 L2 Area of Outstanding Natural Beauty Other Key Policies		After paragraph 7.11 add the following: Other Key Policies: • MIN2 Minerals Development • D3 Design	To ensure Policy L2 is considered along with MIN2 and D3 where appropriate.
MOD7/13	Page 35		In 2nd paragraph in line 1 after 'areas,' delete 'or	To improve the understanding of the policy, to

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Policy L3 Green Spaces		any new areas identified during the plan period,' and in line 3 after 'does not' delete 'undermine' and insert 'unacceptably harm' and in line 4 after 'space' insert 'nor threaten their value to the community'	prevent the policy being used in a restrictive manner and to ensure that greenspaces are recognised as being an important element of settlements and their communities.
MOD7/14 Map	Page 34 Policy L3 Designations Table	Land between Wern Ucha and Bryn Dyrys, Bagillt	Add the greenspace designation to the list in Policy L3 and to Bagillt Inset Map (3)	The small area of woodland adds natural character to this developed part of Bagillt as a visual break in the developed area and as a link to open countryside.
MOD7/15 Map	Policy L3 Designations Table	Llys Maesteg, Bagillt	Add the greenspace designation to the list in Policy L3 and to Bagillt Inset Map (3)	An attractive central open space which compliments surrounding residential buildings providing an attractive green setting.
MOD7/16 Map	Policy L3 Designations Table	Victoria Road, Bagillt	Add the greenspace designation to the list in Policy L3 and to Bagillt Inset Map (3)	An important greenspace within the heart of Boot End providing a green break to the developed area.
MOD7/17 Map	Policy L3 Designations Table	L3(5) Broughton Park Landscape Buffer, Broughton	Amend the existing greenspace designation L3 (5) as follows: i) to exclude the area benefiting from consent for an extension to Broughton Retail Park on Broughton Inset Map (5). ii) That the plan be modified by deleting the triangular area of land to the east of S1(10) from the green space designation. iii) That the plan be modified by deleting the compound site from the designation L3(5) iv) To exclude garden areas from properties in Bretton and on Larne Drive from the designation which have since encroached into greenspace.	i) To reflect the fact that planning permission has been granted for an extension to Broughton Retail Park. ii) In recognition that the triangular piece of land is functionally better related to the allocated commercial site than to the green space. iii) To reflect the fact that the compound site is now proposed as a housing allocation. iv) To amend the designation following the incursion of domestic gardens into the proposed area of the greenspace designation.
MOD7/18 Map	Policy L3 Designations Table	Brookes Avenue, Broughton	Add the greenspace designation to the list in Policy L3 and to Broughton Inset Map (5)	An important greenspace within the heart of Broughton providing a green break to this densely developed area.
MOD7/19 Map	Policy L3 Designations Table	Ffordd Cledwen, Broughton	Add the greenspace designation to the list in Policy L3 and to Broughton Inset Map (5)	An attractive open space which is characterised locally by its mature trees which together, with the grassed area, makes an important visual contribution to the quality of

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL’S REASONS FOR DECISION
				the built environment.
MOD7/20 Map	Policy L3 Designations Table	L3(10) Land adj. to Brynford Special School, Brynford	Delete the greenspace designation from the list and Brynford Inset Map.	This designation as a greenspace is inappropriate given that the land allocated is attached to a private property.
MOD7/21 Map	Policy L3 Designations Table	L3 (11) Mount Pool, Buckley	Amend the existing greenspace designation to exclude a portion of land on the Buckley Inset Map (7).	The excluded land will form an extension to housing allocation HSG(1).
MOD7/22 Map	Policy L3 Designations Table	L3 (12) West of Elfed Park, Buckley	Amend the existing greenspace designation to extend boundary to include the adjacent site of local wildlife importance on the Buckley Inset Map (7)	To add protection to an important natural greenspace which provides a green break in an otherwise densely developed area.
MOD7/23 Map	Policy L3 Designations Table	L3 (13) North of Woodhouse Hotel, Buckley	Delete the greenspace designation from the list in policy L3 and from the Buckley Inset Map (7)	This site has planning permission for residential development.
MOD7/24 Map	Policy L3 Designations Table	L3 (15) Common land within the settlement boundary, Buckley	Amend the existing greenspace designation to extend boundary to include the Lake on the Buckley Inset Map (7)	It is considered illogical for the Lake to remain outside of the greenspace designation because of the importance it has in this local landscape.
MOD7/25 Map	Policy L3 Designations Table	West of Elfed Drive, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	This is an important green break within the urban environment providing opportunities for play, informal recreation and a safe walking route to Southdown C.P. School.
MOD7/26 Map	Policy L3 Designations Table	Mill Lane, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	An important greenspace within the heart of Buckley providing a green break to this densely developed area.
MOD7/27 Map	Policy L3 Designations Table	Princess Avenue, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	An important greenspace within the heart of Buckley providing an green break to this densely developed area
MOD7/28 Map	Policy L3 Designations Table	West View, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	A small but important greenspace providing a green break to this densely developed area.
MOD7/29 Map	Policy L3 Designations Table	Laurel Drive/ Thorn Avenue, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	A very small but important greenspace providing a green break to this densely developed area.

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD7/30 Map	Policy L3 Designations Table	Lane End Cricket Club, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	An important greenspace within a densely developed area.
MOD7/31 Map	Policy L3 Designations Table	Chester Road, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	A very small but important greenspace providing an open break to this densely developed area.
MOD7/32 Map	Policy L3 Designations Table	Forest Walk, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	Attractive Central Open Space which complements surrounding residential buildings and enhancing the quality of the built environment.
MOD7/33 Map	Policy L3 Designations Table	Forest Walk (2), Buckley	Add the amended greenspace designation to the list in Policy L3 and to Buckley Inset Map (7) Forest Walk (2).	A very small but important greenspace providing an open break to this densely developed area which has been further extended (see further proposed changes) to include a link to the open countryside.
MOD7/34 Map	Policy L3 Designations Table	Meadow View, Little Mountain, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	A very small but important greenspace providing an open break to this densely developed area.
MOD7/35 Map	Policy L3 Designations Table	The Flash, Buckley	Add the greenspace designation to the list in Policy L3 and to Buckley Inset Map (7)	A small but important greenspace providing a green break to this densely developed area.
MOD7/36 Map	Policy L3 Designations Table	L3 (18) Land between Burntwood Rd and Meadow Ave, Drury & Burntwood	Delete the south easterly portion of the Green Space Designation L3(18) and amend the Drury and Burntwood Inset Map accordingly.	To ensure that the designation accurately reflects land which fulfils green space functions.
MOD7/37 Map	Policy L3 Designations Table	L3 (20) Adj. Celyn Farm, Carmel	Amend the existing greenspace designation to extend boundary to include land to the north and west on Carmel Inset Map (10)	The site is well related to greenspace designation L3 (20) as it is a local green link in a wider footpath network with close links to the open countryside.
MOD7/38 Map	Policy L3 Designations Table	Carmel Road, Carmel	Add the greenspace designation to the list in Policy L3 and to Carmel Inset Map (10)	An attractive open space which is characterised locally by its mature trees which together with the grassed area makes an important visual contribution to the quality of this village.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD7/39 Map	Policy L3 Designations Table	Tan y Coed, Carmel	Add the greenspace designation to the list in Policy L3 and to Carmel Inset Map (10). [Note: the greenspace has been adjusted to align with the settlement boundary to rectify differences that had occurred through the digitising process.]	Attractive grassed verge with hedges and mature trees which add to the visual quality of the street and adjacent buildings.
MOD7/40	Policy L3 Designations Table	L3 (25) North of Church Close, Connah's Quay	Amend the following description in the greenspace list: L3 (25) delete 'North of Church Close' and replace with 'Land at Barmouth Close'	To accurately reflect its' location.
MOD7/41 Map	Policy L3 Designations Table	L3 (26) West of Wepre Park and Richmond Road, Connah's Quay	Amend the existing greenspace designation to exclude the area which benefits from planning permission on Connah's Quay Inset Map (13)	Subsequent to the granting of planning permission for the mixed use development of a new precinct health centre it is necessary to amend this greenspace designation L3 (26) to exclude that area which will be developed.
MOD7/42 Map	Policy L3 Designations Table	Granby Court, Connah's Quay	Add the greenspace designation to the list in Policy L3 and to Connah's Quay Inset Map (13)	The site is an attractive green with maturing trees which provides a natural setting to the surrounding properties and provides a break in the developed area.
MOD7/43 Map	Policy L3 Designations Table	Central Park, Connah's Quay	Add the greenspace designation to the list in Policy L3 and to Connah's Quay Inset Map (13)	Central Park is an important area of open space facilitating play, sporting and recreation needs, formal and informal. The park provides an important natural greenspace in an otherwise densely developed area of Connah's Quay and its loss would be to the detriment of the town.
MOD7/44 Map	Policy L3 Designations Table	Adj. Broadoak Wood, Connah's Quay	Add the greenspace designation to the list in Policy L3 and to Connah's Quay Inset Map (13)	This area of recreation has importance as a greenspace because of its location within a densely developed area, providing an open break which complements the surrounding built environment.
MOD7/45 Map	Policy L3 Designations Table	Land to rear of Bryn Road Cemetery, Connah's Quay	Add the greenspace designation to the list in Policy L3 and to Connah's Quay Inset Map (13)	The site includes four areas of considerable value (a play area, a small playing field, a green walkway and an amenity green) because of the local urban character. These areas collectively contribute to a break in the

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
				developed area and the creation of green focal points which enhance the character of the built environment.
MOD7/46 Map	Policy L3 Designations Table	Llwyni Drive, Connah's Quay	Add the greenspace designation to the list in Policy L3 and to Connah's Quay Inset Map (13)	A very small but important greenspace providing an open break to this densely developed area.
MOD7/47 Map	Policy L3 Designations Table	Ffordd Cae Llwyn, Connah's Quay	Add the greenspace designation to the list in Policy L3 and to Connah's Quay Inset Map (13)	A very small but important greenspace providing an open break to this densely developed area.
MOD7/48 Map	Policy L3 Designations Table	Former railway tramway to the rear of former Council Offices, Ewloe	Add the greenspace designation to the list in Policy L3 and to Ewloe Inset Map (18)	The site warrants designation as a greenspace to reflect the amenity this area offers to local residents as a natural feature as an off road greenway and as a break in the developed area of Ewloe.
MOD7/49 Map	Policy L3 Designations Table	Carlins Avenue, Ewloe	Add the greenspace designation to the list in Policy L3 and to Ewloe Inset Map (18)	This is an important open space within the locality that not only provides recreation opportunities and a break in the developed area but also has links to the open countryside.
MOD7/50 Map	Policy L3 Designations Table	Maple Crescent, Ewloe	Add the greenspace designation to the list in Policy L3 and to Ewloe Inset Map (18)	A small but important greenspace providing a green break to this densely developed area.
MOD7/51 Map	Policy L3 Designations Table	L3 (36) Swinchiard Brook, Flint	Amend the greenspace designation to exclude the objection site 1219/1678 from the designation.	The objection site should be removed from L3 (36) since it is considered to be an integral part of the Church grounds and separate to the L3 (36) designation.
MOD7/52	Policy L3 Designations Table	L3 (44) Croes Atti	Amend green space name from 'Croes Atti Land' to 'Croes Atti Lane'.	To correct a typographical error.
MOD7/53 Map	Policy L3 Designations Table	L3 (45) London Road, Flint	Amend the existing greenspace to include the play area, woodland and amenity area designation on Flint Inset Map (21)	It is proposed to extend this existing designation to include an important tree belt which provides visual break between residential and industrial users.
MOD7/54 Map	Policy L3 Designations	Windsor Drive, Flint	Add the greenspace designation to the list in Policy L3 and to Flint Inset Map (21)	A small site which is well wooded and well related to the open countryside.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Table			
MOD7/55 Map	Policy L3 Designations Table	Village Green, Flint Mountain	Add the greenspace designation to the list in Policy L3 and to Flint Mountain Inset Map (22)	This site is a designated village green.
MOD7/56 Map	Policy L3 Designations Table	School Lane/Y Waun, Flint Mountain	Add the greenspace designation to the list in Policy L3 and to Flint Mountain Inset Map (22)	An attractive green with play importance to the village. The facility is well related to the village green and complements surrounding built development.
MOD7/57 Map	Policy L3 Designations Table	L3 (47) Land Adjacent the Vicarage, Gorsedd	Amend the southern extent of the green space designation to follow the boundary of the site of the replacement vicarage	To reflect the grant and implementation of planning permission
MOD7/58 Map	Policy L3 Designations Table	L3 (51) Tan y Felin, Greenfield	That the plan be modified by the deletion of L3(51).	The site whilst having some landscape value to the local community is situated outside of the designated settlement boundary and therefore protected from development. Given the protection afforded the site there is no justification in this instance for a greenspace designation.
MOD7/59 Map	Policy L3 Designations Table	Tan y Felin (2) Greenfield	Add the greenspace designation to the list in Policy L3 and to Greenfield Inset Map (24)	This steeply sloping amenity green provides an attractive green vista at a key entrance to the Tan y Felin estate.
MOD7/60 Map	Policy L3 Designations Table	Cairnton Crescent, Greenfield	Add the greenspace designation to the list in Policy L3 and to Greenfield Inset Map (24)	Attractive central open space which complements surrounding residential buildings providing an attractive green setting
MOD7/61 Map	Policy L3 Designations Table	Bagillt Road, Greenfield	Add the greenspace designation to the list in Policy L3 and to Greenfield Inset Map (24)	Due to its location within the Principal Employment Area this playing area may come under pressure for development; given the relative importance of the pitch to the local community it is considered appropriate to afford it protection through a greenspace designation.
MOD7/62 Map	Policy L3 Designations Table	Cae Rhug Lane, Gwernaffield	Add the greenspace designation to the list in Policy L3 and to Gwernaffield Inset Map (27)	An important greenspace within the village which serves as a green break within the built fabric.
MOD7/63	Policy L3	Overlea Drive,	Add the greenspace designation to the list in	A small green highway verge with plantings

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
Map	Designations Table	Hawarden	Policy L3 and to Hawarden Inset Map (31)	which complements an otherwise densely developed area.
MOD7/64 Map	Policy L3 Designations Table	Truemans Hill/Motte, Hawarden	Add the greenspace designation to the list in Policy L3 and to Hawarden Inset Map (31)	This is a very attractive green space which is of historical importance as well as importance for play and recreation. The site is a local character feature offering mid to long range public views across the Cheshire Plain to Merseyside. The site provides a break in the developed area with links to the open countryside.
MOD7/65 Map	Policy L3 Designations Table	The Chase, Higher Kinnerton	Add the greenspace designation to the list in Policy L3 and to Higher Kinnerton Inset Map (32)	A small but important greenspace which enhances the quality of surrounding properties and provides an open break to this built up area.
MOD7/66 Map	Policy L3 Designations Table	Main Road Football Pitch, Higher Kinnerton	Add the greenspace designation to the list in Policy L3 and to Higher Kinnerton Inset Map (32)	An important greenspace within the heart of Higher Kinnerton providing a green break within the built fabric of the village.
MOD7/67 Map	Policy L3 Designations Table	L3 (59) Penymaes Road, Holywell	Amend the existing greenspace designation to include the play area on Holywell Inset Map (33).	The play area adjacent to the sports pitch is very well related to the existing greenspace designation and it is logical to extend the designation to include this complementary recreation facility.
MOD7/68 Map	Policy L3 Designations Table	Pistyll, Holywell	Add the greenspace designation to the list in Policy L3 and to Holywell Inset Map (33)	The future development of the adjoining site for residential uses makes this site potentially very important as a central recreation facility and as a green break in the developed area.
MOD7/69 Map	Policy L3 Designations Table	L3 (70) Mancot Lane, Mancot	Delete the existing greenspace designation from the list and Mancot Inset Map (70)	This site has been developed for residential use.
MOD7/70 Map	Policy L3 Designations Table	Leaches Lane, Mancot	Add the greenspace designation to the list in Policy L3 and to Mancot Inset Map (70)	This is a large highway verge which is partially planted and which provides a high quality setting to the adjoining residential properties.
MOD7/71 Map	Policy L3 Designations	L3 (76) Adj. Maes Bodlonfa,	Amend the existing greenspace designation to extend boundary to include the adjoining tennis	The tennis courts are well related to the existing greenspace designation and it is

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Table	Mold	courts on the proposal map.	logical to extend the designation to include this complementary recreation facility.
MOD7/72 Map	Policy L3 Designations Table	L3 (81) Maes Gwern, Mold	Amend the existing greenspace designation on Mold Inset Map (39) as follows: 1. to include the County Wildlife site No. 26SW09 2. to include the tree belt to the rear of Ffordd Hengoed 3. to include a piece of white land between L3 (81) & EM2(4) 4. to extend north eastwards along the wooded valley.	It is considered the sites deserve greenspace designation for the following reasons: 1. To provide greater protection to this important woodland 2. This area is considered to be an important character feature, it is well related to L3 (81) and serves as a buffer between residential and employment uses. 3. This site is well related to L3 (81) and it is logical to include it in the designation 4. To ensure that the designation accurately reflects land which fulfils greenspace functions
MOD7/73 Map	Policy L3 Designations Table	Ffordd Dolgoed, Mold	Add the greenspace designation to the list in Policy L3 and to Mold Inset Map (39)	An attractive space with trees within a densely developed area of Mold with footpath connections to adjoining residential areas
MOD7/74 Map	Policy L3 Designations Table	Victoria Park, Mold	Add the greenspace designation to the list in Policy L3 and to Mold Inset Map (39)	An important greenspace with links to surrounding open spaces which collectively provide a significant green break to an otherwise densely developed area of Mold
MOD7/75 Map	Policy L3 Designations Table	Gas Lane, Mold	Add the greenspace designation to the list in Policy L3 and to Mold Inset Map (39)	An important greenspace with links to surrounding open spaces which collectively provide a significant green break to an otherwise densely developed area of Mold.
MOD7/76 Map	Policy L3 Designations Table	Maes y Dre, Mold	Add the greenspace designation to the list in Policy L3 and to Mold Inset Map (39)	The current development of Maes y Dre together with the potential for future development of HSG1 (14) makes this site potentially very important in the future as a central recreation facility and as a green break in the developed area.
MOD7/77 Map	Policy L3 Designations Table	Railway Line and River Alyn Meadows, Mold	That the plan be modified by designating that part the former railway which lies within the settlement boundary under L3	To afford protection to the disused railway line as a greenspace.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD7/78 Map	Policy L3 Designations Table	L3 (86) Adj. Bryn Road, Mynydd Isa	Amend existing following greenspace designation to extend boundary to include the adjacent highway verges on Mynydd Isa Inset Map (41).	These highway verges are well related and serve the purpose of providing an attractive green setting to the adjoining residential properties
MOD7/79 Map	Policy L3 Designations Table	Heol Fammau Park, Mynydd Isa	Add the greenspace designation to the list in Policy L3 and to Mynydd Isa Inset Map (41)	It is considered the site is an attractive linear area featuring an equipped play area and a public right of way bordered by amenity land and mature trees and offers a visual break in an otherwise densely developed area.
MOD7/80 Map	Policy L3 Designations Table	Land adjacent to A494, New Brighton	Add the greenspace designation to the list in Policy L3 and to New Brighton Inset Map (44)	This is an attractive greenspace whose onsite trees make a significant visual contribution to the gateway of the village along the A494 as well as surrounding residential properties.
MOD7/81 Map	Policy L3 Designations Table	L3 (94) Llys Ben, Northop Hall	That the plan be modified by the deletion of L3(94)	The site whilst having value to the local community is situated outside of the designated settlement boundary and therefore protected from development. Given the protection afforded the site there is no justification in this instance for a greenspace designation.
MOD7/82 Map	Policy L3 Designations Table	Llys Y Wennol, Northop Hall	Add the greenspace designation to the list in Policy L3 and to Northop Hall Inset Map (46)	This former railway track bed offers considerable amenity to local residents as a break in the developed area and as an off road pedestrian footpath. The onsite mature trees give considerable height and green character to neighbouring residential properties and the site has potential importance for local wildlife being part of a wider green corridor.
MOD7/83 Map	Policy L3 Designations Table	Lon y Fron, Pentre Halkyn	Add the greenspace designation to the list in Policy L3 and to Pentre Halkyn Inset Map (49)	This is a steeply sloping amenity green which provides an important setting to the adjacent residential development.
MOD7/84 Map	Policy L3 Designations Table	Green Park, Penyffordd & Penymynydd	Add the greenspace designation to the list in Policy L3 and to Penyffordd/ Penymynydd Inset Map (50)	This is a relatively small area which has local importance as a greenway (off road footpath) directly connecting the open countryside to

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
				the village whilst also providing a break in the developed area.
MOD7/85 Map	Policy L3 Designations Table	Melwood Close, Penyffordd & Penymynydd	Add the greenspace designation to the list in Policy L3 and to Penyffordd/ Penymynydd Inset Map (50)	This is an area of children's play centrally located within a densely developed area providing a break in the urban area and complementing the built environment.
MOD7/86 Map	Policy L3 Designations Table	Park Avenue, Saltney	Add the greenspace designation to the list in Policy L3 and to Saltney Inset Map (56)	An important greenspace within the heart of Saltney providing a green break to this densely developed area.
MOD7/87 Map	Policy L3 Designations Table	Balderton Brook, Saltney	Add the greenspace designation to the list in Policy L3 and to Saltney Inset Map (56)	A linear greenspace which is an important character feature within the local community.
MOD7/88 Map	Policy L3 Designations Table	Tegid Way, Saltney	Add the greenspace designation to the list in Policy L3 and to Saltney Inset Map (56)	A small but important green break within an otherwise densely developed area
MOD7/89 Map	Policy L3 Designations Table	Crofter Park, Sandycroft	Add the greenspace designation to the list in Policy L3 and to Sandycroft Inset Map (15)	This space is a break in the developed area and also performs a very important role in providing a buffer between incompatible uses.
MOD7/90 Map	Policy L3 Designations Table	Alexander Street, Shotton/Aston	Add the greenspace designation to the list in Policy L3 and to Shotton/ Aston Inset Map (15)	An important greenspace within the heart of Aston/Shotton providing a green break to this densely developed area.
MOD7/91 Map	Policy L3 Designations Table	North Street, Shotton/Aston	Add the greenspace designation to the list in Policy L3 and to Shotton/Aston Inset Map (15)	An important greenspace within the heart of Aston/Shotton providing a green break to this densely developed area.
MOD7/92 Map	Policy L3 Designations Table	Central Drive, Shotton/Aston	Add the greenspace designation to the list in Policy L3 and to Shotton/Aston Inset Map (15)	An important Greenspace within the heart of Aston/Shotton providing a green break to this densely developed area.
MOD7/93 Map	Policy L3 Designations Table	Shotton Lane, Shotton/Aston	Add the greenspace designation to the list in Policy L3 and to Shotton/Aston Inset Map (15)	An important greenspace within the heart of Aston/Shotton providing a green break to this densely developed area.
MOD7/94 Map	Policy L3 Designations Table	Bryn Hyfryd, Sychdyn	Add the greenspace designation to the list in Policy L3 and to Sychdyn Inset Map (57)	This is a small but very attractive planted greenspace which complements the surrounding built environment.
MOD7/95 Map	Policy L3 Designations	Queen Street, Treuddyn	Add the greenspace designation to the list in Policy L3 and to Treuddyn Inset Map (61)	An important greenspace within the heart of the village of Treuddyn which is well related to

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Table			village facilities, which provides an important green break to the developed area and which complements surrounding built development.
MOD7/96	Page 34 L3 Paragraph 7.13		In line 1 of para 7.13 delete '104' and replace with '159'.	As a result of additional green spaces being added and some being deleted.
MOD7/97	Page 35 L4 Common Land Paragraph 7.14		In line 1 delete the sentence 'Common land has historic...recreational use.' and replace with 'Generally speaking, Common Land is land owned by one person over which another person is entitled to exercise rights of common e.g. grazing their animals. It is registered under the Commons Registration Act 1965 and is also subject to special statutory protection. Common Land has value to different sectors of the community, comprising an important part of Wales' agricultural economy, a valuable recreational resource and a vital component of its natural and historical resource.'	To provide clarity on the meaning of Common Land and its agricultural use.
MOD7/98	Page 35 L4 Common Land Paragraph 7.14		In line 4 after 'Land' insert 'and Village Greens' and after 'Council' insert ';'. In line 5 delete 'which has certain responsibilities as the guardian of common land in Flintshire.' And insert 'whose chief function is to maintain the register for public inspection, to conduct searches of the registers in response to applications from the public and conveyancers and to handle applications for amendments to the register.'	To appropriately reflect the Authority's responsibility in respect of the register of Common Land.
MOD7/99	Page 35 L4 Common Land Paragraph 7.14		In line 9 after 'landscape.' delete the sentence 'Common land is unfenced and therefore public access is unrestricted.' and replace with 'The public currently have a right of access nationally to around 20% of common land and there is informal access to many other commons. The public has a right of access on foot to all	To provide clarity on the lawful use of common land in respect of the public.

PROPOSED MODIFICATIONS – CHAPTER 7 LANDSCAPES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			registered common land in accordance with the CRoW Act 2000 although in some areas there will be restrictions in order to protect the interests of land management or wildlife.'	
MOD7/100	Page 35 L4 Common Land Paragraph 7.14		In line 14 delete the sentence 'Individuals must apply...planning permission.' and replace with 'Some works affecting Common Land lie outside the planning system but are regulated by the Law of Property Act 1925 and require the consent of the NAW.'	To provide clarity on the legislation governing Common Land.
MOD7/101	Page 35 L4 Common Land Criterion c.		Delete criterion c.	To ensure the policy is in line with national guidance
MOD7/102	Page 35 L5 Environmental Improvement Schemes		In policy wording in line 2 after 'be' delete 'encouraged' and replace with 'permitted'	To avoid the policy being read as a statement of intent.
MOD7/103	Page 36 L6 The Coast		Changing the policy title to 'The Undeveloped Coast'	To clarify the aim of the policy as being to protect the special qualities of the undeveloped coast
MOD7/104	Page 36 L6 The Coast		Delete the preamble to the criteria and replace it with 'within the undeveloped coast development will only be permitted where:-'	To clarify the exact area the policy relates to.
MOD 7/105	Page 36 L6 The Coast Criterion c.		Delete wording and replace with 'it would not unacceptably harm areas of nature conservation, landscape or biodiversity'	To strengthen the policy in respect of the environmental impacts of development along the coast.
MOD7/106	Page 36 L6 The Coast Criterion e.		Delete wording and replace with 'it would not be potentially at risk of flooding nor unacceptably increase erosion or flooding or interfere with natural coastal processes.'	To accord with Tan15 Development and Flood Risk
MOD7/107	Page 36 L6		Delete the first sentence of paragraph 7.17 and replace with 'For the purpose of this policy the	To clarify the exact area the policy relates to.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	The Coast Paragraph 7.17		undeveloped coast is regarded as being the undeveloped land and estuary to the north of the A548.'	
MOD7/108	Page 36 L6 The Coast Paragraph 7.17		At the end of the paragraph insert the sentence 'By its nature, the undeveloped coast is often at risk of flooding and proposals for development along the coast will therefore also be considered under the guidance contained in TAN 15 – Development and Flood Risk (July 2004).'	To accord with TAN 15 Development and Flood Risk
MOD7/109	Page 36 L6 The Coast		Add the following new paragraph: 'Relevant plans and environmental assessments, such as the Dee Estuary Strategy, the Cell 11 Shoreline Management Plan and seascape assessments, should be taken into account in considering proposals for the undeveloped coast as the impacts of some activities can be great and may relate to pressures for inappropriate development.'	To reflect guidance contained in PPW.
MOD 7/110	Page 36 L6 The Coast		At the end of new paragraph 7.19 add the following: Other Key Policies: <ul style="list-style-type: none"> • EWP16 Flood Risk • SR8 The Dee Estuary Corridor 	To ensure that the flood risk implications along the coast are recognised and to link the policy to SR8 which relates to the same area.

PROPOSED MODIFICATIONS – CHAPTER 8 WILDLIFE AND BIODIVERSITY

MODIFICATION No.	DEPOSIT UDP REFERENCE (page/ policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD 8/1	Policy Objectives		In policy objective a. substitute the word 'key' with 'important'	To provide clarity as the word which is used throughout the policies is 'important'.
MOD 8/2	Indicators of Policy Performance		Delete the wording of IPP 22 and replace it with 'Area of each Habitat Action Area Plan'	In the interests of clarity the IPP needs to be reworded to reflect the terminology in the BAP.
MOD 8/3	Indicators of Policy Performance		In IPP 24 delete the words 'protected species in LBAP' and replace it with 'species identified in Species Action Plans in the BAP'	In the interests of clarity the IPP needs to be reworded to reflect the terminology in the BAP.
MOD 8/4	Targets		In Target 3 in line 3 after 'county' insert 'geology/'	To extend additional protection to sites of important geodiversity and aid in identifying this subject as an issue for consideration in the determination of a planning application.
MOD 8/5	Page 37 Paragraph 8.1		In line 3 after 'enhancing' insert 'geological (geodiversity) and'	To extend additional protection to sites of important geodiversity and aid in identifying this subject as an issue for consideration in the determination of a planning application.
MOD 8/6	Page 37 Paragraph 8.3		In last two sentences deletion of reference to 'landscape' and replacement of 'landscape' with 'biodiversity'	The chapter is concerned with wildlife and biodiversity not landscape.
MOD 8/7	Page 37 Paragraph 8.4		At the end of the paragraph add the new sentence 'Flintshire contains many habitat types and nature conservation designations, with the Dee Estuary and Floodplain being a key strategic habitat type.'	To serve as an example of Flintshire's natural heritage.
MOD 8/8	Page 37 Paragraph 8.6		In line 1 delete 'Finally,'	To avoid implying that the enhancement of nature conservation sites is less important.
MOD 8/9	Page 37 WB1		Delete policy title and replace with 'Species Protection'	To ensure that the policy title reflects the wording and objectives of the policy in terms of protecting all important species.
MOD 8/10	Page 37 WB1		In line 1 after 'have' delete 'an' and replace with 'a significant'	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD 8/11	Page 37 WB1 Paragraph 8.7		In line 1 after 'of' delete 'a protected' and insert 'an important'	To improve clarity in the Plan.
MOD 8/12	Page 38		Delete the first sentence and replace with 'The	To add clarity to the Plan and reflect the

PROPOSED MODIFICATIONS – CHAPTER 8 WILDLIFE AND BIODIVERSITY

MODIFICATION No.	DEPOSIT UDP REFERENCE (page/ policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	WB2 Paragraph 8.11		purpose of an appropriate assessment as required by the Habitats Directive and Regulations, is to ascertain, in view of the sites conservation importance, whether development would have an adverse effect on the integrity of the designated site.'	provisions of Reg 48 (1)(b) of the Habitats Regulations.
MOD 8/13	Page 38 WB2 Paragraph 8.11		After the words 'cumulative developments' add the following sentence 'Detailed guidance in respect of internationally important sites is given in a table contained in Planning Guidance Wales – Technical Note 5.'	A short reference to the table would set WB2 in context and thereby assist users of the Plan.
MOD 8/14	Page 38 WB2 Proposals Maps		Update the proposals maps to include the current boundaries of nature conservation sites at time of adoption	When the Plan is adopted it is important that the proposals map shows up to date boundaries for nature conservation sites.
MOD 8/15	Page 38 WB2		Delete WB2 and substitute it with:- 'Development will not be permitted unless :- a) it is demonstrated that it will not have a significant adverse effect on any Ramsar site or Natura 2000 site (including SPAs, potential SPAs, SACs, candidate SACs); or b) it is demonstrated, following appropriate assessment, that it will not adversely affect the integrity of any Ramsar or Natura 2000 site.'	In the interests of clarity.
MOD 8/16	Page 38 WB2 Paragraph 8.12		In line 5 delete the word 'an' and insert the words 'suitable supporting'. After the word 'environmental' delete the word 'statement' and insert the words 'impact information'. In line 6 delete the words 'A full environmental assessment' and replace with 'An Environmental Impact Assessment' before the words 'will be'. After the word 'instances' replace '.' with ',' and add the words 'which is the process by which information about the likely significant environmental effects of certain types of	To provide clarity and assist users of the Plan.

PROPOSED MODIFICATIONS – CHAPTER 8 WILDLIFE AND BIODIVERSITY

MODIFICATION No.	DEPOSIT UDP REFERENCE (page/ policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			development is collected, assessed and taken into account in deciding whether planning permission should be granted.'	
MOD 8/17	Page 38 WB2 Paragraph 8.13		In line 6 before 'exceptional' delete 'those' and after 'circumstances' delete 'referred to in Policy WB2. Reasons' and replace with 'for reasons' and in line 9 before 'must' insert 'which'	To provide clarity and to ensure that the issue of Appropriate Assessment is properly addressed in the Plan.
MOD 8/18	Page 38 WB2 Paragraph 8.13		Insert an additional sentence at the end of paragraph 8.13: 'In such circumstances it will be necessary to secure compensatory measures to protect the community wide network of SPAs and SACs.'	To ensure that the plan addresses the issue of compensatory measures where development adversely affects international nature conservation designations.
MOD 8/19	Page 38 WB2		Include at end of explanation 'Other Key Policies: <ul style="list-style-type: none"> • HSG1 New Housing Development Proposals • HSG2A North West of Garden City • EM1 General Employment Land Allocations • EM3 Development Zones and Principal Employment Areas' 	To stress that development proposals on certain land allocations are fully assessed in terms of preventing harm to international nature designations.
MOD 8/20	Page 39 WB3		Delete policy wording and replace with 'Sites of Special Scientific Interest (SSSI) will be protected. There will be a presumption against development either within or in the vicinity of a site which would have a significant adverse effect on the nature conservation interest of the site.'	To increase the protection afforded to SSSI's and to ensure that the clarity of the wording and implementation of the policy are improved.
MOD 8/21	Page 39 WB3 Paragraph 8.14		In line 5 after 'them.' delete 'These sites' and insert 'SSSI's'	To add clarity to the Plan.
MOD 8/22	Page 39 WB4		In line 3 after 'likely to' delete 'destroy or seriously affect' and replace with 'have a significant adverse effect on'	To improve the clarity of the wording and implementation of the policy.
MOD 8/23	Page 39		Insert the words 'and geodiversity' at the end of	The policy deals with sites of geological

PROPOSED MODIFICATIONS – CHAPTER 8 WILDLIFE AND BIODIVERSITY

MODIFICATION No.	DEPOSIT UDP REFERENCE (page/ policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	WB4 Paragraph 8.17		the first sentence in para 8.17	importance and it is appropriate that its accompanying text refers to geodiversity.
MOD 8/24	Page 39 WB4 Paragraph 8.18		In line 4 after 'be a' delete 'significant' and in line 7 after 'refused if' insert 'where in accordance with National Planning Guidance other material factors are sufficient to override nature conservation considerations.'	To further clarify the hierarchy of nature conservation designations.
MOD 8/25	Page 39 WB5		In policy title after 'Habitats' delete ', Flora and Fauna'	To improve clarity in the Plan.
MOD 8/26	Page 39 WB5		Delete policy wording and replace with 'Development will be permitted only if it will not have a significant adverse effect on wildlife and habitats of local importance.'	To further clarify the hierarchy of nature conservation designations.
MOD 8/27	Page 39 WB5 Paragraph 8.19		In line 1 after 'undesigned' delete 'features' and insert 'sites'	To improve clarity in the Plan.
MOD 8/28	Page 39 WB5 Paragraph 8.20		In line 1 after 'Such' delete 'features' and insert 'sites'	To improve clarity in the Plan.
MOD 8/29	Page 40 WB5 Paragraph 8.21		Delete para 8.21 and replace it with:- 'However, planning permission will not be refused, where in accordance with national policy guidance, other material factors are sufficient to override nature conservation interests. Conditions and agreements will be used to mitigate any harmful effects to nature conservation interests.'	To more accurately reflect the content of the policy and ensure harm to nature conservation interests is minimised.
MOD 8/30	Page 40 WB6		In Policy wording in line 3 after 'will be' delete 'supported' and insert 'permitted'	To avoid the policy being read as a statement of intent.
MOD 8/31	Page 40 WB6 Paragraph 8.22		Insert the words 'and geodiversity' in the third line of para 8.22 after 'biodiversity' and before 'within'	To tie the policy into geodiversity and to link back to para 8.1 where it is first mentioned.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD9/1	Relevant Strategic Aims		<p>Policy Objective a. In line 2 after 'environment' insert 'and historic landscapes' In line 3 after 'repair' insert 'and management'</p> <p>Indicator of Policy Performance No.26 In line 2 after 'areas' insert 'and historic landscapes'</p> <p>Indicator of Policy Performance No. 31 In line 1 after 'affecting' insert 'designated' and after 'sites' delete 'or' and insert ', conservation' and after 'areas' insert 'or historic landscapes'</p> <p>Target 4 In line 2 after 'sites' insert ', historic landscapes'</p>	To add clarity to the Plan.
MOD9/2	Page 41 Paragraph 9.6		In line 5 after 'the' delete 'County' and insert 'Courts'	To correct a typographical error.
MOD9/3	Page 41 Paragraph 9.7		Replace the words 'the character and appearance of which it is desirable to preserve and enhance' in para 9.7 with 'the character or appearance of which it is desirable to preserve or enhance'	To reflect the wording of s72 of the 1990 Act and the terminology in HE1.
MOD9/4	Page 42 Paragraph 9.9		In bullet point 5 in line 2 before 'Development' insert 'Permitted' and after 'Order' delete '1988' and insert '1995'	Reference should be made to the latest Legislation update.
MOD9/5	Page 42 Paragraph 9.10		In line 5 after 'preservation' delete 'and' and insert 'or'	To comply with advice contained in Planning Policy Wales.
MOD9/6	Page 42 Paragraph 9.13		In line 3 after 'compiled by' delete 'Cadw (The Welsh Office Historic Monuments Agency) and insert 'Cadw: Welsh Historic Monuments' In line 5 after 'over' delete '370' and insert '868' In line 6 after 'importance' insert '(The number of listed buildings changes over time as de-listings and new listings occur)'	To add clarity and accuracy to the Plan.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>In line 9 after 'interest' delete 'The' and insert 'Under the Listed Buildings and Conservation Areas Act 1990, the'</p> <p>In line 11 after 'and' delete 'uses its powers under the Listed Buildings and Conservation Areas Act 1990 through Listed Building Consents' and insert 'the desirability of preserving listed buildings, their setting, or any features of special archaeological or historic interest which they possess'</p> <p>In line 15 after 'building' insert (although not all curtilage buildings are protected by listing)'</p>	To accurately reflect the provisions of the Listed Buildings and Conservation Areas Act 1990.
MOD9/7	Page 42 Paragraph 9.14		<p>In line 6 after "Register of" insert 'Landscapes,'</p> <p>In line 7 delete 'and Landscape'</p>	To add clarity and accuracy to the Plan.
MOD9/8	Page 42 Paragraph 9.14		<p>In line 11 after 'Parks' insert 'and'</p> <p>In line 12 after 'Landscapes of' insert 'Outstanding'</p> <p>In line 13 after 'Landscapes of' delete 'Outstanding' and insert 'Special'</p> <p>In line 13 after 'Interest.' delete the sentence 'In Flintshire there ...and Halkyn Mountain.' and replace with 'Within Flintshire, at present, there are 23 registered historic parks and gardens and one historic landscape (Holywell Common and Halkyn Mountain) along with the eastern boundary of the Vale of Clwyd outstanding historic landscape.'</p>	To add clarity and accuracy to the Plan.
MOD9/9	Page 42 Paragraph 9.14		<p>In line 19 after 'supported by' delete 'policies within the plan, which are intended to ensure the preservation and appropriate restoration' and insert 'policy HE5, which seeks to ensure the preservation, conservation and management'</p>	To add clarity and accuracy to the Plan.
MOD9/10	Page 43 HE1 Paragraph 9.22		<p>In line 4 after 'must' insert 'preserve or' and after 'enhance' insert 'the'</p> <p>In line 5 after 'qualities' insert 'of the conservation'</p>	To add clarity and consistency to the Plan.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			area'	
MOD9/11	Page 43 HE1 Paragraph 9.23		Delete the wording and replace with 'The designation of a Conservation Area provides some protection to trees even if they are not subject to a TPO. Any works to trees in conservation areas requires 6 weeks notice; this gives the Council time to consider whether a TPO should be made.'	To add clarity and accuracy to the Plan.
MOD9/12	Page 43 HE1 Paragraph 9.25		In line 7 after 'will' insert ', where applicable,'. In line 8 delete 'Secretary of State' and insert 'Welsh Assembly Government' In line 8 after 'directions' insert '(not all Article 4 directions require confirmation)'	To provide updated information in the Plan.
MOD9/13	Page 43 HE1 Paragraph 9.25		Amend the final sentence in para 9.25 to read 'This will remove PD Rights making it necessary for owners in the conservation area to apply for planning permission for development normally permitted under parts 1 and 2 of the Town and Country Planning (General Permitted Development) Order 1995 and enable tighter controls over development in conservation areas.'	To correctly reflect the provisions of the 1995 Town and Country Planning (General Permitted Development) Order.
MOD9/14 Map	HE1/3	Holywell	Amend the proposals map by extending Holywell Conservation Area on Holywell Inset Map (33)	As a result of the conservation boundary review under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
MOD9/15	Page 43 HE2		Delete Policy Title 'Alteration, Extension and Change of Use of Listed Buildings' and insert 'Development Affecting Listed Buildings and their Settings'	To ensure that the policy title reflects changes to its policy wording in respect of the setting of listed buildings.
MOD9/16	Page 43 HE2		Delete introductory paragraph of policy wording and replace with 'Any development affecting listed buildings or their settings, including internal or external alterations or change of use will be permitted only where:'	To strengthen the policy coverage and reflect PPW para 6.5.7.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD9/17	Page 44 HE2 Paragraph 9.27		In line 5 replace 'Circulars' with 'Circular' and delete '60/96 and'	To avoid providing inappropriate referencing.
MOD9/18	Page 44 HE2		Insert the following new paragraph: 'In the exceptional circumstances that demolition of a listed building is allowed, it cannot take place until the requirements of section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990 have been discharged. Detailed records may be taken of the building prior to the commencement of work. When consulted, the Royal Commission on the Ancient and Historical Monuments of Wales will have advised whether they want to record. A scheme of either redevelopment or restoration must have been agreed prior to demolition.' Renumber subsequent paragraphs accordingly	To improve the policy explanation.
MOD9/19	Page 44 HE3		In Policy title delete 'of Listed Buildings or Buildings' so that the full title reads 'Demolition in Conservation Areas'	To ensure that the policy title reflects the revised policy content, which now refers to demolition of buildings and structures within Conservation Areas.
MOD9/20	Page 44 HE3		Delete policy wording and replace with 'Development involving the substantial or total demolition of a building(s) or structure(s) in a Conservation Area will not be permitted unless the demolition and any proposed replacement building would preserve or enhance the character or appearance of the area.'	To prevent duplication with policy HE2 which is concerned with listed buildings.
MOD9/21	Page 44 HE3 Paragraph 9.30		In line 2 after 'building' insert ',' and delete 'or' In line 2 after 'structure' insert 'or relevant structure within the curtilage of a listed building' In line 2 after 'unless' delete 'a very strong' and insert 'an exceptional'	To add clarity to the Plan.
MOD9/22	Page 44		Combine existing Paras 9.30 and 9.31 and	As a result of the demolition of listed buildings

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	HE3		relocate to HE2 and renumber as Para 9.30, such that it comes after the paragraph that begins 'Modern attachments such as satellite television antennae...'	being relocated to policy HE2.
MOD9/23	Page 44 HE3 Paragraph 9.32		Delete paragraph 9.32 and insert the following new paragraph: 'Conservation Areas derive their character from a number of features including buildings and structures. Conservation area designation includes control over demolition, which may require conservation area consent. Although there is no statutory duty to have regard to the development plan in relation to conservation area consent, such applications are usually associated with planning applications for development proposals which should be determined in accordance with the plan under Section 54A. When this occurs an assessment will be made of the proposal's impact on the character or appearance of the conservation area. In making such an assessment the Council will seek to preserve those buildings that contribute to the conservation area. Section 91 of Welsh Office Circular 61/96 details the criteria to be used in assessing planning applications and Conservation Area Consent.'	To provide a fuller explanation of the policy.
MOD9/24	Page 45 HE3 Paragraph 9.33		Delete paragraph 9.33	As a result of the paragraph being amended and inserted into Policy HE2.
MOD9/25	Page 45 HE4		In Policy wording in line 2 after 'on' delete 'this' and insert 'the'	To add clarity to the Plan.
MOD9/26	Page 45 HE4 Paragraph 9.36		Delete the 1 st sentence and replace with 'Where consent is required and alterations are subsequently permitted, care will be taken to ensure that these are not detrimental to the	To add clarity and accuracy to the Plan.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			historic character of the building.'	
MOD9/27	Page 45 HE5		In Policy title after 'Protection of' insert 'Registered' In Policy wording in line 1 after 'affecting' delete 'registered landscapes, parks and gardens of special historic interest' and insert 'land in the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales' In line 3 after 'setting' insert 'and significant views'	To add clarity and accuracy to the Plan.
MOD9/28	Page 45 HE5 Paragraph 9.38		Delete the first two sentences and replace with 'It is recognised that historic landscapes generally cover significant areas of land where it is only the more major developments which are likely to impact on the character of the overall landscape. Therefore, development within a registered landscape which is acceptable in terms of other plan policies will not be permitted where it would have more than a local impact on the area identified in the Register. Instead the conservation of the landscape will be encouraged.' In line 7 after 'applications' insert 'affecting historic landscapes, parks and gardens'	To strengthen the explanation to the policy.
MOD9/29	Page 45 HE5 Paragraph 9.38		That after the end of the amended wording of para 9.38 (Proposed Change 236) the following be added: 'The level of significance of the impacts of a development on a historic landscape will be assessed by the use of Assessment of Significance of the Impact of Development on Historic Landscape (ASIDOHL).'	To provide additional explanation in respect of development proposals affecting historic landscapes.
MOD9/30	Chapter 9 HE6		In the policy wording delete 'sites or their setting will' and replace with 'site, or its setting, will'	To improve the grammar of the policy wording.
MOD9/31	Page 46 HE6		Delete the first two sentences and replace with 'The Welsh Assembly Government must be	To provide a more accurate explanation to the policy.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Paragraph 9.41		consulted on any development proposal likely to affect a Scheduled Ancient Monument and Scheduled Monument Consent must be sought from the Assembly for any proposed works to a Scheduled Ancient Monument. This policy seeks to ensure the physical preservation of nationally important archaeological remains and there is a presumption in favour of their physical preservation in situ. To achieve this, a thorough archaeological field evaluation of the impact of any proposal likely to affect a nationally important archaeological site must be submitted before a decision on a planning application is taken.'	
MOD9/32	Page 46 HE6 Paragraph 9.42		In line 1 after 'define' delete the ':' In line 3 after 'site' delete the ';' and insert 'and' In line 5 after 'features' delete the ';' and insert ' ' . In some cases it may be possible to satisfactorily mitigate' and delete 'the means of mitigating' In line 6 after 'by' insert 'the' and after 'proposal' insert a ' ' In line 7 delete 'to achieve physical preservation or, where this is not practicable or desirable, provision for archaeological recording prior to any destruction' and replace with 'In exceptional cases where the County Council decides that the physical preservation in situ of archaeological remains is not justified, it must be satisfied that there is appropriate and satisfactory provision for the investigation and recording of remains'	To provide a more accurate explanation to the policy.
MOD9/33 Map	HE6	Wat's Dyke, New Brighton	Include a symbol indicating the Scheduled Ancient Monument in the vicinity of the Beaufort Park Hotel on New Brighton Inset Map (44)	Omitted from the proposals map in error.
MOD9/34	HE6	Adj. to the Blue Bell	Include a symbol indicating the Scheduled Ancient	Omitted from the proposals map in error.

PROPOSED MODIFICATIONS – CHAPTER 9 HISTORIC ENVIRONMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
Map		P.H., Ffrith	Monument adjacent to the Blue Bell Public House on Ffrith Inset Map (19)	
MOD9/35 Map	HE6	Gorsedd	Include a symbol indicating the Scheduled Ancient Monument on Gorsedd Inset Map (23)	Omitted from the proposals map in error.
MOD9/36 Map	HE6	Mynydd Isa	Include a symbol indicating the Scheduled Ancient Monument at Wats Dyke on Mynydd Isa Inset Map (41)	Omitted from the proposals map in error.
MOD9/37	Page 46 HE7		In Policy wording in line 1 add an 's' at the end of 'affect' In Policy wording in line 2 after 'local' insert 'and/or regional' In Policy wording in line 2 after 'interest' insert 'and their settings'	To strengthen the policy wording and reflect PPW.
MOD9/38	Page 46 HE7 Paragraph 9.43		In line 1 before "Where' begin the sentence by inserting 'This policy seeks to protect other archaeological remains that are of less than national importance but which are nevertheless of significance.' In line 5 after 'undertaken' end the sentence by inserting 'to determine whether the remains are of local or regional importance'	To add clarity and accuracy to the explanation to the policy.
MOD9/39	Page 46 HE7 Paragraph 9.46		In line 1 after 'The' delete 'Secretary of State' and insert 'Welsh Assembly Government'. In line 7 after 'resort.' insert a new sentence 'It is possible for development to take place with archaeological remains retained in situ and discussions should take place with the County Council at an early stage to reduce any potential conflict where possible.'	To add clarity and accuracy to the explanation to the policy.

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD10/1	Targets		Target 5 – delete 'by 2005'	The deadline has passed and there is no new timescale for preparation of the Parking Management Strategy
MOD10/2	Relevant Strategic Aims IPP 35		Amend IPP35 to read 'No. of major traffic generating developments for which a travel plan is supplied'	To make the IPP compatible with AC4
MOD10/3	Relevant Strategic Aims IPP 37		Delete the wording of Indicator of Policy Performance No. 37 and replace with 'Provision of parking spaces in accordance with 'maximum' parking standards'	To accord with the Council's up to date parking standards
MOD10/4	Relevant Strategic Aims IPP 45 & 46		Delete the number '46' and merge the sentence onto the end of IPP45 to read 'proportion of development making provision for people with special needs'	To correct a drafting error
MOD10/5	Page 50 Paragraph 10.12		At the end of the bullet points insert the paragraph 'Within the County there are a number of key transport interchanges including Shotton (Wrexham – Bidston railway line with North Wales Coast railway line & local bus services), Flint (railway station and local bus services), Mostyn (port/railway) and minor interchanges on the Wrexham - Bidston railway line at Cefn y Bedd, Caergwrle, Penyffordd, Little Mountain (Buckley) and Hawarden. Furthermore, there are transport hubs at Mold and Holywell Bus Stations.'	To add clarity for users of the plan
MOD10/6	Page 48 National Planning Policy Paragraph 10.4		Delete all the text in the paragraph and replace with 'The goal of the Assembly Government's Wales Transport Strategy, One Wales: Connecting the Nation (2008) is to 'promote sustainable transport networks that safeguard the environment while strengthening our country's economic and social life'. This reflects the Assembly's wider thinking in the One Wales document.'	To provide an up-to-date national planning context for transport
MOD10/7	Page 48 National Planning		Delete all the text in the paragraph and replace with	To provide an up-to-date national planning context for transport

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Policy Paragraph 10.5		<p>'The Assembly Government's objectives for transport as set out in the revised Technical Advice Note (TAN) 18 Transport are:</p> <ul style="list-style-type: none"> • promoting resource and travel efficient settlement patterns; • ensuring new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion; • managing parking provision; • ensuring that new development and major alterations to existing developments include appropriate provision for pedestrians (including those with special access and mobility requirements), cycling, public transport and traffic management and parking/servicing; • encouraging the location of development near other related uses to encourage multi-purpose trips • promoting walking and cycling; • supporting the provision of high quality, inclusive public transport; • promoting the location of warehousing and manufacturing developments to facilitate the use of rail and sea transport for freight; • encouraging good quality design of streets that provide a safe public realm and a distinct sense of place; and • ensuring that transport infrastructure or service improvements necessary to serve new development allow existing transport networks to continue to perform their identified functions.' 	
MOD10/8	Page 49 National Transport		After paragraph 10.8 add the following new paragraphs:	To provide a general up-to-date context for transport

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Guidance		<p>10.9 The Welsh Assembly Government (WAG) has recently produced "Connecting Wales: the Wales Transport Strategy", which is its transport strategy for Wales, and they will also be producing the National Transport Plan which is a plan for transport functions within Wales as a whole for which the Assembly Government is responsible. These include trunk roads and railways. It is now intended that Regional Transport Plans (RTPs) will replace the existing LTPs during 2008. This reflects a need to plan transport improvements on a regional basis recognising that many transport issues across Wales raise cross boundary issues for LAs.</p> <p>10.10 There will be four RTPs within Wales, one of which will cover the six local authorities in North Wales. The RTP in North Wales is being developed by Taith, which is a transport partnership of these six local authorities and is a strategy for delivering improvements to the transport system in North Wales over the next 25 years. The RTPs sit alongside the National Transport Plan looking after all the other transport functions in the regions. This link between the two plans is especially important as so many strategic routes within the region are controlled by the Welsh Assembly Government. These routes are important locally to the people who live near them and use them for their general transport needs. The RTP must also link closely with the aims and objectives of the Wales Spatial Plan (WSP) which</p>	

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>aims to deliver an agenda for the sustainable development of Wales over the next 20 years and the more detailed development plans produced by the Councils covering the North Wales region. Taith's area includes the North West, North East and part of the Central Wales areas defined by the WSP. There are close links between the Taith Consortium and the Spatial Plan area teams to ensure compatibility between the plans.</p>	
MOD10/9	Page 50 The Existing Transport Network Paragraph 10.14		<p>Line 16 – delete from 'In the short term' to 'Drome Corner and Ewloe.' and replace with 'The widening scheme of the A494/A550 between Deeside Park and Drome Corner was opened in November 2004. The Trunk Road Forward Programme 2002 confirmed the Welsh Assembly Government's preferred route between Drome Corner and Ewloe, however following a Public Local Inquiry into the proposed route, an announcement was made in March 2008 to the effect that the scheme subject of the consultation was no longer being pursued. The exact implications on the widening of the A494/A550 between Drome Corner and Ewloe are therefore not know at this time.'</p>	To provide a general update
MOD10/10	Page 51 AC1 Paragraph 10.20		<p>Delete all the text of the paragraph and replace with 'Standards that enable people with disabilities to access and use buildings can have a considerable impact on their design and appearance. Building Regulations and British Standards and Guidance lay down standards for access to all classes of building. Adopting an inclusive approach from the outset minimises the need for new buildings to require subsequent modifications to ensure compliance with the Disability Discrimination Act 1995 (as amended</p>	To provide a general update and ensure reference is made to supplementary planning guidance

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			2005). The Council intends to update its existing Local Planning Guidance Note 'Access for All' in the form of SPG'.	
MOD10/11	Page 51 AC2 Criterion a.		In line 1 after 'safe,' delete 'discrete'	To ensure the policy is in line with national policy
MOD10/12	Page 52 AC2 Paragraph 10.23		In line 2 after 'footpath.' add the following sentence: 'The retention and sympathetic incorporation of a public right of way in a development should be considered from the outset of the design process.'	To add clarity and to emphasise the importance and desirability of retaining public rights of way.
MOD10/13	Page 52 AC3		In line 1 after 'will be' delete 'permitted only where' and insert 'required where appropriate, to provide'	To add clarity and acknowledge the varying nature of development
MOD10/14	Page 52 AC3 Criterion a.		In line 1 delete 'there is' and after 'and' delete 'direct' and replace with 'convenient'	To clarify to the plan
MOD10/15	Page 52 AC3		Delete criterion b. Renumber subsequent criteria as b. and c. rather than 'i' and 'ii'. In new criterion b. after 'amenities' insert 'and facilities'	To broaden the scope of the policy and to add clarity to the plan
MOD10/16	Page 52 AC3 Paragraph 10.24		In line 1 after 'cyclists in' delete 'all'	To add clarity to the plan
MOD10/17	Page 52 AC3 Paragraph 10.25		In line 4 after 'Developments' delete 'in the centre of towns and main villages;' and replace with 'which are likely to qualify for consideration under this policy include:'	To add clarity to the plan
MOD10/18	Page 52 AC3 Paragraph 10.26		In the third bullet point delete 'making better use of natural resources by improving derelict and redundant industrial sites;' and replace with 'bringing about environmental improvements and enhancing derelict and redundant sites;'	To improve the explanation of the policy
MOD 10/19	Page 53 AC4 Policy Title		In policy title before 'Major Traffic Generating Developments' insert 'Travel Plans for'.	To ensure that the policy title accurately reflects the policy objective.

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD10/20	Page 53 AC4		In policy wording in line 2 after 'will' insert 'only'. Add the following paragraph to policy wording after criterion d: 'In the case of outline or speculative proposals the Council will require the submission of a Travel Plan at reserved matters stage or other appropriate pre-agreed time, through either a planning condition or legal agreement.'	To strengthen and add clarity to the policy wording
MOD10/21	Page 53 AC4 Paragraph 10.28		In line 4 after 'car.' Insert 'The Policy is concerned with those developments which are likely to generate a demand for car based travel which would be unsustainable'.	To add clarity to the Plan.
MOD10/22	Page 53 AC4 Paragraph 10.29		In line 9 after 'identify' delete 'and' and insert 'current transport infrastructure and travel patterns,' In line 10 after 'travel and' insert 'identify'	To add clarity and definition to the Plan
MOD10/23	Page 53 AC4		Insert the following new paragraph at the end of the policy explanation: 'It is recognised that in the case of outline or speculative development proposals it is impractical to require the submission of a Travel Plan without having detailed knowledge of the end user. In these circumstances it will be more appropriate for a Travel Plan to be submitted at reserved matters stage or at some other pre-agreed time where there is sufficient information to draw up a Travel Plan and set out the implementation and monitoring mechanisms. The Council will use planning conditions or legal agreements to bring about Travel Plans.' Renummer subsequent paragraphs accordingly.	To reflect the amended policy wording
MOD10/24	Page 54 AC6		Add the following sentence to policy wording after criterion d. 'Development which enhances the existing and/or brings about new railway stations and associated facilities will be welcomed.'	To introduce a positive element to the policy

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD10/25	Page 54 AC6		Insert the following new paragraph at the end of the policy explanation: 'The Council will welcome development proposals which bring about the improvement of existing railway stations and facilities or the provision of new, or bring about some other improvement which will be beneficial to the operation of the line.'	To reflect the amended policy wording
MOD10/26	Page AC7		In policy wording in line 1 delete 'Disused rail...would prejudice' and replace with 'Development will not be permitted where it would prejudice the re-use of disused rail corridors where there is a reasonable prospect of'	To comply more fully with National Guidance
MOD10/27	Page 54 AC7 Criterion b.		In line 2 after 'corridor' insert 'for walking, cycling or horse riding'	To add clarity to the policy
MOD10/28	Page 54 AC7		The plan be modified by: Inserting a new sentence after criterion (d) of the policy to read <i>Any planning application for development which would compromise the integrity of a disused railway line should be accompanied by an assessment which demonstrates there is no reasonable prospect of the uses in (a) to (d) coming forward</i>	To make it clear that any application for development which would compromise the integrity of a disused railway should be accompanied by a rigorous assessment which considers the prospects of the uses set out in AC7 coming forward both within and beyond the plan period.
MOD10/29	Page 54 AC7		Insert a new paragraph before paragraph 10.35 which reads: 'This policy aims to protect disused railway lines to allow for the possibility of returning them to their former use, or for new uses such as footpaths, cycleways, bridleways or wildlife corridors because once such a resource has been lost it is unlikely to ever be recovered. Any planning applications for development on or affecting a disused railway line should be accompanied by an assessment in order to establish whether there is any reasonable prospect of the line being brought	To reflect the changes made to the policy wording

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			back into use.'	
MOD10/30	Page 54 AC8		In policy wording in line 1 after 'will be' delete 'permitted only where they are' and insert 'required, where appropriate, to be'	For clarity and to make the policy wording less onerous.
MOD10/31	Page 55 AC8 Paragraph 10.39		In line 1 delete 'In general new...is nevertheless permitted' and replace with 'With the exception of development of a 'minor' nature and development in remote locations, development will generally be expected to be located close to good public transport routes. In cases where new development proposals are likely to generate significant numbers of trips, such as retail, leisure, employment, housing and tourism, the adequacy of local services will be a factor. Where this is inadequate to serve the proposed development,'	To reflect the amended policy wording and strengthen the explanation to the policy.
MOD10/32	Page 55 AC9		Replace 'only where' in the opening sentence of AC9 with 'provided that'	To improve the clarity and implementation of the policy
MOD10/33	Page 55 AC9 Criterion a.		In line 1 after 'utilises' insert 'wherever possible,'	To add clarity and ensure the policy is in line with the sustainable principles underlying the UDP and national policy.
MOD10/34	Page 55 AC9		In policy wording, add the following new criterion: 'd. it would not result in significant adverse harm to features or areas of landscape, nature conservation, historic value or water quality.' Delete 'and' after criterion b. Replace full stop with '; and' after criterion c.	To ensure that the policy is more comprehensive in having regard to the possible environmental impacts of rail freight development.
MOD10/35	Page 55 AC10 Criterion c.		Delete criterion c and replace it with <i>the development does not unacceptably harm the ecological, landscape, historic, recreational integrity and water and air quality of the Dee estuary</i>	To qualify whether the degree of harm that may occur would be acceptable
MOD10/36	Page 56 AC10 Paragraph 10.44		In line 2 after 'wildlife' insert ',landscape, historic'	To add clarity to the Plan
MOD10/37	Page 56		Add the following bullet point to the list:	To ensure that the floodrisk implications along

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	AC10 Other Key Policies		<ul style="list-style-type: none"> EWP17 Flood Risk 	the coast / Dee Estuary are recognised
MOD10/38	Page 56 AC11		Delete 'of' after 'development' in the first line of the policy wording	To avoid repetition
MOD10/39	Page 56 AC11 Criterion b.		In line 2 after 'integrity' insert 'and water and air quality'. In line 2 after 'Dee Estuary' insert 'and River Dee'	To ensure that development proposals have regard to impacts on the water quality of the coast and Dee Estuary, and also to recognise the importance of the River Dee as well as the Dee Estuary.
MOD10/40	Page 56 AC11 Paragraph 10.45		In line 7 after 'Estuary' insert 'and the River Dee which is now designated as a SSSI and cSAC for its importance for migratory fish and in particular salmonid populations' At the end of the paragraph insert a new sentence - 'Many of the remaining docks and jetties are of historic and archaeological importance and development proposals in such cases would need to be assessed against policy HE7.'	To emphasise the nature conservation importance of the River Dee and the archaeological and historic importance of the River Dee and the Dee Estuary.
MOD10/41	Page 56 AC11 Other Key Policies		Add the following bullet points to the list: <ul style="list-style-type: none"> HE7 Other Site of Lesser Archaeological Significance EWP17 Flood Risk 	To emphasise the archaeological and historic importance of the River Dee and the Dee Estuary and to ensure that the floodrisk implications along the coast / Dee Estuary are recognised
MOD10/42	Page 56 AC12 Paragraph 10.47		In line 5 after 'Airport' insert 'and RAF Sealand'. In line 10 after 'Authority' insert 'or the Ministry of Defence, as appropriate'.	To ensure that the Plan takes account of the RAF Sealand Aerodrome Safeguarding Zone.
MOD10/43	Page 57 AC14		In line 1 of the policy wording after 'developments' delete 'which will generate significant increases in the number of journeys,' and replace with 'where there is potential concern for the road safety of pedestrians, cyclists and vehicular traffic either within the development of on surrounding streets,'	To better explain those developments required to incorporate traffic calming.
MOD10/44	Page 57 AC14 Paragraph 10.50		In line 5 after 'developments.' insert a new sentence 'However, traffic calming schemes must be well designed, sympathetic to the character of	To add clarity and improve the explanation to the policy.

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>the area and appropriate for the particular circumstances of each case or may in themselves bring about safety, congestion and environmental problems.'</p> <p>In line 13 after 'cyclists.' insert a new sentence 'Consideration might also be given to the creation of 'quiet lanes' in rural areas whereby minor roads are 'shared' by walkers, cyclists, horse riders and motorised users.'</p>	
MOD10/45	Page 57 AC16 Criterion ii.		In line 3 after 'historic' insert 'landscapes,'	To add clarity to the Plan
MOD10/46	Page 58 AC16 Paragraph 10.53		<p>In line 7 after 'buses.' insert a new sentence 'In areas where there is existing usage or specific safety concerns then provision should be made for horse riders and horse drawn vehicles.'</p> <p>In line 11 after 'materials' replace 'and' with ', building practices,' and after 'finishes' insert 'and use of indigenous species as part of landscaping schemes'</p> <p>In line 12 after 'locations' delete the '.' and insert', particularly in respect of boundary treatment.'</p>	To provide a fuller explanation to the policy and to improve the wording of the policy explanation
MOD10/47	Page 58 AC16 Paragraph 10.53		<p>At the end of the paragraph add two new sentences: 'Schemes should take into account wildlife casualties and incorporate appropriate mitigation measures as part of the design and implementation process. In certain instances, where there are issues relating to the disposal of surface water or implications for flooding, road schemes will need to incorporate sustainable drainage schemes (SUDS).'</p>	To provide a fuller explanation to the policy
MOD10/48	Page 58 AC17 Paragraph 10.55		<p>At the end of the paragraph add the following two new sentences: 'During the lifetime of the Plan it is likely that the</p>	To make reference to the Welsh Assembly Government proposals regarding the trunking of the A548 and to clarify that there are

PROPOSED MODIFICATIONS – CHAPTER 10 ACCESS AND COMMUNICATIONS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			A548 will become a trunk road. Stage 2 of the A548 Improvement, although not in the road programme at present, will extend to Ffynnongroyw, including a link to Mostyn Docks.'	various stages of the scheme proposal.
MOD10/49	Page 58 AC17 Paragraph 10.57		At the end of the paragraph add two new sentences: 'During the lifetime of the Plan improvements to the A494/A55 Ewloe Interchange may take place. The scheme is included in the 2004 supplement to the Assembly's Trunk Road Forward Programme (2002) as a Phase 2 scheme which could be ready to start by April 2010.'	To update the plan with regard to the position of the scheme
MOD10/50 Map	Page 58 AC17		Delete criterion d. and remove route from proposals map	The scheme is now complete
MOD10/51	Page 58 AC17 Paragraph 10.57		Line 7 – delete 'between Drome Corner and Deeside Park and'	The scheme is now completed
MOD10/52	Page 59 AC18		At the end of Policy AC18 insert the revised table of parking standards (see Appendix 1)	To include the Council's revised parking standards within the policy.
MOD10/53	Page 59 AC18 Paragraph 10.59		In line 15 after 'acceptable.' delete the sentence 'In due course...maximum standards.' and replace with 'The full standards, including further details on how the standards will be implemented, will be set out in a Local Planning Guidance Note which will be the subject of a separate, tailored public consultation exercise.'	To reflect the revised parking standards.
MOD10/54	Page 59 AC18 Paragraph 10.60		In line 3 after 'provision' insert 'taking into account the specific circumstances of the development and the locality.'	To add clarity to the Plan.
MOD10/55	Page 60 AC19		Delete criterion b. and renumber subsequent criteria.	The criterion is considered to be unduly restrictive and the issue of safe vehicular access is covered in policies GEN1 and AC13.
MOD10/56	Page 60 AC20 Criterion a.		In line 1 after 'estates;' insert 'or'	To add clarity to the Plan

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD10/57	Page 60 AC20 Criterion b.		In line 2 after 'facilities;' insert 'or'	To add clarity to the Plan
MOD10/58	Page 62 AC22		In line 2 of the second paragraph of the policy wording after 'AONB,' delete 'buildings of architectural or...SSSI's and wildlife sites,'	To conform with national planning guidance
MOD10/59	Page 62 AC23		In the policy wording add 'unacceptable' after 'causing' and before 'interference'.	For the clarity and consistency with other policies in the Plan
MOD10/60	Page 63 AC24		In the policy wording in line 3 insert 'where appropriate,' before 'provision'	To accurately reflect the intention of the policy as set out in paragraph 10.75

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/1	Relevant Strategic Aims		Amend Target 6 to read 'Achieve a minimum of 30 dwellings /ha on all allocated sites'	To ensure that the Plan sets a more robust target for the density of residential development.
MOD11/2	Indicators of Policy Performance		Delete Indicator of Policy Performance No. 55 and renumber subsequent Indicators of Policy Performance accordingly	The IPP is inappropriate as National Planning Policy advises that commercial uses of rural buildings are preferred to residential.
MOD11/3	Page 64 Paragraph 11.4		Replace 6,500 with 7,400 in the first bullet point of para 11.4	To reflect the Plan's revised housing requirement figure of 7,400.
MOD11/4	Page 64 Paragraph 11.8		Insert the following new paragraph at the end of the National and Regional Planning Policy section 'The Plan's preparation and progression has also taken into account the Wales Spatial Plan, particularly in respect of N.E. Wales'.	To make reference to the Wales Spatial Plan.
MOD11/5	Page 65 Paragraph 11.10		In line 10 after 'been' delete 'determined' and replace with 'informed'	To set out more clearly the settlement hierarchy and growth bands.
MOD11/6	Page 65 Paragraph 11.10		Add 'However, in taking into account' at beginning of second sentence. In second sentence delete text commencing 'suggest ...' and replace with 'the forecast requirement of 7,400 new homes is considered to be appropriate'	To reflect the Plan's revised housing requirement figure of 7,400.
MOD11/7	Page 65 Paragraph 11.11		At the beginning of first sentence insert 'A broad brush assessment of' and after 'settlements' delete 'have' and replace with 'has' and after 'been' delete 'assessed' and replace with 'undertaken'	To set out more clearly the settlement hierarchy and growth bands.
MOD11/8	Page 65 Paragraph 11.12		Delete the first sentence and replace with 'This assessment helped inform the categorisation of settlements into a three tier classification. Each settlement has been given an indicative growth band, reflecting their relative growth potential based on an assessment of capacity (see table 1).' In line 18 after 'band will' insert 'generally'	To set out more clearly the settlement hierarchy and growth bands.

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/9	Page 66 Paragraph 11.14		Delete last sentence	To set out more clearly the settlement hierarchy and growth bands.
MOD11/10	Page 66 Paragraph 11.15		Delete paragraph	The paragraph is superfluous in the light of the revised housing requirement figure of 7,400.
MOD11/11	Page 67 Paragraph 11.16		In line 9 delete 'planned reduction in' and replace with 'reassessment of'. Add the following new sentence to the end of the paragraph 'The Plan therefore seeks to provide primarily for local need, and a reasonable amount of in-migration. The issue of house price increases and social exclusion are to be addressed through a firm approach to securing affordable housing.'	To correct a factual error and to provide a more accurate commentary on the provision of housing within the County.
MOD11/12	Page 67 Paragraph 11.18		In line 2 delete '6,500' and replace with '7,400'. In line 7 delete '433' and replace with '493' and in line 9 delete '25%' and replace with '16%'	To amend the Plan's overall housing requirement as set out in a separate Housing Paper.
MOD11/13	Page 67 Paragraph 11.19		Add the following new sentences to the beginning of the paragraph: 'The Plan, in its first 5 years has 'underperformed' in that it has underprovided for around 500 houses. This element of the supply still needs to be provided for in the remaining Plan period if the Plan is to achieve its objectives. Additional capacity has arisen in the form of a large mixed use, part brownfield site at Garden City. The combined effect of these two elements is that it is now possible to achieve the Plan's original projected need of 7,400 in a sustainable manner.'	To explain the revised housing requirement figure and the allocation of a part brownfield site at Garden City.
MOD11/14	Page 67 Paragraph 11.21		In line 3 after 'requirement for' delete '6,500' and replace with '7,400' and in line 4 after 'Whilst' delete 'the majority' and replace with 'a significant proportion'	To update the Plan and provide a more accurate statement on the distribution of housing in the Plan area.
MOD11/15	Page 67 Paragraph 11.22		In line 2 after 'need of' delete '6,500' and replace with '7,400'	To update the figures in the light of the revised housing requirement figure.

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/16	Page 68 Table 2		Replace Table 2 with updated housing balance sheet Requirement (2001-2015) 7,400 Less Completions: 2000-2001 474 2001-2002 239 2002-2003 621 2003-2004 347 2004-2005 <u>318</u> 1999 Revised Requirement 5401 Less commitments & allowances: Sites with pp & in adopted plans 2203 Allocated sites in unadopted plans 40 Small sites (9 or less) 60 pa 240 Windfall allowance (10+) 50pa <u>450</u> 2933 Residual Requirement 2468 New allocations in UDP 3530 Over allocation 1062 For which 10% flexibility accounts for 740 Further flexibility 322	To reflect the updating of the Housing Balance Sheet in the light of the revised housing requirement figure, the April 2005 Housing Land Availability Study and the revised schedule of allocations.
MOD11/17	Page 68 Table 2		Include additional footnote to Table 2 regarding the new allocations figure 'includes strategic mixed use development Land North West of Garden City (HSG2A)'.	To recognise that the Garden City allocation (HSG2A), which is not listed in the schedule of allocations in HSG1, is included within the new allocations figure.
MOD11/18	Page 68		At the end of the paragraph add the following new	To reflect the updating of the Housing

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Paragraph 11.23		sentence 'The table has been amended to reflect the position set out in the 2005 Housing Land Availability Study. This will enable the changes that have occurred in the first five years of the Plan period, since the base date (2000) to be taken into account in determining the residual requirement to be met through new housing allocations.'	Balance Sheet to April 2005.
MOD11/19	Page 68 Paragraph 11.24		Delete the paragraph and replace with 'The revised balance sheet shows that at 2005, taking into account the completions in the first five years of the Plan period, there is a revised requirement of 5,719 units. Existing commitments (planning permissions and existing allocations) together with allowances for the development of small sites and windfall sites over the remaining Plan period, already account for 3290 units or 58% of the revised requirement. This is sufficient to ensure that land is genuinely available or will become available to provide a 5 year supply of land for housing.'	To reflect the updated Housing Balance Sheet as at April 2005 and to make it clear that the Council is confident that the proposed housing provision in the Plan is sufficient to ensure a 5 year housing land supply can be maintained.
MOD11/20	Page 68 Paragraph 11.26		In the first sentence, replace '3,122' with '3521', add '& B' after 'A', and delete 'B and' before 'C'. In the second sentence replace '2,711' with '2468', replace '351' with '1040' and replace '11' with '14'	To update the Plan's supply of housing.
MOD11/21	Page 68 Paragraph 11.26		In penultimate sentence delete text 'as a.... for any' and add 'resulting in'	To update the Plan.
MOD11/22	Page 69 HSG1 New Housing Development Proposals		Amend the table of allocated sites by including an additional column to indicate greenfield and brownfield sites. The following sites are to be notated as brownfield: HSG1 (1), (12), (15), (26), (36), (42), (44 - part), (47 - part), (55), and the 'Compound Site, Broughton'	To identify for Plan users which sites are brownfield or part brownfield.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/23	Page 70 HSG1 New Housing Development Proposals Paragraph 11.32		That further explanatory text be added after para 11.32 'It is recognised that several of the sites are adjacent to Natura 2000 sites. Detailed development proposals on such sites will be rigorously assessed as to their impacts on international nature conservation designations and are likely to require Appropriate Assessment.' At the end of this new paragraph insert the following 'Other Key Policies – WB2 Sites of International Importance'	To recognise the potential impacts of some of the allocations on international nature conservation designations.
MOD11/24	Page 70 HSG1 New Housing Development Proposals		Add the following to 'Other key policies' under Policy HSG1: <ul style="list-style-type: none"> • HSG8 Density of Development • HSG9 Housing Mix and Type • HSG10 Affordable Housing Within Settlement Boundaries 	To ensure that development proposals on housing allocations have regard to key policies within the Chapter.
MOD11/25 Map	HSG1(1) New Housing Development Proposals	Mount Pool, Buckley	Extend the housing allocation at Mount Pool in the Housing Allocation Table to read '0.8ha' and amend the green space accordingly	To reflect an outline planning permission for housing.
MOD11/26	HSG1(2)	Whitley's Depot, Buckley	In Housing Allocations Table, amend yield from '23' to '27'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/27 Map	HSG1(5)	Coal Wharf, Connah's Quay	Delete the housing allocation at the Old Coal Wharf	Site is now developed.
MOD11/28	HSG1(7)	Llwyni Drive, Connah's Quay	In Housing Allocations Table, amend yield from '137' to '138'	Minor recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/29	HSG1(8)	Adj Fairoaks Drive, Connah's Quay	In Housing Allocations Table, amend yield from '90' to '87'	Minor recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/30 Map	HSG1(9)	Ffordd Llanarth, Connah's Quay	Delete the southern portion of the housing allocation. In Housing Allocations Table, amend site area and yield to '0.67ha' and '20' units and amend the Connah's Quay Inset Map	To reflect the extant retail planning permission on the southern part of the site.
MOD11/31	HSG1(10)	East of Cornist School, Flint	Amend the site name to 'North West of Cornist School, Flint'	To correct a drafting error
MOD11/32 Map	HSG1(11)	Northop Road, Flint	Delete that part of the allocation which lies between Halkyn Road and Northop Road and amend the Housing Allocation Table to read site area '1.6ha' and yield '48 units' and amend the settlement boundary accordingly	To have regard to the increased capacity at the Croes Atti site and to prevent an unacceptable level of growth for Flint over the Plan period.
MOD11/33	HSG1(13)	East of Halkyn Road, Holywell	In Housing Allocations Table amend yield from '38' to '45'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/34 Map	HSG1(14)	Mold Alex Football Ground, Mold	Delete the housing allocation	Uncertainty as to whether a replacement football ground can be brought forward to enable the allocation of the site.
MOD11/35	HSG1 Paragraph 11.32	Mold Alex Football Ground, Mold	Delete second sentence of para 11.32	To reflect the deletion of the housing allocation.
MOD11/36 Map	HSG1(16)	Morris's Garage, Mold	Delete the housing allocation at Morris's Garage	The site has been deleted in view of flood risk concerns.
MOD11/37	HSG1(17)	Queen's Park, Mold	In Housing Allocations Table amend yield from '50' to '51'	Minor recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/38	HSG1(18)	West of St Mary's Park, Mold	In Housing Allocations Table, amend yield from '44' to '45'	Minor recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/39 Map	HSG1(20)	Rear of Asda, Shotton	Delete the housing allocation	The site has been developed by Asda for additional car parking.
MOD11/40 Map	HSG1(21)	Aston Park Rd, Shotton	Delete the housing allocation at Aston Park Road from the Housing Allocation Table and from the	The site is unlikely to yield the threshold of 10 units for a site to be allocated given the small

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			Shotton District Inset Map (15)	size, the need for access improvements and the construction of 2 bungalows on site.
MOD11/41 Map	HSG1(22)	Bedol Farm, Bagillt	Delete the housing allocation at Bedol Farm from the Housing Allocations Table and amend the settlement boundary accordingly	In view of recent completions, commitments and likely brownfield windfall sites there is no longer considered to be a need for this allocation. It is also sequentially less preferable than the Wern Farm allocation.
MOD11/42 Map	HSG1(23)	Victoria Park, Bagillt	Delete the housing allocation, amend the settlement boundary to exclude the allocation and the development at Victoria Park and follow the alignment of the watercourse; and extend the green barrier to include these areas	Uncertainty over the allocation given the proximity of a landfill site and a significant proportion of site being within a C2 flood risk area. To ensure a logical and defensible settlement boundary and green barrier.
MOD11/43	HSG1(24)	Wern Farm, Bagillt	In Housing Allocations Table, amend yield from '44' to '45'	Minor recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/44 Map	HSG1(25)	South of Retail Park, Broughton	Amend the site area and site yield to 9.4ha / 280 units in the Housing Allocations Table and amend the site boundary on the Broughton Inset Map as shown in PC315	To reflect the recent grant of planning permission for an upgraded interchange and to acknowledge that the site has a higher capacity than originally estimated.
MOD11/45 Map	HSG1	Compound Site, West of Retail Park, Broughton	Allocate land for housing and include in Housing Allocations Table with a site area of 1.8ha and yield of 54 units	The site represents a sustainable location for development given the range of facilities and employment opportunities in the area.
MOD11/46 Map	HSG1(26)	Summerhill Farm, Caerwys	Extend the housing allocation at Summerhill Farm by amending the site area to '1.8ha' and the yield to '54' in the Housing Allocation Table and amend the settlement boundary accordingly	To ensure a more realistic size of allocation taking into account the characteristics of the site, level of growth in the village and the proposed relocation of the existing business. Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/47 Map	HSG1(27)	Former Cricket Pitch, Carmel	Delete the housing allocation and exclude the land and adjacent development in Mertyn Lane, from the settlement boundary	The allocation represents an unacceptable intrusion into open countryside which is incongruous and poorly related to the built

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
				form of the settlement.
MOD11/48	HSG1(28)	Clydesdale Road, Drury	In Housing Allocations Table, amend yield from '42' to '51'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/49	HSG1(29)	West of Ewloe Green Primary School, Ewloe	In Housing Allocations Table, amend yield from '20' to '24'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/50 Map	HSG1(30)	St. David's Park, Ewloe	Delete the allocation at St David's Park	The whole of the site now has the benefit of a full planning permission and development of the site is well under way.
MOD11/51 Map	HSG1(31)	St. David's Park, Ewloe sheltered accommodation	Delete the housing allocation and delete the reference to the site in para 11.28	Planning permission for housing has been granted on the site.
MOD11/52 Map	HSG1(32)	St. David's Park, Ewloe sheltered accommodation	Delete the housing allocation and delete the reference to the site in para 11.28	The site has been developed.
MOD11/53 Map	HSG1(34)	Greenhill Ave / Springdale, Ewloe	Delete the housing allocation at Greenhill Ave/ Springdale from the Housing Allocation Table and amend the settlement boundary accordingly	In view of recent completions, commitments and other sequentially preferable allocations, there is no longer considered to be a need for this site.
MOD11/54 Map	HSG1(37)	Tan y Felin, Greenfield	Delete the housing allocation at Tan y Felin from the Housing Allocation Table and amend the settlement boundary accordingly	The allocation is considered to be sequentially less preferable than brownfield land at the former Holywell Textile Mill which has been allocated as a mixed use development.
MOD11/55 Map	HSG1	Overlea Drive, Hawarden	Allocate land to the south of Overlea Drive for housing, include in settlement boundary and remove from green barrier. Include in the Housing Allocations Table a site area of 1.9ha and a yield of 48 dwellings.	The site represents a logical rounding off of the settlement wherein development would allow a reasonable growth for Hawarden over the plan period whilst not harming the adjacent open countryside which is designated as green barrier.
MOD11/56	HSG1(38)	East of Gronant Hill, Gronant	In Housing Allocations Table, amend yield from '20' to '27'	Recalculation of site yield based on the density assumptions in HSG8 that all

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
				allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/57	HSG1(39)	Bridge Farm, Fagl Lane, Hope	Amend the Housing Allocation Table accompanying policy HSG1 (39) to replace the site area '1.3' with '1.9'. Also amend the total units' column from '25' to '57'	To correct a typographical error in relation to the site area. Also the original site capacity was limited to 25 dwellings due to previous highway concerns, however subject to the completion of road improvement works agreed in principle by the Chief Highways Officer the number of dwellings has been increased to reflect the more realistic capacity of the site.
MOD11/58 Map	HSG1(40)	Pigeon House Lane, Hope	Delete the housing allocation at Pigeon House Lane and redraw the settlement boundary to the position as shown on the Alyn & Deeside Local Plan	The allocation has been deleted on the basis of concerns regarding the adequacy of vehicular access to the site.
MOD11/59	HSG1(41)	Land West of Abermorddu School, Abermorddu	In Housing Allocations Table, amend yield from '33' to '39'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/60 Map	HSG1(41a)	Land West of Wrexham Rd, Abermorddu	Allocate Land West of Wrexham Road, Abermorddu for housing and add to the Housing Allocations Table a site area of 3.6ha and yield of 108 units	Following the deletion of Pigeon House Lane a replacement site has now been allocated to ensure that the settlement has an appropriate level of growth over the Plan period.
MOD11/61	HSG1(42)	Former Laura Ashley Site, Leeswood	In Housing Allocations Table, amend yield from '25' to '30'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/62 Map	HSG1(43)	Lower Ash Farm, Mancot	Delete the housing allocation, remove the site from the settlement boundary and include land within green barrier	The site forms an intrinsic part of open countryside and is poorly related to the built form of the village.
MOD11/63 Map	HSG1	Ash Lane, Mancot	Allocate land at Ash Lane, Mancot for housing and include in Housing Allocations Table site area of 8ha and yield of 240 units. Amend the settlement boundary and green barrier	The site is contained by built development and its development would not compromise the green barrier.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			accordingly	
MOD11/64	HSG1(44)	Ffordd Pennant West, Mostyn	In Housing Allocations Table, amend yield from '45' to '54'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/65 Map	HSG1(45)	Ffordd Pennant East, Mostyn	Delete the housing allocation at Ffordd Pennant East and draw back settlement boundary.	The allocation would result in a significant incursion into open countryside and exceed the indicative growth band in a relatively small category B settlement.
MOD11/66 Map	HSG1(46)	North of Issa Farm, Mynydd Isa	Delete the housing allocation and exclude the land from the settlement boundary	The allocation relates poorly to the existing pattern of development and represents a significant incursion into open countryside.
MOD11/67 Map	HSG1	Rose Lane, Mynydd Isa	Allocate land at Rose Lane, Mynydd Isa for housing and include within the settlement boundary (1.9ha / 57 units)	The site is bordered by housing on 3 sides where development would only have a low impact on the wider area of open countryside and would not significantly impair the setting of the settlement. Satisfactory vehicular access can be provided.
MOD11/68	HSG1(47)	Rear of / Incl Service Station, New Brighton	In Housing Allocations Table, amend yield from '25' to '33'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/69 Map	HSG1(48)	Cae Isa, New Brighton	Delete the housing allocation and redraw the settlement boundary to follow the rear fences of houses on the northern side of Cae Isa and extending beyond that to the most south western point of allocation HSG1(48)	No justification of the site in terms of housing need and constraints in the form of ground conditions, nature conservation and the irregular shape. To ensure a logical settlement boundary which will enable potential for windfall development in the form of rounding off of existing development.
MOD11/70 Map	HSG1(49)	Connah's Quay Rd, Northop	Reduce the housing allocation at Connah's Quay Road by amending '2.1' to '1.8' in the Housing Allocation Table. And remove reference to 'Former Petrol Station' from the site name. Amend site yield from '45' to '54'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/71 Map	HSG1(50)	Cae Eithin Farm, Northop Hall	Extend the housing allocation at Cae Eithin by amending '2.1' to '3.1' in the Housing Allocation Table and amend the settlement boundary accordingly. Amend site yield from '85' to '93'	The site has been enlarged to compensate for a significant part of the allocated site being set aside as a nature conservation buffer zone. Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/72	HSG1(51)	White Lion, Penyffordd	In the Housing Allocations Table amend the site yield from '88' to '132'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/73 Map	HSG1(52)	Wood Lane Farm, Penyffordd	Amend proposals map to alter the boundary of HSG1(52) to include that parcel of land shown on the deposit draft proposals map as SR7(a) and to revise the position of the SR7 designation proposed to be allocated for sports and recreation to the location as shown in the adopted Alyn & Deeside Local Plan. Amend site yield from '180' to '213' units	To reflect updated highway access advice in relation to HSG1 (52) and the investment made in establishing the existing recreational facility. Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/74 Map	HSG1(53)	Former Sewage Works Sychdyn	Include Lilac Cottage within the housing allocation and settlement boundary (i.e. that portion within the settlement boundary) and amend the site area / yield in the Housing Allocation Table to 2.1ha / 63 units	To facilitate improved vehicular access to the site and to better integrate development with existing housing. Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/75 Map	HSG1(54)	Ysgol Talfryn Brynford	Delete the housing allocation and exclude the land from the settlement boundary	The allocation is poorly related to existing development and development would be unsustainable given the lack of facilities and services.
MOD11/76 Map	HSG1(55)	Station Yard / Depot, Coed Talon	Include within the housing allocation and settlement boundary the developed area of the scrap yard, but excluding the tree lined slope on	To ensure that the housing allocation incorporates the developed part of the site. Recalculation of site yield based on the

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			the western edge of the site and the line of the former railway to the north of the bulk of the site. Amend site area / yield in Housing Allocations Table to 1.9ha / 57 units	density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/77 Map	HSG1(56)	Council Depot, Dobshill	Delete the housing allocation and exclude the depot and sawmill sites from the settlement boundary	The allocation is poorly related to the main part of the settlement and development would be unsustainable given the lack of facilities and services.
MOD11/78	HSG1(57)	Main Road, Higher Kinnerton	In Housing Allocations Table amend site yield from '24' to '36'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/79	HSG1(58)	Llys Dewi, Pen y ffordd	In Housing Allocations Table amend site yield from '13' to '15'	Recalculation of site yield based on the density assumptions in HSG8 that all allocations should achieve 30dpha unless specific circumstances dictate otherwise.
MOD11/80	Page 70 HSG2 Housing Development at Croes Atti, Flint Criterion a.		In line 1 of criterion a. after 'types' delete 'and tenures'	The tenure of dwellings will be addressed as part of the provision of affordable housing on the site.
MOD11/81	Page 70 HSG2 Housing Development at Croes Atti, Flint Criterion c.		Delete in criterion c. 'in compliance with a design brief agreed by the Council or alternative design principles agreed between the developer and the Council'	The wording is superfluous as it is explained in paras 11.34 and 11.35.
MOD11/82 Map	HSG2A Strategic Mixed Use Development	Land North West of Garden City	Insert the following new policy: 'HSG2A Strategic Mixed Use Development: Land North West of Garden City Land to the North West of Garden City, as shown on the Proposals Map, is allocated as a Strategic	To take advantage of an opportunity to implement a strategic mixed use development in a highly sustainable location.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>Mixed Use Development Site. Development will be phased over the Plan period and should comprise the following key elements:</p> <ul style="list-style-type: none"> i. 20-25 hectares of housing land (at least 650 dwellings), 30% of which will be sought as affordable housing; ii. 98 hectares of employment land predominantly for B8 uses, supported by B1 and B2 uses; iii. The provision of enhanced and/or new school facilities, health facilities, a community building, convenience retail provision, civic space and other related community requirements; iv. 40 hectares of parkland area comprising informal, formal and equipped public open space with appropriate pedestrian and cycle linkages to the housing, employment and surrounding areas; v. Improved points of vehicular access to the site including the potential upgrading of the Drome Corner interchange to provide for a full grade separated interchange; vi. Other improvements necessary to the highway infrastructure and local highway network to accommodate the likely traffic generated by the development; vii. Incorporation of a SUDS drainage system and improvements necessary to the existing drainage infrastructure to accommodate the development; viii. Enhanced public transport provision and linkages to the site. <p>Detailed proposals will need to demonstrate that</p>	

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>the proposed development incorporates appropriate and acceptable flood risk mitigation measures, in accordance with the development solution identified and agreed with the Environment Agency Wales in the flood consequences assessment carried out to support the allocation of this site.</p> <p>A detailed development brief will need to be produced and agreed, which will contain a master plan for the overall development, a design statement, and a schedule identifying the phasing of development and associated infrastructure improvements required at each stage.'</p> <p><i>(Reasoned justification)</i></p> <p>'The land North West of Garden City occupies a strategic location, not only within Flintshire, but also in a national and sub-regional spatial context. Located adjacent to one of the region's principal centres of employment (Deeside Industrial Park), the site sits strategically within the wider Deeside area, and is well served by both public transport and the local and trunk road network.</p> <p>The site comprises significant areas of both brownfield and under utilised land, which is sequentially preferable for the development of a range of uses. Given these sustainable advantages the site is well placed to accommodate a mix of uses, subject to overcoming the impacts of two key issues, the risk from flooding given the site's C1 flood zone designation, and the volume of traffic likely to be generated by the development and the capacity of the network to accommodate this.</p>	

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>Comprehensive studies have shown that both of these issues have been assessed and are capable of being overcome to the satisfaction of the responsible agencies, to allow the Local Planning Authority to fully justify the allocation of the site for a mixed use development. Comprehensive reports are available as background documents to fully support the allocation of the site for mixed use development. It is only on the basis that the consequences of flooding have been robustly assessed and can be managed down to a level which poses minimal risk to life, minimal impact and disruption to people, property and flood risk generally, that residential development is considered acceptable on this site. This is based on the Environment Agency's advice and acceptance of the flood consequences assessment and the measures it proposes.</p> <p>The promotion of the site for mixed use development is seen as the best and most sustainable way to bring forward economic development opportunities to sustain the development of Flintshire's economy and that of the wider sub region, whilst at the same time achieving other sustainability objectives of locating housing close to employment, minimising the need to travel by car, using previously developed land, and building a cohesive community.</p> <p>The relative balance of employment uses should be established as part of the process of producing a development brief for the site, and will take into account factors that include the Council's</p>	

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>economic aspirations for the site, market demand, compatibility with other uses, traffic generation and impact, and the phasing of employment development relative to other uses and infrastructure improvement.</p> <p>In terms of the mixed uses for the site the policy sets out the main component uses that will be described in more detail via the development brief, master plan and design statement. Any proposals for uses not specified in the policy, will need to be linked to the development in terms of the need for them, and also justified in terms of their appropriateness relative to relevant national and local planning policies. Whilst policy HSG2A is intended to identify and guide the provision of the key requirements for the development of the site, this will also be guided by the production of a comprehensive development brief, master plan and design statement, which will draw on key information already prepared as part of a detailed planning appraisal of the site, and will support the submission and determination of subsequent planning applications.'</p> <p>Other Key Policies:</p> <ul style="list-style-type: none"> • WB2 Sites of International Importance • AC13 Access and Traffic Impact • HSG10 Affordable Housing • SR5 Public Open Space and New Residential Development • EWP16 Flood Risk' <p>Amend Inset Map No.15 accordingly to show this</p>	
MOD11/83	HSG2A	Land NW Garden City	i) add a further stand alone policy statement: 'Detailed development proposals will be required to demonstrate that the proposed development	To ensure that development proposals have regard to the sites location adjacent to the River Dee SSSI and SAC.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>will not have a significant adverse effect on water resources through the submission of a water abstraction / resources assessment.'</p> <p>ii) add further explanatory text to the reasoned justification: 'It is recognised that the site is adjacent to Natura 2000 sites. Detailed development proposals on the site will be rigorously assessed as to their impacts on international nature conservation designations and are likely to require Appropriate Assessment.'</p>	
MOD11/84 Map	HSG2B	Former Holywell Textile Mill	<p>Insert the following new policy and show the allocation on the Proposals Maps: 'HSG2B Former Holywell Textile Mill Land at the former Holywell Textile Mill, as shown on the Proposals Map, is allocated as a mixed use development site. Development should comprise the following key elements: a. high quality, high density housing development; b. tourism development; c. other commercial development; provided that development: i. enhances the tourism potential of the Greenfield Valley ii. does not harm and where possible enhances areas or features of landscape, townscape, nature conservation and historic value iii. incorporates pedestrian and cycling links with the surrounding area iv. incorporates high quality hard and soft landscaping A detailed development brief will be required to be produced and agreed which will contain a master plan and detailed design framework.</p>	

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>The former Textile Mill site represents an opportunity for a high quality, high density mixed use scheme which can make a contribution to the housing needs of both the locality and the County whilst, at the same time, helping to facilitate tourism or other commercial development which would enhance both the tourism attraction of the Greenfield Valley and its unique heritage value. At the present time the site comprises derelict and under used land and buildings some of which have heritage value. Studies have been carried out which show that the best and most sustainable way to promote the site and attract a high quality development which will protect the heritage value of the area, is through a mixed use scheme. In essence, it has the potential not only to bring about the development of the site but also to bring about the wider regeneration of the locality.</p> <p>However, in the absence of detailed proposals or a development brief at this time, it is difficult to quantify either the overall mix of development which might be attracted to the site or to quantify the individual elements given the character of the site and its surroundings and the mix of constraints present. The policy therefore allocates the site as a mixed use development site and gives an indication of the range of likely acceptable uses on it. Such an allocation will enable a higher profile to be achieved by the site in terms of attracting developer interest whilst ensuring that the Council retains control over the exact scale and nature of development proposals.</p>	

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>Whilst policy HSG2B is intended to identify and guide the provision of the key requirements for the development of the site, this will need to be supplemented by the production of a comprehensive development brief and design statement focusing on the heritage value of the site and setting out the manner in which the development of the site should come about. This will form the basis of any subsequent planning applications.</p> <p>Other Key Policies:</p> <ul style="list-style-type: none"> • AC13 Access and Traffic Impact • HSG10 Affordable Housing. • HE1 Development Affecting Conservation Areas. • D1 Design Quality. • D2 Location and Layout. • D3 Design • T9 Greenfield Valley' 	
MOD11/85	Page 71 HSG3 Housing on Unallocated Sites Within Settlement Boundaries		<p>Delete the policy wording and replace with: 'HSG3 Housing on Unallocated Sites Within Settlement Boundaries On unallocated sites within settlement boundaries, new housing, the change of use of non-residential buildings to dwellings, the renovation or replacement of existing dwellings and infill development will be permitted provided that:-</p> <p>a) in category C settlements it is the renovation or replacement of an existing dwelling or it is to meet proven local housing needs and cumulatively does not result in over 10% growth since 2000.</p> <p>b) in category B settlements it is the renovation or replacement of an existing dwelling or where it would cumulatively result in more than 15%</p>	<p>To ensure a more robust spatial strategy in respect of bringing about a more sustainable location and pattern of housing development. In order to direct growth to the larger, more accessible settlements, growth will be constrained in smaller settlements, particularly those with few facilities and services.</p>

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>growth since 2000 the development is justified on the grounds of housing need, and c) where a housing development is acceptable in principle in category A, B and C settlements i) it does not result in tandem development or overdevelopment in relation to the character of the site and surrounding area ii) it does not conflict with the UDP housing provision for the County over the plan period and iii) the proposal complies with GEN1.'</p>	
MOD11/86	Page 71 HSG3 Housing on Unallocated Sites Within Settlement Boundaries		<p>Add the following paragraph to the policy explanation: 'Where a housing proposal is made to address identified local housing needs it will be required that the applicant specify what the housing need is that they are seeking to address. If the proposal seeks to provide a home for an essential worker whose employment requires that they live in a specific locality then it will be necessary that the applicant submits details of their employment in support of their application. The LPA will consider the need for a functional and financial test to establish that the need is genuine and whether a person engaged in the enterprise is required to live at or very close to the place of work. If the proposal seeks to provide a home or homes to satisfy the affordable housing needs then it will be necessary for the applicant to provide the following information to support development proposals as follows: the number of dwellings; the size of dwellings; an estimated sale/rental cost for dwellings; indication of measures to put in place to retain the affordability of the property; and justification for the proposed sale/rental costs by</p>	To reflect changes to policy HSG3.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			way of a summarised financial appraisal of the proposed development. In both cases where the LPA resolve to grant planning permission the LPA will seek to apply conditions and were appropriate legal requirements to ensure that any subsequent local needs housing delivered is retained for as long as required by the community.'	
MOD11/87	Page 71 HSG3 Housing on Unallocated Sites Within Settlement Boundaries		Add a new IPP to monitor the housing growth in defined settlements	The implementation of policy HSG3 will require the close monitoring of the level of housing growth in each settlement.
MOD11/88	Page 71 HSG3 Housing on Unallocated Sites Within Settlement Boundaries Paragraph11.37		Delete the first sentence 'The main purpose...the open countryside.'	The sentence is out of context with the policy.
MOD11/89	Page 71 HSG4 New Dwellings in the Open Countryside		In policy title replace 'in the Open Countryside' with 'outside Settlement Boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/90	Page 71 HSG4 New Dwellings in the Open Countryside		In line 1 of the policy wording replace 'in the open countryside' with 'outside settlement boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/91	Page 71 HSG4 New Dwellings in the Open		In line 2 after 'dwelling' insert 'or existing building suitable for conversion on the farm unit'	In order to better comply with the advice contained in Para 43 of TAN6 on prior disposals of dwellings or existing buildings suitable for conversion.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Countryside Criterion c.			
MOD11/92	Page 71 HSG4 New Dwellings in the Open Countryside		In policy wording delete the fourth paragraph 'Proposals for the...in exceptional circumstances.'	Policy wording unduly onerous.
MOD11/93	Page 71 HSG4 New Dwellings in the Open Countryside		In policy wording in line 2 of the last paragraph after 'enterprises' insert 'where the case is not completely proven'	To more accurately reflect the guidance contained in paragraph 50 of TAN6 regarding new establishments.
MOD11/94	Page 72 HSG4 New Dwellings in the Open Countryside Paragraph 11.40		Delete first sentence	For consistency with GEN3
MOD11/95	Page 72 HSG4 New Dwellings in the Open Countryside Paragraph 11.42		In line 7 after 'settlement' insert 'The Council will require the submission of a completed questionnaire to accompany a planning application, which will assist both the applicant in supplying the information in a logical manner and the Council in assessing the proposal. The information supplied will be assessed by independent consultants employed by the Council.'	To improve the explanation to the policy in respect of criterion a.
MOD11/96	Page 72 HSG4 New Dwellings in the Open Countryside Paragraph 11.43		That the wording 'the highest quality' be replaced with 'a good standard'	To ensure that the policy explanation reflects government guidance.
MOD11/97	Page 72		At the end of the paragraph add the following new	To more accurately reflect the guidance

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	HSG4 New Dwellings in the Open Countryside Paragraph 11.44		sentence: 'The granting of successive extensions to a temporary permission will generally not be acceptable.'	contained in paragraph 51 of TAN6 regarding new establishments.
MOD11/98	Page 73 HSG5 Limited Infill Development in Open Countryside		In policy title, replace the words 'in the Open Countryside' with 'outside Settlement Boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/99	Page 73 HSG5 Limited Infill Development in Open Countryside		Amend the preamble to the policy to read 'Outside settlement boundaries infill development for one or two housing units may be permitted provided that the proposal is to meet a proven local housing need and:'	To ensure that the policy is in line with the revised approach to rural housing in HSG3 whereby there will be a requirement for new dwellings to meet a local need.
MOD11/100	Page 73 HSG5 Limited Infill Development in Open Countryside Criterion a.		In line 1 after 'gap' insert ', which is not an important landscape, nature conservation, historic or other amenity feature,'	To strengthen the clarity and robustness of the policy.
MOD11/101	Page 73 HSG5 Limited Infill Development in Open Countryside Criterion b.		In line 3 after 'development' insert 'which would be detrimental to the character and appearance of open countryside'	To strengthen the clarity and robustness of the policy.
MOD11/102	Page 73 HSG5 Limited Infill Development in Open Countryside Paragraph 11.46		Replace the words 'in the open countryside' in the first sentence with 'outside settlement boundaries'	For consistency with GEN3.
MOD11/103	Page 73		Replace the words 'in the open countryside' in the	For consistency with GEN3 and to improve

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	HSG5 Limited Infill Development in Open Countryside Paragraph 11.47		first sentence with 'outside settlement boundaries' Delete 'nor do they settlement boundaries' in the second sentence	the clarity and meaning of the Plan.
MOD11/104	Page 73 HSG5 Limited Infill Development in Open Countryside Paragraph 11.47		Add at end of para 11.47 'In line with the requirements of HSG3 regarding new housing within category C settlements, any new houses permitted in the form of infill development in small groups of houses will be required to meet local housing needs. If the proposal seeks to provide a home for an essential worker whose employment requires that they live in a specific locality then it will be necessary that the applicant submits details of their employment in support of their application. The LPA will consider the need for a functional and financial test to establish that the need is genuine and whether a person engaged in the enterprise is required to live at or very close to the place of work. If the proposal seeks to provide a home or homes to satisfy the affordable housing needs then it will be necessary for the applicant to provide the following information to support development proposals as follows: the number of dwellings; the size of dwellings; an estimated sale/rental cost for dwellings; indication of measures to put in place to retain the affordability of the property; and justification for the proposed sale/rental costs by way of a summarised financial appraisal of the proposed development. In both cases where the LPA resolve to grant planning permission the LPA will seek to apply conditions and were appropriate legal requirements to ensure that any subsequent local needs housing	To ensure that the policy is in line with the revised approach to rural housing in HSG3 whereby there will be a requirement for new dwellings to meet a local need.

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			delivered is retained for as long as required by the community.	
MOD11/105	Page 73 HSG6 Replacement Dwellings in Open Countryside		In policy title, replace the words 'in the Open Countryside' with 'outside Settlement Boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/106	Page 73 HSG6 Replacement Dwellings in Open Countryside		In line 1 of the policy wording replace 'in the open countryside' with 'outside settlement boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/107	Page 73 HSG6 Replacement Dwellings in Open Countryside Paragraph 11.50		Replace the words 'in the open countryside' in the first sentence with 'outside settlement boundaries'	For consistency with GEN3.
MOD11/108	Page 74 HSG6 Replacement Dwellings in Open Countryside Paragraph 11.51		In third sentence replace 'size' with 'floorspace'	To clarify the basis upon which the scale of a proposed replacement dwelling will be assessed.
MOD11/109	Page 74 HSG7 Change of Use to Residential in the Open Countryside		In policy title replace the words 'in the Open Countryside' with 'outside Settlement Boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/110	Page 74 HSG7 Change of Use to Residential in the Open Countryside		In line 2 of the policy wording replace 'in the open countryside' with 'outside settlement boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.

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MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD11/111	Page 74 HSG7 Change of Use to Residential in the Open Countryside		In policy wording in line 3 after 'where' insert 'the following prove to be unacceptable or unfeasible' Renumber criterion e. as a. and in line 5 of this criteria after 'success' delete the '.' and insert 'or' In line 3 of criterion d. delete 'and' Renumber criterion 'a. to d' as 'i. to iv'. Add the following two new criteria: <ul style="list-style-type: none"> b. 'residential conversion is a subordinate part of a scheme for business re-use, or c. the resultant housing would contribute to an identified need for affordable housing to meet local needs' Insert 'provided that:' before the re-numbered criteria i) - iv)	To better comply with advice in Para 7.6.10 of PPW regarding partial business re-use and affordable housing.
MOD11/112	Page 74 HSG7 Change of Use to Residential in the Open Countryside		Add ';' at end of criterion a. At end of criterion b replace ',' with ';' before 'or' At end of criterion c. add '.'	To ensure that the policy criteria are read correctly.
MOD11/113	Page 74 HSG7 Change of Use to Residential in the Open Countryside Paragraph 11.53		Replace the words 'in the open countryside' in the first sentence with 'outside settlement boundaries'	For consistency with GEN3.
MOD11/114	Page 74 HSG7 Change of Use to Residential in the Open Countryside Paragraph 11.54		In line 3 after 'uses' insert ' or a residential conversion where it is a subordinate part of a scheme for business re-use, or a residential conversion contributing to an identified local need for affordable housing' At the end of the paragraph insert the following new sentence: 'This will only be required when the building is considered suitable for employment generating uses having regard to the	To ensure that the policy explanation reflects the amendments to the policy.

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			characteristics of the building, the site and surroundings and the vehicular access and local highway network.'	
MOD11/115	Page 74 HSG7 Change of Use to Residential in the Open Countryside		At the end of Para 11.56 add the following: 'Other Key Policies: WB1 Protected Species'	As rural buildings applicable to this policy could house protected species in the roof space, it is therefore appropriate to cross reference the policy to WB1.
MOD11/116	Page 75 HSG8 Density of Development Criterion c.		In line 2 after 'types' delete 'and tenures'	The issue of 'tenure' is inappropriately included within the policy.
MOD11/117	Page 75 HSG8 Density of Development Paragraph 11.57		Delete the 3rd and the beginning of the 4th sentence in para 11.57 and replace with 'On allocated sites a general minimum net housing density of 30 dwellings per ha is required in category A, B and C settlements. Developers should aim to achieve 30 dwellings per ha on unallocated sites in category A and B settlements and 25 dwellings per ha on sites in category C settlements, but it is acknowledged that individual circumstances.....'	Category B settlements generally have a good range of facilities and access to services and are capable of accommodating development at 30 dwellings per hectare.
MOD11/118	Page 75 HSG9 Housing Mix and Type		In policy wording in line 2 after 'size' delete the ',' and replace with 'and' and after 'type' delete 'and affordability'	The issue of 'affordability' is inappropriately included in the policy.
MOD11/119	Page 75 HSG9 Housing Mix and Type Paragraph 11.59		In line 2 after 'sites.' Delete the sentence 'In this context...for policy HSG10.'	The principle of ensuring a good mix of housing should be applied to all housing developments and not just those above a certain size.
MOD11/120	Page 76 HSG10		Delete paragraphs 11.60-11.63 and replace with the following text 'Where there is a demonstrable	To update and more fully set out the Plan's stance regarding affordable housing and to

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Affordable Housing Within Settlement Boundaries		<p>lack of affordable housing within a given locality the Council will enter into negotiations with the developer to secure appropriate mixes of affordable housing types and tenures as part of a new housing scheme. For the purposes of the plan Affordable Housing is defined as including both low cost market/discount housing and social housing for sale and/or rent, which is made available to people who could not otherwise afford housing available on the open market. Flintshire County Council has undertaken extensive work in assessing the Flintshire Housing Market to identify and plan for the County's housing needs. In 2005 Flintshire launched its Housing Needs Assessment which was undertaken by the consultancy Fordhams. This study identified the need for 808 affordable dwellings each year, for a period of five years depending on the continued strength of the housing market. The housing market has changed significantly since 2004/05 and consequently the scale of demand indicated by the Fordhams study has changed.</p> <p>In 2008 the draft North East Wales Market Housing Assessment (NEWHMA) was released. The North East Wales Market Housing Assessment is a joint study which has been undertaken in partnership with neighbouring Welsh authorities. The NEWHMA study concluded similarly to the Fordhams study that there are significant unmet housing needs in Flintshire. To meet identified housing needs the NEWHMA study recommended that 480 new homes be built within Flintshire every year up to the year 2021.</p>	reflect the provisions of TAN2/MIPPS.

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>NEWHMA recommends that 38% of all new housing built in Flintshire be dedicated affordable homes, and that there should be greater variation in the types and tenures of all homes provided to meet the needs of lower income households, single and two person households as well as elderly and disabled households.</p> <p>Whilst the Council remain committed to increasing dedicated affordable housing, Policy HSG10 has been developed to cater for market changes which might otherwise make the provision of affordable housing economically unviable for a developer. In this respect the Policy seeks to provide at least 30% affordable housing on sites with a minimum size threshold of 1.0 hectare or 25 dwellings, this is significantly less than the recommendations contained within the Housing Needs Survey undertaken in 2005 but is justified by the need for a balanced policy which is considerate of inevitable and unforeseeable economic changes which can dramatically affect the viability of a development scheme.</p> <p>On the basis of the identified need within the NEWHMA together with the capacity of the County to accommodate new housing development it is reasonably anticipated that the UDP could secure by way of planning condition or legal agreement some 1,000 affordable homes over the plan period.</p> <p>Where schemes do not make provision for 30% affordable housing it will be required that developers ensure the proposal is sufficiently</p>	

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			justified to the satisfaction of the Council as to why an exception to the policy should be made. The precise nature and scale of affordable housing provision will be the subject of early negotiations between the Council and the applicant.'	
MOD11/121	Page 76 HSG11 Affordable Housing in Rural Areas		Delete 'in exceptional circumstances' in the preamble to the criteria	The wording is superfluous.
MOD11/122	Page 76 HSG11 Affordable Housing in Rural Areas Criterion c.		In line 4 after 'development' insert 'and incorporates suitable boundary treatment and landscaping measures'	To ensure edge of settlement sites have regard to adjacent open countryside.
MOD11/123	Page 76 HSG11 Affordable Housing in Rural Areas Criterion d.		In line 4 after 'settlement' insert 'and its landscape setting'	To ensure edge of settlement sites have regard to adjacent open countryside.
MOD11/124	Page 78 HSG13 Annex Accommodation Paragraph 11.70		Replace the words 'in the open countryside' in the final sentence with 'outside settlement boundaries'	For consistency with GEN3.
MOD11/125	Page 78 HSG14 Gypsy Sites		Add at end of para 11.72 'The policy is concerned with a gypsy or traveller site which is intended for long term permanent residential accommodation.'	To add clarity to the policy and its implementation
MOD11/126	Page 78 HSG14 Gypsy Sites		Add at end of para 11.72 'The Council is awaiting the outcome of an assessment of the needs of gypsies and travellers, carried out across North	To update the Plan and to have regard to guidance in PPW.

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			Wales on behalf of all North Wales Local Authorities. This information, when available, will be used as part of the evidence base against which to assess proposals for the development of new sites.'	
MOD11/127	Page 78 HSG14 Gypsy Sites	11.173.9 iii)	Delete criterion b. and change the subsequent criterion lettering accordingly.	Policy requirement unduly onerous.
MOD11/128	Page 78 HSG14 Gypsy Sites	11.173.9 iii)	In line 3 after 'noise,' insert 'pollution,'	To ensure that development proposals have regard to a wider range of impacts.
MOD11/129	Page 78 HSG15 Re-use / Conversion of Large Houses / Former Residential Institutional Buildings in the Open Countryside		In policy title, replace the words 'in the Open Countryside' with 'outside Settlement Boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/130	Page 78 HSG15 Re-use / Conversion of Large Houses / Former Residential Institutional Buildings in the Open Countryside		Replace the words 'in the open countryside' in line 3 of the policy wording with 'outside settlement boundaries'	To more accurately reflect the scope of the policy and for consistence with policy GEN3.
MOD11/131	Page 78 HSG15 Re-use /		Add the following new paragraph at the end of the policy explanation: 'It is recognised that many buildings falling within	To acknowledge the historic / architectural value of such buildings.

PROPOSED MODIFICATIONS – CHAPTER 11 HOUSING

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Conversion of Large Houses / Former Residential Institutional Buildings in the Open Countryside		the remit of this policy are likely to be of historic and architectural interest. In such cases, development proposals will be assessed against the policies in the Historic Environment Chapter to ensure that the historic context of buildings is fully taken into account throughout the development process.'	
MOD11/132	Page 78 HSG15 Re-use / Conversion of Large Houses / Former Residential Institutional Buildings in the Open Countryside		Add 'the proposal' to the beginning of criterion e.	To ensure consistency with the other criteria.

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD12/1	Relevant Strategic Aims Indicators of Policy Performance		In the Relevant Strategic Aims table: Delete Indicator of Policy Performance 61. 'Loss of traditional shop fronts' and renumber all subsequent Indicators of Policy Performance	There is a lack of baseline information which prevents the Authority from using this indicator.
MOD12/2	Relevant Strategic Aims Target 8		In Target 8 in line 2 after 'town' insert ', district and local'	To add clarity to the Plan.
MOD12/3	Relevant Strategic Aims Target 8		Insert the word 'floorspace' after the words '85% of new retail' and delete the word 'development'	To remove ambiguity in respect of exactly how the Target is to be measured.
MOD12/4	Page 80 Paragraph 12.2		Delete reference to 'Broughton Retail Park' in penultimate sentence of para 12.2	In the absence of specific evidence, there is no justification for referring to Broughton Retail Park within the general statement concerning the impact out of town shopping centres on traditional town centres.
MOD12/5	Page 80 Paragraph 12.5		After the first sentence in para 12.5 insert the additional sentence: 'In proposing new retail allocations the issue of retail need has been considered and it will be an equally important future consideration to ensure that planning applications for new retail development are also assessed against the need for the development. The Plan has had regard to the updated guidance set out in MIPPs – Planning for Retailing and Town Centres (02/2005).'	To reflect the provisions of retail need and retail assessment as set out in MIPPS 02/2005.
MOD12/6	Page 81 Policy S1		Amend Policy S1 Title by insertion of the word 'Retail' after 'S1' and before 'Commercial'	To make the policy title more appropriate.
MOD 12/7 Map	Page 81 Policy S1 (1) Commercial Allocations Table and Proposals Maps	Land adjacent Brunswick Road and Victoria Road	Delete S1 (1) from the Table and from Proposal Maps	The site benefits from planning permission for a housing development.
MOD12/8	Page 81	Land to the rear of	In S1 (3) after 'Precinct' insert 'to be developed	To ensure greater flexibility for development on

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Policy S1 (3) Commercial Allocations Table	Connah's Quay Precinct	as a mixed use scheme'	the site.
MOD12/9 Map	Page 81 Policy S1 (4) Commercial Allocations Table and Proposals Maps	Land adjacent Holywell Inner Ring Road	Delete commercial allocation S1(4) Holywell Inner Ring Road from the Table and from Proposal Maps	To reflect the grant and implementation of planning permission.
MOD12/10 Map	Page 81 Policy S1 (5) Commercial Allocations Table and Proposals Maps	Council Depot Site and adjacent former bus depot land, Mold	Delete commercial allocation S1 (5) Council Depot Site and adjacent former bus depot land, Mold from the Table and from Proposal Maps	To reflect the grant and implementation of planning permission.
MOD12/11 Map	Page 81 Policy S1 (7) Commercial Allocations Table and Proposals Maps	Land adj. Ffordd Llanarth Shopping Centre, Connah's Quay	Extend the S1 (7) allocation to include the existing Ffordd Llanarth shopping centre and the southern portion of the HSG1(9) housing allocation. Amend Table S1 in relation to S1 (7) Land adjacent Ffordd Llanarth by deleting '0.2' in the Area column and replacing it with '2.4'	To reflect the extent of the allocation in the light of the planning permission granted in April 2008 for retail development.
MOD12/12 Map	Page 81 Policy S1 (8) Commercial Allocations Table and Proposals Maps	Land adj. Sheridan Avenue, St David's Park, Ewloe	Delete commercial allocation S1 (8) Land adjacent Sheridan Avenue from the Table and from Proposal Maps	To reflect the grant and implementation of planning permission
MOD12/13 Map	Page 81 Policy S1 (10) Commercial Allocations Table and Proposals Map	Land to the North of Broughton Retail Park	Modify S1 (10) Land to the North of Broughton Retail Park by: i) deleting the western portion of the allocation which now has planning permission for an extension to the Retail Park ii) extend the allocation to include the narrow strip of land fronting Chester Road and the triangular area of land to the east of the existing	i) To reflect that the recent planning permission for an extension to the Retail Park takes up part of the site allocation. ii) To represent a more logical boundary to the site and recognise that the triangular piece of land is functionally better related to the allocated site than to the green space. iii) & iv) To take account of the changes to the

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			allocation up to the field boundary iii) reduce the area of the S1(10) allocation for non-retail commercial use from 2.1ha to 1.8ha iv) amend the site allocation on the Broughton Inset Map accordingly.	site area.
MOD12/14	Page 81 S1 Table showing Key Shopping Centres in Flintshire		At end of table insert subtitle 'Local Centres' then underneath add the following list of bullet pointed local centres: <ul style="list-style-type: none"> • Bagillt – High Street • Broughton – Broughton Hall Road • Buckley – Lane End • Caergwrle – village centre • Caerwys – village centre • Connah's Quay – Thornfield Avenue • Connah's Quay – Englefield Ave • Connah's Quay – Ffordd Llanarth • Ewloe – The Highway • Ewloe – Holywell Road • Flint – Northop Road • Garden City – Welsh Road • Greenfield Parade • Hawarden – village centre • Holywell - Holway • Hope – village centre • Mostyn – Maes Pennant • Mynydd Isa – The Square • Penyffordd / Penymynydd – village centre • Shotton – Aston Park Road • Shotton – Central Drive Indicate the location of the above local centres by adding a symbol to the Proposals Maps. (Note – this will be completed as part of the final plan printing).	Whilst Policy STR5 and policies in Chapter 12 refer to Local Centres these locations are not defined or listed in the plan. These centres are included in the plan to remove lack of certainty about where policies will apply.

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD12/15	Page 81 S1 Paragraph 12.8		Include the following text at end of paragraph 12.8 'The most modern centre of retail investment in the County is Broughton Retail Park (BRP) which makes a significant contribution to the retail offer of Flintshire. However, BRP is not listed in the Key Shopping Centres figure since it is considered to be an out of town retail park and is therefore a less favourable location for new retail development than traditional town and district centres.'	To clarify the standing of Broughton Retail Park in the shopping hierarchy of the County.
MOD12/16	Page 82 S2		In line 5 of Policy S2 after 'buildings' insert 'or, where these do not reflect good design, of those in the locality'	To strengthen the Policy.
MOD12/17	Page 82 S2		Delete the last sentence of Policy S2 'In doing so..etc'	The wording is contrary to Unitary Development Plans Wales which advises that policies should not attempt to delegate the criteria for decisions on planning applications to Supplementary Planning Guidance.
MOD12/18	Page 82 S2 Paragraph 12.10		In the first sentence of Para 12.10 after the words '..offices and restaurants..' insert the following text 'as well as replacement frontages..'	To add clarity to the supporting text.
MOD12/19	Page 82 S2 Paragraph 12.10		In the third sentence of Para 12.10 after the words "..shop fronts and advertisements design guide.." insert the words "for which a supplementary planning guidance note will be produced during the Plan period; this will require..." and then delete the words "..which requires..".	To clarify the status and timing of the preparation of supplementary planning guidance on this subject.
MOD12/20	Page 83 S4		Delete Policy S4 and replace with new policy as follows: "New small scale shopping development will be permitted provided that outside town and district centres:- a) it is below 300sqm gross or, in exceptional circumstances, up to 500sqm;	The policy as written is unclear about what it seeks to achieve and there are inconsistencies between the policy wording and the supporting text.

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			b) it is to meet local everyday needs and relates to the role, scale and character of the centre and the community it is intended to serve; c) it is located within or adjacent to a local or village centre or, if no sites are available within the nearest centre, it is within the settlement boundary and accessible by a variety of means of transport."	
MOD12/21	Page 83 S4 Paragraph 12.14		i) In the third sentence of para 12.14 delete the words "however this cannot be at the expense of town and district centres." ii) In the fourth sentence of para 12.14 replace "To ensure the impact of new stores is not at the expense of existing shopping centre's," with "To ensure new stores are of an appropriate small scale to meet the local everyday needs of the community,".	i) & ii) To remove inconsistencies between the supporting text and the policy wording.
MOD12/22	Page 83 S4 Paragraph 12.15		In the first sentence of para 12.15, after the words "Outside of local and village centres," insert the words "but still within the settlement boundary,".	To remove inconsistencies between the supporting text and the policy wording.
MOD12/23	Page 83 S5 Criterion b		i) In line 1 delete 'ancillary and subsidiary to' and replace with 'run in conjunction with'. ii) In line 2 after 'of' delete 'a viable' and replace with 'an existing'.	To improve the interpretation of the Policy to the benefit of the plan.
MOD12/24	Page 83 S5 Criterion c		In line 1 after 'goods' delete 'primarily' and replace with 'of which a significant proportion are' and after 'manufactured' delete 'in situ' and replace with 'on the premises'.	To improve the interpretation of the Policy to the benefit of the plan.
MOD12/25	Page 83 S5 Paragraph 12.16		In line 10 of para 12.16 after 'refused.' insert the following sentence: 'The Council may seek to impose conditions to restrict the scale and type of goods sold to allow development to take place.'	To improve the interpretation of the Policy to the benefit of the plan.
MOD12/26	Page 83		i) Amend the penultimate sentence of the	To improve the interpretation of the Policy to the

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	S5 Paragraph 12.17		<p>explanation in para 12.17 by replacing 'significant' with 'greater'.</p> <p>ii) Delete the last sentence of para 12.17 and replace with: 'However, the policy seeks to ensure that a significant proportion of goods sold are produced or manufactured on the premises'.</p>	benefit of the plan and to ensure that the policy explanation reflects changes to the policy wording.
MOD12/27	Page 84 S6		<p>Replace the existing policy preamble prior to the listing of the policy criteria with:</p> <p>"Proposals for large shopping developments in excess of 500 square metres should be located within town, district and/or local centres. Where it is satisfactorily demonstrated that the proposal cannot be accommodated within an existing centre and/or is out of scale with the shopping centre, the proposed development should be located on a sequentially preferable edge of centre site. Out-of-centre developments will only be considered appropriate where there is no sequentially preferable, suitable and available site nearer to a town, district or local centre. In all cases such developments will be permitted only where:"</p>	To ensure that the policy reflects the search sequence set out in MIPPS (02/2005); that it includes a threshold for its application; and that it recognises that major developments should be in scale and character with a centre.
MOD12/28	Page 84 S6 Criterion b.		Delete criterion b	Requiring retail developments to be on underused, vacant or brownfield land within town centres goes further than the sequential approach set out in MIPPS (02/2005). The reuse of brownfield land as a priority is, in any event, a requirement of STR10.
MOD12/29	Page 84 S6 Criterion d.		<p>Amend criterion d. as follows:</p> <p>i) after the words "the site has been evaluated" insert the words "and found to be appropriate".</p> <p>ii) after the words "in accordance with the sequential approach" insert the following text "where first preference should be given to town centre locations followed by edge of centre sites"</p>	To ensure that the sequential approach in criterion d. is satisfactorily defined.

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			then by district and local centres and only then out of centre locations;”	
MOD12/30	Page 84 S6 Criterion f.		In line 2 of criterion f. before ‘adverse’ delete ‘an’ and insert ‘a significant’	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD12/31	Page 84 S6		Insert new criterion into Policy S6 to read: “outside defined town centres a need for the proposal has been demonstrated.”	To better reflect the requirement for need to be demonstrated in line with MIPPS 02/2005
MOD12/32	Page 84 S6 Paragraph 12.18		In the second sentence of paragraph 12.18 after the words “but not outside the” delete the words “urban area.” and insert the following text: “settlement boundary. Outside of settlement boundaries in out of town locations there will be a presumption against proposals for large shopping development unless there exist sufficient material considerations to justify an exception from the policy.”	To ensure that the explanatory text reflects the modified wording of the policy
MOD12/33	Page 84 S6 Paragraph 12.20		<p>i) In second sentence of para 12.20 after the words “can be found within” delete the words “the core retail area (CRA)” and insert the words “town, district or local centres, then”.</p> <p>ii) Also in the second sentence of para 12.20 after the words “walking distance of the” delete the acronym “CRA” and insert the words “town centre”.</p> <p>iii) In the fifth sentence of para 12.20 after the words “It must be clearly established that retail proposals outside” delete the words “the CRA” and insert the following text “an identified shopping centre;”.</p>	To ensure that the explanatory text reflects the modified wording of the policy
MOD12/34	Page 84 S6 Paragraph 12.21		i) Delete the first sentence of para 12.21 and replace with: “Where the applicant is successful in demonstrating a lack of sequentially preferable sites, large shopping developments may be permitted outside identified centres, particularly where it entails the sale of bulky	To ensure that the explanatory text reflects the modified wording of the policy

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			goods which cannot be accommodated within an existing centre.” ii) In the second sentence of para 12.21 insert a new first word “However” before “large” and after the words “strategy of protecting” insert the words “town, district and local”. iii) In the last sentence after “resisted in accordance with” insert the word “the”.	
MOD12/35	Page 85 S7		In second sentence of the policy wording, replace ‘Non-retail’ with ‘Non A1’	To provide a more specific reference to the type of development covered by the policy.
MOD12/36	Page 85 S7 Criterion a.		In line 3 of criterion a. after ‘25%,’ delete ‘or’ and insert ‘and’	To strengthen the policy.
MOD12/37	Page 85 S7 Criterion d.		In line 3 of criterion d. after ‘period of’ delete ‘two years’ and replace with ‘at least one year’ and amend paragraph 12.25 as follows: In line 2 after ‘at least’ delete ‘two years’ and replace with ‘one year’	To ensure consistency with other plan policies
MOD12/38	Page 85 S7 Para 12.22		In line 3 of para 12.22 replace ‘non-retail’ with ‘non A1’	To provide a more specific reference to the type of development covered by the policy.
MOD12/39	Page 85 S7 Para 12.24		In the first sentence of para 12.24 after the words “unbroken by” delete the word “roads” and insert the following text “vehicular highways, note under this policy narrow accesses between properties are not considered to break up the retail frontage.”	To clarify the interpretation of the policy in respect of shopping frontages.
MOD12/40	Page 87 S11 Criterion b.		In line 4 of criterion b. after ‘period of’ delete ‘two years’ and insert ‘at least one year’	The two year advertising/ marketing exercise period is considered too onerous.
MOD12/41	Page 87 S11 Paragraph 12.33		i) In line 1 of para 12.33 after ‘period of’ delete ‘two years’ and insert ‘at least one year’ ii) In line 3 of para 12.33 after ‘retain’ delete ‘an important use, beneficial to the local’ and insert ‘the use for the benefit of the’	The two year advertising/ marketing exercise period is considered too onerous; and to improve the clarity and interpretation of the policy.

PROPOSED MODIFICATIONS – CHAPTER 12 SHOPPING CENTRES AND COMMERCIAL DEVELOPMENT

MODIFICATION NO.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			iii) Delete second sentence and replace with: 'It will be a matter for the applicant to prove through the use of evidence submitted to the Local Authority that: a comprehensive and sustained marketing exercise offering the local facility as a going concern, has been undertaken; that the marketing exercise has run for a continuous period of at least one year before the planning application is submitted; and that the facility has been offered for sale or lease locally, and in the region, in appropriate publications'	

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD13/1	Page 90 Para 13.18		Replace the third and fourth sentence to read: 'Some 294 ha. of existing employment allocations (assuming a development area of 36.5 ha. at Warren Hall) have been rolled forward into the Plan, but 32 ha. of this is not generally available, being tied up by existing businesses for expansion purposes. New allocations amounting to 47 ha. have been made to address the notional shortfall.'	To reflect the revised employment land figures as a result of deletions and additions to the employment land allocations.
MOD13/2	Page 90 Para 13.19		Delete the paragraph and replace with 'Whilst the total allocations exceed the 'target' need figure, some of the land is not generally available and a relatively large proportion of the total (98 ha.) is taken up by one site to the north west of Garden City, which may take some time to come forward. However, it is considered that the level of provision is acceptable given that there is potential capacity for further employment development within the existing Development Zones and Principal Employment Areas, particularly around the Corus site, to provide the flexibility required to meet any shortfalls that may arise.	To reflect the revised employment land figures as a result of deletions and additions to the employment land allocations.
MOD13/3	Page 90 Para 13.20		Delete the paragraph and replace with 'The following summarises the employment land provision compared to the requirement: <ul style="list-style-type: none"> • UDP employment land need = 300 ha. • Current allocations rolled forward = 294 ha. • New allocations = 47 ha. • Total allocations = 341 ha. (general employment land 279 ha., high quality sites 62 ha. [using development area of Warren Hall]) • Of which, land held by companies for expansion/not generally available = 32 ha. • Balance of allocations generally available = 309 	To reflect the revised employment land figures as a result of deletions and additions to the employment land allocations.

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			ha.'	
MOD13/4	Page 91 EM1		Delete criteria and replace with: i. is of an appropriate type and scale for both the site and its surroundings; ii. will not unacceptably harm residential or other amenity or restrict neighbouring land uses; iii. provides satisfactory on-site parking, servicing and manoeuvring space and that the highway network (including access and egress) is adequate to safely cater for the type and volume of traffic generated by the proposal; and, iv. has no significant adverse impact on the integrity of nature conservation sites, the landscape and historic features.	In order to establish what criteria development in EM1 allocations will be tested against.
MOD13/5 Map	Page 91 EM1 (2)	Manor Lane/Hawarden Park Extension Broughton	Delete the easterly part of the employment allocation on the Broughton Inset Map (5) and amend the site area by deleting '20.7' and replacing it with '18.2' in the General Employment Land Allocations Table.	A small section of the site interferes with flight path requirements.
MOD13/6 Map	Page 91 EM1(3)	Catherall's Industrial Estate Buckley	Delete the employment allocation from the General Employment Land Allocations Table and from the Buckley Inset Map (7). Draw back boundary of the Principal Employment Area (EM3) accordingly.	The site has been granted outline planning permission for residential development on appeal.
MOD13/7 Map	Page 91 EM1(9)	Dock Road Ind. Est. Connah's Quay	Delete the employment allocation from the General Employment Land Allocations Table and from the Connah's Quay Inset Map (24) and District Centre Map (65). Draw back boundary of the Principal Employment Area (EM3) to exclude the existing sports pitch and the approved application site for new sports facilities but retain land to the east and west within the Principal Employment Area.	The site is in existing use as a sports pitch and has been granted outline planning permission for new sports facilities.

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD13/8	Page 91 EM1 (13)	Land to East of Shotton Paper	In comment column, delete "But 10ha not generally available."	The whole of the site is available.
MOD13/9	Page 91 EM1 (14)	Land to North West of Garden City	Amend the site area by deleting '138.2' and replacing with '98.0' in the General Employment Land Allocations Table and amend the first sentence of the comment relating to the site to read 'Retention of existing allocation, but as part of a mixed use scheme under HSG2A.	To reflect the fact that this site is now proposed as a mixed use development under policy HSG2A, rather than purely as an employment allocation.
MOD13/10 Map	Page 91 EM1(15)	Adjacent Paper Mill Oakenholt	Delete the employment allocation from the General Employment Land Allocations Table and from the Flint Inset Map (21).	An allocation specifically for the expansion of one company is unnecessary in view of policy EM5 which deals with proposals for the expansion of industry.
MOD13/11 Map	Page 91 EM1 (18)	Greenfield Business Park Phase (III)	Amend the employment allocation boundary on the Greenfield Inset Map (24) to exclude the playing field and amend the site area by deleting '7.6' and replacing it with '6.4' and deleting 'But 4.0ha not generally available' from the comments column.	Part of the site was inappropriately allocated as it is acknowledged that the site is still in use for recreational purposes and will be protected as such under policy SR4 and L3.
MOD13/12 Map	Page 91 EM1(24)	Chester Road East, Queensferry	Amend the employment allocation on the Deeside Settlements Inset Map (15) to exclude the developed area and amend the site area by deleting '9.9' and replacing it with '3.8'.	To reflect the part development of the original site.
MOD13/13 Map	Page 91 EM1	Land East of Saltney Ferry Road, Saltney	Add the site to the Saltney Inset Map (56) and to the General Employment Land Allocations Table, inserting a site ref. 26A, an area of 14.6 ha and a comment of 'Retain as allocation'.	It is acknowledged that the site has a valid planning permission for employment development which was overlooked during preparation of the deposit plan.
MOD13/14 Map	Page 91 EM1(27)	Prince William Avenue, Sandycroft	Amend the employment allocation on the Deeside Settlements Inset Map (15) to exclude the developed area and amend the site area by deleting '4.8' and replacing it with '1.8'.	To reflect the part development of the original site.
MOD13/15	Page 91 EM1	General Employment Land Allocations Table	Amend the Total site area in the General Employment Land Allocations Table accompanying Policy EM1 to read 278.7. Amend 'Existing allocations rolled forward' to 255.1 ha.	To update the figures to reflect that some employment sites have been deleted or added.

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			Amend 'New site allocations' to 23.6 ha. Amend 'Land not generally available' to 32.1 ha.	
MOD13/16	Page 92 Para 13.21		After the first sentence of para 13.21, replace the remainder of the paragraph with the following: 'Land North West of Garden City is the largest of the site allocations and forms part of a new mixed use development under policy HSG2A. It is located at the 'Northern Gateway' to the County close to main communication links and should be developed to a high standard.'	To reflect the revised employment land allocations.
MOD13/17	Page 92 Para 13.23		Delete the paragraph and replace with 'Brownfield sites account for over 60% of the employment land allocations. New allocations include sites at Broughton, Buckley and Connah's Quay. The Manor Lane/Hawarden Park Extension site is intended to facilitate aerospace sector spin-off developments and enable improved access from the B5125 to the existing industrial estates at Hawarden Park and off Manor Lane.'	To reflect the revised employment land figures and the deletions and additions to the employment land allocations.
MOD13/18	Page 92 Para 13.23		After revised para 13.23 add the following: 'Whilst the site comprises best and most versatile agricultural land, it is considered that there is an overriding need for the development. Aerospace related projects are primarily driven by proximity to their customers and therefore need co-location in the form of a dedicated supplier park. The allocation is a natural extension to the Airport Development Zone and has well defined physical boundaries. No other brownfield sites or land of lesser agricultural quality in the vicinity or wider area is considered to satisfy the criteria for such a development.'	To address the issue of the overriding need to use best and most versatile agricultural land.
MOD13/19	Page 92 Para 13.23		At the end of para 13.23 add the following statement: 'A development brief will be produced	To ensure landscape and nature conservation features are protected in the development of

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			for the Manor Lane/Hawarden Park Extension site which will include matters such as the protection of landscape and nature conservation features.	aerospace sector spin-offs on the site.
MOD13/20	Page 92 EM1		Add the following new paragraph at the end of the policy explanation: 'It is recognised that several of the sites are adjacent to Natura 2000 sites. Detailed development proposals on such sites will be rigorously assessed as to their impacts on international nature conservation designations and are likely to require Appropriate Assessment.' At the end of this new paragraph (13.25) insert the following: 'Other Key Policies: • WB2 Sites of International Importance.'	To recognise the potential impacts of some allocations on international nature conservation designations.
MOD13/21 Map	Page 92 EM2 (1)	Warren Hall, Broughton	Amend the employment allocation boundary on the Broughton Inset Map (5) and Main Proposals Map and amend the site area by deleting '28.7' and replacing with '36.5'.	To reflect the development area of the granted planning application.
MOD13/22	Page 92 EM2 Criterion a.		In line 3 after 'landscape' insert ', historic'.	To ensure that the policy has regard to the historic environment.
MOD13/23	Page 93 EM3 Criterion iii.		In criterion iii. replace the term 'unacceptably harm' with 'have a significant adverse impact on'.	In order to ensure consistency throughout the Plan.
MOD13/24	Page 93 EM3 Criterion iii.		Insert 'unacceptably' before 'restrict neighbouring land uses'.	To prevent the policy being unduly onerous.
MOD13/25	Page 93 EM3		In policy wording add the following new criterion: 'v. the proposal has no significant adverse impact on the integrity of nature conservation sites, the landscape and historic features.' Delete 'and' from the end of criterion iii) and replace full stop with '; and' at the end of criterion	To ensure that the policy has regard to possible environmental impacts of employment development.

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			iv).	
MOD13/26 Map	Page 93 EM3	Former Broncoed Works Mold	Amend the Mold Inset Map (39) by drawing back the boundary of the Principal Employment Area to exclude land at the former Broncoed Works.	Since the publication of the UDP Deposit Draft the site has received outline planning permission for 78 dwellings, granted on appeal on 10/06/05.
MOD13/27 Map	Page 93 EM3	Bromfield Ind. Est, Mold	Amend the Mold Inset Map (39) by drawing back the boundary of the Principal Employment Area to exclude land at the Bromfield Industrial Estate.	Since the publication of the UDP Deposit Draft the site has received outline planning permission for housing.
MOD13/28 Map	Page 93 EM3	Saltney Ferry Road Saltney	Amend the Saltney Inset Map (56) to extend the Principal Employment Area to include the proposed new employment allocation at Saltney Ferry Road.	In recognition of the new employment land allocation.
MOD13/29 Map	Page 93 EM3	Land North of Brymau Three Saltney	Amend the Saltney Inset Map (56) by drawing back the boundary of the Principal Employment Area to exclude part of the River Dee SSSI.	To correct a mapping error and ensure that the Principal Employment Area does not encroach into the River Dee SSSI.
MOD13/30	Page 94 EM3		Add the following new paragraph at the end of the policy explanation: 'It is recognised that several of the sites are adjacent to Natura 2000 sites. Detailed development proposals on such sites will be rigorously assessed as to their impacts on international nature conservation designations and are likely to require Appropriate Assessment.'	To recognise the potential impacts of some allocations on international nature conservation designations.
MOD13/31	Page 94 EM3 Other Key Policies		Insert the following bullet point to the list of Other Key Policies: <ul style="list-style-type: none"> • 'WB2 Sites of International Importance • WB3 Statutory Sites of National Importance' 	To recognise the potential impacts of some allocations on international nature conservation designations.
MOD13/32	Page 94 EM4		Delete 'and commercial' in the first sentence of the policy and insert 'office and warehousing'.	To aid the interpretation of the policy.
MOD13/33	Page 94 EM4 Criterion a.		Delete 'of a town or village' in criterion a.	To aid the interpretation of the policy.
MOD13/34	Page 94 EM4		Insert 'or if outside defined settlement boundaries' before criterion b.	To aid the interpretation of the policy.

PROPOSED MODIFICATIONS – CHAPTER 13 EMPLOYMENT

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD13/35	Page 94 EM4 Criterion c.		In line 1 after 'redevelopment of' insert 'suitable'.	To maintain consistency with Policy EM7 and to stress that not all brownfield sites are suitable for redevelopment.
MOD13/36	Page 94 EM5		The plan be modified by adding a new criterion (f) 'the proposal is appropriate to the location and does not cause unacceptable harm to residential amenity or areas and features of landscape, nature conservation and historic importance'.	To ensure that the criterion is not duly onerous and ensure consistency with other policies.
MOD13/37	Page 95 EM6 Para 13.32		Insert 'B1, B2 and B8' after 'adequate supply of' in line 1.	To reflect the types of uses to which the policy relates.
MOD13/38	Page 95 EM7 Criterion a.		Delete 'appropriate' in criterion a.	To make the criterion more precise.
MOD13/39	Page 95 EM7 Criterion a.		After 'EM1' insert 'and permissible under policies EM3, EM4 and EM5'.	To correct an anomaly in the way the policy could be applied.
MOD13/40	Page 96 Para 13.35		Delete the final sentence of the paragraph 'Where there arein PPW.'	The sentence is not considered necessary as the preceding text indicates that proposals will be subject to assessment.
MOD13/41	Page 96 EM8		Delete Policy EM8 Simplified Planning Zone together with the policy explanation and delete the Simplified Planning Zone notation from the relevant Proposals Maps.	The SPZ scheme expired in October 2006 and there are no proposals to renew the scheme.

PROPOSED MODIFICATIONS – CHAPTER 14 RURAL ENTERPRISE AND AGRICULTURE

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD14/1	Page 98 Para 14.7		In line 4 after 'supply' delete 'and it is unlikely that public bodies will stimulate demand in rural locations by building small advanced units.'	To correct an inaccurate statement.
MOD14/2	Page 98 RE1		In Policy wording in line 2 delete 'unacceptable'.	Inappropriate usage of word as the application of the criteria will clearly demonstrate whether or not the loss is acceptable or unacceptable.
MOD14/3	Page 98 RE1 Criterion b.		In line 4 after 'land,' delete 'which is suitable and available for the proposed use'.	To ensure conformity with National Guidance (Para 2.8.1 of PPW).
MOD14/4	Page 98 RE1 Criterion c.		In line 2 after 'designation' insert 'which outweighs agricultural considerations'.	To ensure conformity with National Guidance (Para 2.8.1 of PPW).
MOD14/5	Page 98 RE1 Para 14.11		In line 10 delete the sentence 'This may be done...of specialist consultants' and replace with 'Where development proposals affect 20ha or more of agricultural land developers are advised to consult the Department of Environment, Planning and the Countryside of the Welsh Assembly Government regarding the likelihood of their site containing significant amounts of 'best and most versatile' agricultural land. Where this is the case the applicant should consult the local authority on whether there is advantage in commissioning field survey work by specialist consultants and on survey requirements.'	To reflect current procedures for consultation with the Welsh Assembly Government.
MOD14/6	Page 99 RE1 Para 14.12		In line 12 after 'considerations.' delete the sentence: 'In cases where...relative to farms.' And replace with 'In all cases where agricultural land is affected by a development proposal, it will be necessary to take into account the size, structure and viability of the farm unit and the location of the proposed development in order to minimize unnecessary disruption to agriculture and farm structure.'	To improve the clarity of the explanatory wording.

PROPOSED MODIFICATIONS – CHAPTER 14 RURAL ENTERPRISE AND AGRICULTURE

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD14/7	Page 99 RE2 Criterion a.		In line 1 after 'for,' delete 'or are ancillary to, the use of land for'.	To avoid the policy being unduly onerous.
MOD14/8	Page 99 RE2 Criterion a.		In line 3 after 'agricultural' insert 'or forestry' and insert 'or forestry' after 'farm'.	To ensure the policy criteria provides guidance on new forestry building proposals.
MOD14/9	Page 99 RE2 Criterion b.		In line 3 after 'of' delete 'agricultural' and after 'farm' insert 'or forestry'.	To ensure the policy criteria provides guidance on new forestry building proposals.
MOD14/10	Page 99 RE2 Criterion c.		In line 3 after 'and' delete 'minimise the impact on'.	To avoid the policy being unduly onerous.
MOD14/11	Page 99 RE2 Para 14.14		Delete third and fourth sentences and replace with 'However, it is important to ensure that new farm buildings harmonise with the landscape. To this end, the siting, design and external appearance of new buildings will be considered in relation to agricultural requirements, their relationship with existing buildings and the natural environment.'	To avoid the policy being unduly onerous.
MOD14/12	Page 99 RE3 Criterion a.		In line 3 after 'building' insert 'unless satisfactory mitigation measures can be implemented'.	To comply with National Guidance.
MOD14/13	Page 99 RE3 Criterion b.		In line 2 after 'any' insert 'environmental' and after 'impact' delete 'on' and replace with 'including'.	To ensure that development proposals have regard to a wide range of possible environmental impacts.
MOD14/14	Page 99 RE3 Para 14.16		In line 1 delete the sentence 'Buildings for the...intensive livestock units.' and replace with 'Developments associated with the intensive rearing and accommodation of poultry, pigs or other livestock often give rise to various problems.' In line 5 after 'the' delete 'scale of such buildings' and replace with 'type and scale of such proposals'.	To add clarity to the Plan.

PROPOSED MODIFICATIONS – CHAPTER 14 RURAL ENTERPRISE AND AGRICULTURE

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD14/15	Page 100 RE3 Para 14.17		In line 6 after 'it is' insert 'generally'. In line 8 after 'buildings' insert 'unless satisfactory mitigation measures can be implemented to reduce to an acceptable level, or negate, any nuisance or other impacts of the development'.	To comply with National Guidance.
MOD14/16	Page 100 RE3 Other key policies		Add 'GEN6 Environmental Assessment' after 'Other key policies'.	To ensure the Plan provides environmental protection to all proposals for intensive livestock units.
MOD14/17	Page 100 RE3 Other key policies		Renumber 'EWP11' to 'EWP12' and add 'EWP13 Nuisance'.	To reflect changes in the policy numbering and to ensure that the policy cross references accord with the subject matter of the policy.
MOD14/18	Page 100 RE4 2nd Criterion b.		In line 1 after 'not' delete 'unacceptably harm' and replace with 'have a significant adverse impact on'.	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD14/19	Page 100 RE4 Criterion d.		In line 4 replace 'should be' with 'is'.	To ensure that the criterion reads correctly.
MOD14/20	Page 101 RE4 Para 14.20		At the beginning of the paragraph add the following sentences 'The policy is not aimed at those developments which by virtue of their scale and type should be located within settlements or specific employment allocations or areas. Rather, it is aimed at satisfying the needs of smaller scale enterprises which require a rural location for a variety of reasons such as proximity to a resource, site or workforce or due to the nature of the product or service offered.'	To add clarity to the Plan.
MOD14/21	Page 101 RE5		In line 3 after 'buildings' insert ', and in exceptional circumstances small scale new build'. In policy wording in line 4 delete 'only'.	To add clarity to the plan and comply with National Guidance.
MOD14/22	Page 101 RE5 Criterion a.		Delete wording and replace with 'the proposed diversification activity is run in conjunction with the main farm enterprise'.	To add clarity to the Plan and to avoid the policy being unduly onerous.

PROPOSED MODIFICATIONS – CHAPTER 14 RURAL ENTERPRISE AND AGRICULTURE

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD14/23	Page 101 RE5 Criterion b.		In line 1 after 'would not' delete 'unacceptably harm' and replace with 'have a significant adverse impact on'.	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD14/24	Page 101 RE5 Criterion f.		In line 4 after 'which' delete 'should be' and insert 'is'.	To ensure the criterion reads correctly.
MOD14/25	Page 101 RE5 Criterion g.		In policy wording delete sub-criterion i. and renumber subsequent sub-criteria accordingly.	To avoid the policy being unduly onerous.
MOD14/26	Page 101 RE5		Add the following new criterion: 'h. in the case of new build the buildings are of a scale, siting, design and materials appropriate to the site and surroundings and are well related to existing buildings in the main farm complex.' Delete 'and' from the end of criterion f. and add 'and' to the end of criterion g.	To ensure that the Plan provides guidance on new build farm diversification proposals.
MOD14/27	Page 102 RE5		In policy wording delete second paragraph 'In exceptional circumstances...criteria are met:' including criteria a. and b.	To rationalise the policy criterion.
MOD14/28	Page 102 RE5 Para 14.26		In line 2 after 'converted,' delete 'and the diversification element is essential to the long term survival of the farm,'	To avoid the policy being unduly onerous.
MOD14/29	Page 102 RE5 14.27		In line 1 after 'must be' delete 'ancillary to' and insert 'run in conjunction with'. In line 6 after 'to the' delete 'long term survival and'.	To add clarity to the Plan and to avoid the policy being unduly onerous.
MOD14/30	Page 102 RE5		Add the following new paragraph after 14.27 and renumber subsequent paragraphs: 'Notwithstanding that the opportunities for reducing car use and increasing the use of public transport, walking and cycling are more limited in rural areas, it is considered that wherever possible, diversification schemes should be accessible by means of travel other than the car.'	To provide an additional explanation to criterion c.

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD15/1	Page 103 SR1 Sports, Recreation or Cultural Facilities Criterion a.		In criterion a, line 1 delete 'they utilise' and replace with 'leisure uses best located in town centres adopt a sequential approach to site selection utilising'	To reflect the fact that consideration of need is not applicable to leisure uses best located in town centres and to ensure the policy is in line with national planning policy.
MOD15/2	Page 104 SR1 Sports, Recreation or Cultural Facilities Criterion d.		After criterion d. add the following new sentence 'In the case of leisure development outside the defined town centres, applicants will be required to demonstrate a need for the facility.'	To reflect the requirement to adopt a sequential approach and to ensure the policy is in line with national planning policy.
MOD15/3	SR1 Sports, Recreation or Cultural Facilities Paragraph 15.11		Delete first sentence.	As written the paragraph implies that the policy covers activities where no new buildings are required.
MOD15/4	SR1 Sports, Recreation or Cultural Facilities Paragraph 15.11		Move text from line 3 'Outdoor activities include' up to 'nuisance for adjoining uses.' to the end of the third sentence of paragraph 15.13.	The text is more appropriately located within the reasoned justification to policy SR2
MOD15/5	SR1 Sports, Recreation or Cultural Facilities Paragraph 15.11		Move last sentence to the end of paragraph 15.14	The text is more appropriately located within the reasoned justification to policy SR2
MOD15/6	Page 105 SR2 Outdoor Activities Criterion a.		In line 2 after 'intensity' delete 'so as to avoid unnecessarily harming' and replace with 'that would not unacceptably harm' (PC436)	To reflect the need for assessment of applications to ensure that new developments would not pose an unacceptable threat to their surroundings, neighbouring uses and the amenity of the locality, and to bring greater clarity to the criterion.
MOD15/7	Page 105 SR2		Add the following new criterion: 'c. the site is accessible by a choice of modes of	To ensure that outdoor activities are accessible to non-car users.

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
	Outdoor Activities		travel other than the private car.' Delete 'and' from the end of criterion a. and replace full stop with ';' and' at the end of criterion b.	
MOD15/8	Page 105 SR2 Outdoor Activities Paragraph 15.13		At the end of the paragraph after 'scale.' add the following new sentence 'Noisy sporting / recreation activities, particularly those on a commercial scale, will be assessed on a case by case basis to ensure that such developments do not adversely affect neighbouring communities nor the quiet enjoyment of a location.'	To comply with national guidance directing noisy sports away from areas of tranquillity.
MOD15/9	SR2 Outdoor Activities Paragraph 15.13		Delete the last sentence	The text is inappropriate given the addition of the text transferred from paragraph 15.11
MOD15/10	SR2 Outdoor Activities Other Key Policies		Add SR1 Sports, Recreation and Cultural Facilities as a key policy	To reflect the link between the two policies
MOD15/11	Page 105 SR3 Golf Facilities Criterion a.		Delete criterion a.	Criterion a. as written would impose a blanket exclusion on golf development in designated natural heritage areas which would not comply with national planning policy.
MOD15/12	Page 105 SR3 Golf Facilities Criterion d.		In line 2 delete the text after 'accommodated without' and replace with 'having a significant adverse effect on areas designated as being of international or national importance for biodiversity and landscape or on the site's historic or archaeological conservation value;'	To provide the appropriate safeguard to designated natural heritage areas (following the deletion of criterion a.)
MOD15/13	Page 105 SR3 Golf Facilities Criterion f.		In line 2 delete 'nuisance to other land users or local residents' and replace with 'light pollution.'	For clarity and because the reference to 'other land users or local residents' is superfluous.
MOD15/14	SR4 Protecting Recreational Open Space		i) Criterion a. add 'and' after 'area;' ii) Criterion b. add 'and' after 'use;' iii) Criterion c. add 'or' after 'retention'	To provide clarity to the policy

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD15/15	SR4 Protecting Recreational Open Space Paragraph 15.19		Line 10 delete ',' from after 'informal parks' and replace with a full stop. Delete the text from 'and the Council may' to the end of the paragraph and replace with 'In instances where any enhancement of, or replacement space, is provided, the Council may require a particular type of space be provided to meet any identified shortfall, and that it should be within 5 minutes safe walking distance of the population which it serves.'	To improve clarity
MOD15/16	Page 106 SR5 Play Areas and New Housing Development		Change the title of the policy to Outdoor Playing Space and New Residential Development	For clarity and to reflect the fact that outdoor playing space is not the same as public open space.
MOD15/17	Page 106 SR5 Play Areas and New Housing Development		Delete the policy wording and replace with 'New residential development will normally be expected to include outdoor playing space at a minimum rate of 2.4 hectares per 1000 population, this provision will include outdoor sport and recreation space together with equipped play space. In exceptional circumstances, where it is not possible to provide outdoor playing space on the development site, then suitable off site provisions or contributions to new or improved facilities, including equipment, will be sought.'	To ensure that new residential development provides outdoor playing space as well as play space.
MOD15/18	Page 106 SR5 Play Areas and New Housing Development Paragraph 15.21		Delete paragraph 15.21	To reflect the new policy wording
MOD15/19	Page 106 SR5 Play Areas and New Housing Development		Insert the following supporting text (to replace paragraph 15.21): 'In the past new housing development has often taken place without the provision of sufficient open space to meet the needs of children and adults.'	To reflect the new policy wording

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
			<p>This policy seeks to ensure that future development is suitably catered for in the provision of outdoor playing space. The minimum amount of outdoor playing space required by the policy relates to the number and size of the dwellings proposed and is based on the standard of 2.4ha of outdoor playing space for every 1,000 residents. It is split into two types of land:</p> <ul style="list-style-type: none"> i) children's playing space at 0.8 ha per 1,000 population, and ii) sports grounds for use by all at 1.6 ha per 1,000 population. <p>The children's playing space should be comprised of formal equipped playing space (0.25 ha) and informal playing space (0.55 ha). The sports grounds should be split into land for sports pitches (1.2 ha) and outdoor formal recreation (0.4 ha).</p> <p>All new housing developments, including those for single dwellings or for a small number of dwellings, should contribute towards the provision of outdoor playing space. This includes dwelling gains from redevelopments and conversions where additional residential units are created.</p> <p>15.22 The Council will use planning obligations and conditions imposed on planning permissions in order to guarantee that the play areas provided under this policy are suitably landscaped, transferred to the Council free of charge, and that provision is made for their subsequent maintenance.</p> <p>15.23 In all circumstances the Council will seek primarily to secure the provision of outdoor playing</p>	

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
			space as part of the development. It will be the sole responsibility of the Council to determine the location of such provision. In general, outdoor playing space should always be provided on site, however there will be some occasions when this is not possible. In such instances, developers will be expected to make provision off site. It will not usually be realistic for developers of small schemes (i.e. under 10 additional dwellings) to provide playing space on site. However, they will be expected to make a financial contribution towards the provision of outdoor playing space in the locality. In these instances, the resources will be pooled in order to provide adequate, appropriate and accessible outdoor playing spaces in suitable locations.'	
MOD15/20	Page 106 SR5 Play Areas and New Housing Development - Reasoned justification		Delete references to 'play areas' in the supporting text and replace with 'outdoor playing spaces.'	For clarity and consistency
MOD15/21	Page 107 SR5 Play Areas and New Housing Development Paragraph 15.23		Delete the first sentence of paragraph 15.23 and replace with 'In all circumstances the Council will seek primarily to secure the provision of outdoor playing space as part of the development.'	For clarity
MOD15/22	SR5 Play Areas and New Housing Development Paragraph 15.23		Last sentence – delete 'facilities are' and replace with 'provision is'	For clarity and to reflect the amended wording of IR 15.8.13 v)

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
MOD15/23	Page 107 SR6 Allotments		In line 3 after 'demonstrated' delete 'to the satisfaction of the Council'	To ensure development proposals are evaluated in a fair and transparent manner
MOD15/24	Page 107 SR6 Allotments Criterion c.		In line 2 after 'quality' insert 'and of a similar size'	To ensure that any replacement allotment is of a similar size to the existing
MOD15/25	Page 107 SR7 Allocated Sites for Outdoor Playing Space		Delete the first 2 lines of the policy wording and delete the following allocations: b. land adjacent to Wepre Lane, Llwyni, Connah's Quay (2.7ha) c. land adjacent to the A541, Mold (3.4ha) d. land adjacent to Lexham Green Close, Buckley (0.86ha) Retain allocation a. with the following new policy wording 'The land adjacent to Lilac Drive, Penyffordd/Penymynydd (1.6ha) is allocated for outdoor and recreation and identified on the proposals maps.' and amend the Penyffordd Inset Map (50) by amending the notation to SR7.	To provide and amended policy SR7 in light of the deletion of 3 of the original allocations
MOD15/26	Page 107 SR7 Allocated Sites for Outdoor Playing Space Paragraph 15.26	Land adjacent to Wood Lane, Penyffordd / Penymynydd	Delete the paragraph wording and replace with 'The site identified at Penyffordd / Penymynydd will assist in bringing the provision of outdoor recreation space to the recommended standards. The allocation is well related to the existing settlement and will not have an adverse environmental impact.'	To reflect the changes to Policy SR7
MOD15/27 Map	Page 107 SR7 b) Allocated Sites for Outdoor Playing Space	Land adjacent to Wepre Lane, Connah's Quay	Delete the sport and recreation allocation on land adjacent to Wepre Lane, Connah's Quay from the Connah's Quay inset map (13)	To reflect the changes to Policy SR7
MOD15/28 Map	SR7 c) Allocated Sites for Outdoor Playing	Land adjacent to the A541, Mold	Delete the sport and recreation allocation on land adjacent to the A541, Mold from the Mold inset map (39)	To reflect the changes to Policy SR7

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
	Space			
MOD15/29 Map	SR7 d) Allocated Sites for Outdoor Playing Space	Land adjacent to Lexham Green Close, Buckley	Delete the sport and recreation allocation on land adjacent to Lexham Green Close, Buckley from the Buckley Town Centre inset map (64)	To reflect the changes to Policy SR7
MOD15/30	Page 107 SR8 The Dee Estuary Corridor Criterion b.		Delete criterion b and replace with 'would not have a significant adverse effect on, or affect the integrity of, any Ramsar or Natura 2000 site;'	For clarity and to reflect the wording of policy WB2
MOD15/31	Page 107 SR8 The Dee Estuary Corridor Criterion c.		In line 1 insert 'Where appropriate' before 'improves access to,' and in line 2 insert 'for pedestrians, cyclists and horse riders;' after 'Corridor'	To make the policy less onerous
MOD15/32	Page 107 SR8 The Dee Estuary Corridor Criterion e.		Add a new criterion e to read 'preserves and enhances nature conservation and landscape assets'	To improve the robustness of the policy wording
MOD15/33	Page 108 SR8 The Dee Estuary Corridor Paragraph 15.27		Insert the following sentence at the beginning of paragraph 15.27. 'For the purposes of this policy the Dee Estuary Corridor is regarded as being land and estuary to the north of the A548.' In line 2 after 'historic' insert 'archaeological.' In line 8 after 'environment' add 'and is consistent with the aims of the Dee Estuary Strategy'	For clarity and consistency
MOD15/34	Page 108 SR8 The Dee Estuary Corridor Paragraph 15.27		In line 1 and line 9 insert 'Estuary' between 'Dee' and 'Corridor'	For consistency
MOD15/35	Page 108 SR8 The Dee Estuary		After '...it provides.' in line 4 insert the following new sentence 'Therefore, any development proposal which would unacceptably harm areas of	For clarity and consistency

PROPOSED MODIFICATIONS – CHAPTER 15 SPORT AND RECREATION

Modification No.	Deposit UDP Reference (page / policy / para)	Site Name	Modification	Council's Reasons For Decision
	Corridor Paragraph 15.27		nature conservation, landscape, historic, archaeological or biodiversity importance will not be permitted.'	
MOD15/36	Page 108 SR8 The Dee Estuary Corridor Paragraph 15.28		Insert after 'soft developments' in para 15.28 the following text 'such as the development of recreation areas, walking or cycling routes and environmental enhancement schemes.'	For clarity
MOD15/37	SR8 The Dee Estuary Corridor Other Key Policies		Amend the title of L6 to 'The Undeveloped Coast'	To reflect changes made to Policy L6

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD16/1	Whole Chapter		Add Signage to the list of Supplementary Planning Guidance Notes	To explain the Council's intention to prepare an SPG on Signage over the Plan period.
MOD16/2	Policy List		Amend title of T3 to 'Self Catering Tourist Accommodation'. Amend the title of T4 to 'New Static Caravans and Chalet Holiday Sites' Insert new policy T5 entitled 'Extension of Existing Static Caravan and Chalet Holiday Sites' Renumber all subsequent policies	To reflect the changes to the policy titles
MOD16/3	Page 109 Introduction Paragraph 16.4		Insert the following new paragraph after the bullet points in 16.4: 'Further advice is contained in Para 4 of PG(W) TAN 13 which states "Development plans may provide guidance on opportunities for larger scale or innovative projects, appropriate facilities for the countryside or designated areas and the provision of facilities in historic towns and seaside resorts."'' Renumber successive paragraphs accordingly.	To provide more context to the section dealing with national planning policy.
MOD16/4	Page 109 Introduction Paragraph 16.5		In line 2 after 'which is' delete 'undeveloped' and insert 'underdeveloped'	To correct a typographical error.
MOD16/5	Page 109 Introduction Paragraphs 16.7		In line 1 of bullet point 3, after 'packages' delete 'to include business conferences and heritage trails'.	To broaden the scope of specific tourism packages.
MOD16/6	Page 110 T1 Criterion a.		In line 1 after 'existing' delete 'viable'	Inappropriate policy requirement
MOD16/7	Page 110 T1 Criterion v.		Insert 'where appropriate,' before 'is accessible'	To ensure the wording is not unduly onerous.
MOD16/8	Page 110 T1		Add the following new criterion to policy wording: 'vi. would not have a significant adverse impact on features or areas of landscape, nature conservation or historic value.' Delete 'and' from the end of criterion iv) and	To ensure that the policy has regard to possible environmental impacts of proposals for serviced tourist accommodation.

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			replace full stop with '; and' at the end of criterion v.	
MOD16/9	Page 111 Policy T1 Tourist Attractions Paragraph 11.12		In the second sentence add 'generally' after 'the policy'	To ensure that the policy explanation accords with the policy approach.
MOD16/10	Page 111 Policy T2 Serviced Tourist Accommodation		Terminate the opening sentence of the policy after 'within settlements'. Delete 'or outside settlement boundaries in the form of' and replace with 'Outside defined settlement boundaries development will be permitted in the form of.'	To distinguish between what is acceptable within and outside defined settlement boundaries.
MOD16/11	Page 111 Policy T2 Serviced Tourist Accommodation 2 nd criterion b.		In the second criterion b. replace 'not be harmful to local amenity' with 'not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or the community in general'	To give greater precision to the criterion - the term 'amenity' is too vague; and to make the wording consistent with criteria relating to 'amenity' in the other tourism policies.
MOD16/12	Page 111 Policy T2 Serviced Tourist Accommodation Criterion c.		Insert 'where appropriate,' before 'is accessible'	To ensure the wording is not unduly onerous.
MOD16/13	Page 111 Policy T2 Serviced Tourist Accommodation Criterion d. & paragraph 16.16		Delete the criterion wording and replace with: 'would not have a significant adverse impact on features or areas of landscape, nature conservation or historic value'. Delete paragraph 16.16 of the policy explanation.	The criterion is considered to be unrealistic and unnecessary. As a result of its deletion, paragraph 16.16 relating to it is no longer appropriate. To ensure that the policy has regard to possible environmental impacts of proposals for serviced tourist accommodation.
MOD16/14	Page 112 Policy T3 Self Catered Tourist Accommodation		Terminate the opening sentence of the policy after 'within defined settlement boundaries'. Delete 'or outside settlement boundaries in the form of' and replacing with 'Outside defined settlement boundaries development will be permitted in the	To distinguish between what is acceptable within and outside defined settlement boundaries.

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			form of:'	
MOD16/15	Page 112 Policy T3 Self Catered Tourist Accommodation		In the Policy Title in line 1 after 'Self' delete 'Catered' and insert 'Catering' instead	To maintain consistency with policy wording
MOD16/16	Policy T3 Self Catered Tourist Accommodation 1 st Criterion a.		In line 1 delete 'small scale'	To avoid misinterpretation of the Plan as the issue of scale is dealt with generally in the second criterion a.
MOD16/17	Policy T3 Self Catered Tourist Accommodation Criterion i.		Delete sub-criterion i. and renumber subsequent criterion accordingly	The criterion is unduly onerous
MOD16/18	Policy T3 Self Catered Tourist Accommodation 2 nd criterion a.		In line 2 after 'character to' insert 'the building and site and'	To add strength to the Plan
MOD16/19	Policy T3 Self Catered Tourist Accommodation 2 nd criterion b.		i) In the second criterion b. replace 'not be harmful to local amenity' with 'not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or the community in general' ii) Delete 'and' at the end of 2 nd criterion b. iii) Replace full stop with '; and' at the end of criterion c.	i) To give greater precision to the criterion - the term 'amenity' is too vague; and to make the wording consistent with criteria relating to 'amenity' in the other tourism policies. ii) & iii) To ensure that the policy sub-criteria are read correctly
MOD16/20	Policy T3 Self Catered Tourist Accommodation		Add the following new criterion at the end of the policy: 'd. not have a significant adverse impact on features or areas of landscape, nature conservation or historic value.'	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD16/21	Policy T3		Insert 'where appropriate,' before 'is accessible'	The criterion is unduly onerous

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Self Catered Tourist Accommodation Criterion c.			
MOD16/22	Policy T4 New Static Caravans		Split the policy in two; rename Policy T4 as New Static Caravans and Chalet Holiday Sites; renumber that part of the policy commencing 'The modest extension of existing sites' onwards as a separate policy entitled Extension of Existing Static Caravan and Chalet Holiday Sites and insert before para 16.21. Number the policy entitled Extension of Existing Static Caravan and Chalet Holiday Sites as T5 and renumber all subsequent policies accordingly.	The creation of new sites and the extension of existing sites are two distinct planning matters.
MOD16/23	Policy T4 New Static Caravans and Chalets		Delete the preamble to existing policy T4 and criterion a. and replace with:- 'In the Talacre, Gronant and Gwespyr area, development of new static holiday caravan or chalet sites will not be permitted in the area depicted on the proposals map. Elsewhere development of new static holiday caravan or chalet sites will be permitted where.'	To clarify which areas the policy applies to.
MOD16/24 Map	Policy T4 New Static Caravans and Chalets Proposals Maps		On the proposals map show the area around Talacre, Gronant and Gwespyr referred to in IR 16.9.21ii)	To clarify which areas the policy applies to.
MOD16/25	Policy T4 New Static Caravans and Chalets 1 st Criterion c.		Delete the 1st criterion c.	The criterion is neither necessary nor appropriate as the other plan policies and the other criteria in this policy are sufficiently robust to safeguard against sporadic development in the countryside.
MOD16/26	Policy T4 New Static Caravans and		Insert an additional criterion relating to new static holiday caravan/chalet sites: 'the scheme incorporates substantial internal and	It is appropriate to include reference to landscaping for new sites.

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Chalets		structural landscaping'	
MOD16/27	Policy T4 New Static Caravans and Chalets 1 st Criterion d.		In line 1 after 'would' delete 'not unacceptably harm' and replace with 'not have a significant adverse impact on' and in line 3 after 'value;' delete 'and'	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD16/28	Policy T4 New Static Caravans and Chalets 1 st Criteria e.		Insert 'where appropriate,' before 'the site is easily accessible'	The criterion is unduly onerous.
MOD16/29	Policy T4 New Static Caravans and Chalets		i) Add the following new criterion to the first paragraph of the policy wording: 'e. the proposal would not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or the community in general' ii) at the end of criterion e. (now d.) add ';' and'	i) To ensure that the clarity of the wording and implementation of the policy are improved. ii) To ensure that the policy sub-criteria are read correctly.
MOD16/30	Policy T4 New Static Caravans and Chalets		i) Add the following new criterion to the second paragraph of the policy wording (now T5): 'e. the proposal would not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or the community in general' ii) at the end of criterion d. add ';' and'	i) To ensure that the clarity of the wording and implementation of the policy are improved. ii) To ensure that the policy sub-criteria are read correctly.
MOD16/31	Policy T4 New Static Caravans and Chalets		In the last paragraph of Policy wording in line 2 after 'development' insert 'and the general upgrading and remodelling of existing parks'	To add clarity to the Plan and ensure the policy accommodates the upgrading and remodelling of existing holiday parks.
MOD16/32	Policy T4 New Static Caravans and Chalets Other Key Policies		Insert reference to GEN5 in the list of 'Other key policies'	For clarity.

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL’S REASONS FOR DECISION
MOD16/33	Policy T4 New Static Caravans and Chalets Paragraph 16.20		Delete the first 3 sentences in paragraph 16.20	Whether a site is a viable economic proposition in its own right is not a planning matter and it is not appropriate to require such developments to be connected with tourist facilities or attractions.
MOD16/34	Policy T4 New Static Caravans and Chalets		At the end of paragraph 16.20 add ‘It is relevant to note that paragraph 16.23 applies to both policy T4 New Static Caravans and Chalet Holiday Sites and policy T5 Extension of Existing Static Caravan and Chalet Holiday Sites.’	To clarify the fact that this paragraph applies to both Policies T4 and T5.
MOD16/35	Policy T4 New Static Caravans and Chalets Paragraph 16.21		Delete ‘approximately’ at the start of line 14 and replace it with ‘no greater than’	To avoid ambiguity
MOD16/36	Policy T4 New Static Caravans and Chalets Paragraph 16.21		In line 24 after ‘sites.’ Insert the new sentence ‘The objective of any landscaping scheme will be to bring about the integration of the development and site with the wider landscape.’	To add clarity to the Plan
MOD16/37	Policy T4 New Static Caravans and Chalets Paragraph 16.21		Delete the last sentence of paragraph 16.21 and replace with ‘The Council will require design and access information commensurate with the scale and type of development proposed to accompany all applications that are the subject of this policy.’	To reflect the modifications made to policies D1 and D2
MOD16/38	Policy T4 New Static Caravans and Chalets Paragraph 16.23		Delete ‘The policy concerns’ from the first line of the paragraph and replace with ‘Policies T4 and T5 above concern’. Delete ‘It does’ from the start of the second line and replace with ‘They do’.	For clarity and to indicate that the paragraph applies to both policies (T4 and new policy T5)
MOD16/39	Policy T4 New Static Caravans and Chalets Other Key Policies		Amend the references to the policies in the Design Chapter to: ‘D1 Design Quality, Location and Layout’ ‘D2 Design’ ‘D3 Landscaping’	To reflect changes to the Design chapter

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD16/40	New Policy T5 Other Key Policies		Insert reference to other key policies as follows: 'D1 Design Quality, Location and Layout' 'D2 Design' 'D3 Landscaping'	For consistency and to reflect changes to the Design chapter
MOD16/41	Policy T5 Touring Caravan Sites		In Policy wording in line 1 after 'sites' delete 'or the extension of existing sites'	To reflect other changes to the policy
MOD16/42	Policy T5 Touring Caravan Sites Criteria a.		Delete the criterion wording and replace with 'the proposal would not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or the community in general'	Limiting the policy to inland of the A548 would be unduly onerous. To ensure that new touring caravan developments have regard to amenity and that the term is properly defined.
MOD16/43	Policy T5 Touring Caravan Sites Criterion c.		Delete the criterion wording and replace with 'the proposal would not have a significant adverse impact on features or areas of landscape, nature conservation or historic value;'	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD16/44	Policy T5 Touring Caravan Sites		Insert an additional criterion after c. 'the scheme incorporates substantial internal and structural landscaping;'	For consistency and as it is appropriate to include reference to landscaping
MOD16/45	Policy T5 Touring Caravan Sites		Add the following at the end of the policy:- 'The extension of existing sites will be permitted only where: a. any increase in the number of pitches is marginal; b. any physical extension of the site is modest; c. the scheme incorporates substantial internal and external structural landscaping, demonstrates significant improvement to the environment of the site and a reduction of its impact on the surrounding landscape; d. the proposal involves improved on site facilities; e. the proposal would not have a significant adverse impact on the amenity of nearby residents, other users of nearby land/property or	To ensure a consistent approach with policy T4 and to ensure that new touring caravan developments have regards to amenity and that the term is properly defined.

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			the community in general; and f. any touring caravans are removed when not in use.'	
MOD16/46	Policy T5 Touring Caravan Sites Paragraph 16.24		At the end of the paragraph add two new sentences: 'Proposals for new touring caravan sites within the coastal strip will be the subject of close scrutiny to ensure that the open character and appearance of the coastal landscape will not be harmed. The provisions of policy L6 The Coast will be particularly relevant.'	To add clarity to the Plan
MOD16/47	Policy T5 Touring Caravan Sites		Insert the following new paragraph at the end of the policy explanation:- 'The policy allows for the modest extension of existing touring caravan sites. Any increase in the number of pitches or site area should be no greater than 10%. Increasing the site area will depend upon the suitability of utilising any existing boundary or screening or identifying a logical new boundary that will be appropriately landscaped. Particular attention will be given to proposals to extend existing sites in the coastal area, given its flat and open character, the prominence of developments and the difficulty of devising landscaping schemes that are appropriate for a coastal location yet provide satisfactory screening. As set out in policy D1 all applications should be accompanied by design information commensurate with the scale and type of development proposed.	To reflect changes to the policy and avoid ambiguity
MOD16/48	Policy T6 Tent Camping Sites Criterion c.		Delete the criterion wording and replace with 'it would not have a significant adverse impact on features or areas of landscape, nature conservation or historic value.'	The criterion is unduly onerous and to ensure that the policy has regard to possible environmental impacts of proposals for tent camping sites.
MOD16/49	Policy T6		Insert the following text in the reasoned	To clarify how proposals for a mix of touring

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Tent Camping Sites		justification at the end of paragraph 16.28: 'Proposals involved a mix of touring caravans and tents will normally be assessed against policy T5 Touring Caravan Sites, given that touring caravans generally have a greater impact on the environment than tents.'	caravans and tents will be considered.
MOD16/50	Policy T7 Holiday Occupancy Conditions Paragraph 16.31		In line 4 after 'In' delete 'the former case' and replace with 'such cases'. In line 8 after 'In the' delete 'latter' and after 'case' insert 'of permanent buildings'.	To add clarity to the Plan
MOD16/51	Policy T7 Holiday Occupancy Conditions Paragraph 16.31		Delete last sentence	The sentence is out of context with the preceding text
MOD16/52	Policy T7 Holiday Occupancy Conditions Other Key Policies		That the plan be modified by: Inserting the following at the end of the explanatory text. 'Other key policies: <ul style="list-style-type: none"> • T3 Self Catering Tourist Accommodation • T4 New Static Caravans and Chalet Holiday Sites • T5 Extension of Existing Static Caravan and Chalet Holiday Sites.'	To add clarity
MOD16/53	Policy T8 Small Scale Tourism Based Farm Diversification		Delete 'comprising the conversion of existing buildings or the limited extension of existing buildings' from the policy.	For clarity and to ensure the policy applies to all such proposals.
MOD16/54	Policy T9 Greenfield Valley Proposals Map		Amend the wording of the legend on the proposals map to 'Greenfield Valley'	To reflect that the site is not restricted to tourism activities
MOD16/55	Policy T9 Greenfield Valley		Insert the following at the end of the explanatory text.	To reflect the overlapping provisions with policy HSG2B

PROPOSED MODIFICATIONS – CHAPTER 16 TOURISM

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			'Other key policy: HSG2B Former Holywell Textile Mill.'	

PROPOSED MODIFICATIONS – CHAPTER 17 COMMUNITY FACILITIES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD17/1 Map	Page 117 CF2 Criterion i.	Cemetery Greenfield	Extend the community facility allocation on the Greenfield Inset Map (24) to include the whole of the boundary of the new cemetery and amend the settlement boundary accordingly.	To safeguard the revised cemetery extension.
MOD17/2 Map	Page 118 CF3 and Para 17.7	Halkyn Road, Holywell	Delete Policy CF3 and accompanying explanatory text and amend the Holywell Inset Map (33) accordingly. Renumber subsequent policies in this chapter accordingly	The new hospital was completed in 2007 and is now operational.
MOD17/3	Page 118 CF4	Croes Atti, Flint	Reword policy to delete reference to 'allocation identified on the Flint Inset Plan' so as to read 'as part of a mixed use development site.'	To reflect the deletion of Appendix 1 Housing Commitments [and notation on proposals map] and the fact that Croes Atti is not an allocation in the Plan.
MOD17/4	Page 118 CF5	Croes Atti, Flint	Reword policy to delete reference to 'allocation identified on the Flint Inset Plan' so as to read 'as part of a mixed use development site'.	To reflect the deletion of Appendix 1 Housing Commitments [and notation on proposals map] and the fact that Croes Atti is not an allocation in the Plan.
MOD17/5 Map	Page 118 CF6 (a) and para 17.12	Gamfa Wen, Talacre	Delete criterion a. from Policy CF6 and paragraph 17.12 of the explanatory text and amend the Talacre Inset Map (58) accordingly.	The new community centre has been constructed and is now operational.
MOD17/6	Page 118 CF6 (a)	Croes Atti, Flint	Re-word new criterion a. 'Croes Ati, Flint as part of a mixed use development site'.	To reflect the deletion of Appendix 1 Housing Commitments [and notation on proposals map] and the fact that Croes Atti is not an allocation in the Plan.
MOD17/7 Map	Page 118 CF6 Criterion d.	St. David's Park Ewloe	Delete community centre allocation at St David's Park and amend Ewloe Inset Map (18) accordingly. Re-label Criterion d. as c. and amend wording to read: 'Wood Lane, Ewloe, as identified on the Ewloe inset plan.'	To reflect the fact that there is no longer a need for a community centre on the St. David's Park site and to remove reference to it from the policy.
MOD17/8	Page 118 CF6 Para 17.15	St David's Park Ewloe	Delete the paragraph wording and replace with 'A site has been identified at Wood Lane, Ewloe, as shown on the Ewloe Inset Map for a community centre to serve both the Wood Lane and St David's Park area.'	To reflect the fact that the allocations at St David's Park, Ewloe and Strand Park, Holywell are to be deleted.
MOD17/9	Page 119 CF7	Former Dobshill and	Delete CF7.	The Council has not accepted the Inspectors

PROPOSED MODIFICATIONS – CHAPTER 17 COMMUNITY FACILITIES

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Paras 17.16 – 17.19	Meadowslea Hospital sites, Dobshill and Penyffordd		recommendation at paragraph 17.10.10 in the Inspectors report. Between the closure of the Inquiry and receipt of the Inspector's Report an appeal decision has allowed residential development on the former Dobshill Hospital site. Given that permission for housing also exists on the former Meadowslea site, the Council consider that Policy CF7 is no longer relevant since residential development can go ahead irrespective of the Policy. In these circumstances the Council therefore propose to modify the Plan by the deletion of Policy CF7.
MOD17/10	Page 119 CF9		Add the following new criterion to policy wording: 'c. development is designed as far as possible to minimise adverse impacts on the local character of an area and the built and natural environment.' Delete 'and' from the end of criterion a. and replace '.' with '; and' at the end of criterion b.	To ensure that the policy has regard to possible environmental impacts of utility developments.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD18/1	Policy Objectives		Delete 'provide' in objective a. and insert 'enable the sustainable extraction of'.	To ensure the objective reflects that sustainability is a core concept of the Plan and applies to the extraction of the mineral rather than the provision of the mineral resource.
MOD18/2	Para 18.1		Delete 'key to' from the opening sentence.	To recognise that whilst minerals are an important element in the sustainability debate, they do not have a greater bearing than other forms of development.
MOD18/3	Para 18.2		In line 13 after 'development in' delete 'more sensitive locations' and replace with 'those sensitive locations where mineral extraction and associated activities would have an unacceptable impact.'	To avoid being overly restrictive without proper qualification.
MOD18/4	Para 18.3		In line 2 after 'December 2000' insert 'together with the Aggregates TAN (2004)'.	To ensure reference is made to up-to-date guidance. The aggregates TAN was released after the production of the Deposit UDP.
MOD18/5	Para 18.3		Delete the last sentence 'Where policy contradictions...will take precedence.'	To take account of advice received from Welsh Assembly Government.
MOD18/6	Para 18.5		At the end of the paragraph after (MPP Wales 2000) insert the following: 'The five key principles of MPPW are as follows: 1. Provide mineral resources to meet society's needs and to safeguard resources from sterilisation. 2. Protect areas of importance to natural or built heritage. 3. Limit the environmental impact of mineral extraction. 4. Achieve high standard restoration and beneficial after-use. 5. Encourage efficient and appropriate use of minerals and the re-use and recycling of suitable materials.'	To ensure that the Plan makes reference to national planning guidance.
MOD18/7	Para 18.5		Add the following new paragraphs after 18.5 and	To indicate how mineral resources will be

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>before MIN1 and renumber subsequent paragraphs accordingly: 'The North Wales Regional Aggregates Working Party Annual Report in 2003 indicated the supply and demand of aggregates for the construction industry. On the basis of previous estimates of mineral demand and rates of extraction it is considered that North Wales benefits from a significant reserve of aggregate and sand and gravel reserves. Indeed the North East Wales (including Flintshire) benefits from a landbank of 33 years for limestone and 14 years for sand and gravel (at 2003 base date). It is evident that the mineral reserves in North Wales are extensive and are very likely to meet future mineral demands beyond the life of the Unitary Development Plan especially when considering new mineral permissions in neighbouring authorities. It is considered that the landbank for the region and the subregion is sufficient to meet future need. As such the Flintshire UDP does not identify the need for new minerals extraction within the plan period; and neither does it propose to make allocations for any new minerals extraction. Any future proposals for minerals extraction will be determined against the Plans Policies and, when available, the Regional Technical Statement which will provide a steer for the region in meeting future mineral needs without compromising environmental assets such as the Clwydian Range Area of Outstanding Natural Beauty, and the environmental capacity of the County.'</p>	<p>reviewed and assessed.</p>
MOD18/8	MIN1		Delete the second sentence of the policy and	MPPW indicates that the contribution of

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			replace it with 'Preference will be given to the use of secondary and recycled materials and mineral waste'.	recycled waste and material should be taken into where these can be used satisfactorily and realistically instead of primary land won minerals.
MOD18/9	MIN1 c.		Delete criterion c. Delete 'and' at the end of criterion b. and add 'and' at the end of criterion a.	In view of the programme to eliminate obsolete and inappropriately located sites with mineral planning permissions, and the extent of the landbank, the criteria is unnecessary.
MOD18/10	Para 18.6		At the end of the paragraph add the following sentence: 'The Minerals Planning Authority will seek to ensure that mineral resources are extracted and utilised in a sustainable way in order to make an appropriate contribution to the needs of society.'	To provide a wider context for the role of the Minerals Planning Authority.
MOD18/11	Para 18.6		Delete the third sentence of para 18.6 and add to the end of the sentence 'whilst safeguarding high quality mineral resources from use as lower grade material'.	To reflect the advice in MPPW that high quality mineral resources are safeguarded from use as a lower grade material.
MOD18/12	Para 18.7		In line 1 after 'used' delete 'wisely' and replace with 'appropriately'.	To use more appropriate terminology.
MOD18/13	Para 18.7		Insert the following sentences at the beginning of para 18.7 – 'Given the extensive landbank for aggregates, further extensions to existing sites or new extraction sites will not be permitted save in rare and exceptional circumstances. Such a situation could arise where, for example, the supply of an aggregate of a particular specification is clearly demonstrated or where operators are prepared to unilaterally surrender the consents relating to existing permitted reserves through planning agreements or Prohibition Orders'.	To reflect the advice in MTAN1 that where landbanks provide for more than 20 years, aggregates extraction, further extensions or new sites should not be permitted save in rare and exceptional circumstances.
MOD18/14	Para 18.8		In line 6 after 'development.' delete the last two sentences of the paragraph and replace with: 'The UDP takes a sequential approach to	To clearly outline the sequential approach for new mineral development employed by the Minerals Chapter.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			proposals for new mineral development with preference being given firstly for the use of secondary and recycled materials; secondly for the deepening of existing workings, provided it does not have an unacceptable adverse impact on groundwater or other environmental interests; thirdly to the lateral extension to existing workings, provided the extension does not have an unacceptable adverse impact on existing communities and on other landscape, historic and environmental interests; and lastly to the development of new mineral workings.'	
MOD18/15	Para 18.9		Delete para 18.9 and renumber subsequent paras.	To reflect the deletion of criterion c.
MOD18/16	Para 18.10		At the end of paragraph 18.10 insert the following: 'Other key Policies: • GEN6 Environmental Assessment	To show the likelihood that environmental assessments will be required as part of most mineral applications.
MOD18/17	MIN2		Delete criterion a.i), re-number subsequent criteria and insert new criterion b. with the wording 'Minerals development should not take place in the Clwydian Range AONB save in exceptional circumstances, subject to the most rigorous examination and demonstrated to be in the public interest'. Re-number subsequent criteria. In policy explanation delete the second sentence of para 18.11 and replace with 'Minerals development should not take place in the AONB save in exceptional circumstances. All minerals development proposals must be subject to the most rigorous examination and demonstrated to be in the public interest before being allowed to proceed. Consideration will be given to the factors outlined in para 21 of MPPW in assessing proposals. Minerals proposals adjacent to or close	To reflect the advice in paras 21/22 of MPPW.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			to the AONB that might affect its setting will be carefully assessed to determine whether the environmental and amenity impact is acceptable'.	
MOD18/18	MIN2 a.		In line 1 after 'have a' delete 'direct or indirect' and replace with 'significant' In point iv) in line 2 after 'environmental,' insert 'nature conservation,'.	To improve the clarity of the wording and implementation of the policy and to better highlight the issue of nature conservation.
MOD18/19	MIN2 a.		Delete 'other sensitive' in a.(iv) and after 'sites of' insert 'international'.	To ensure that international designations are afforded protection by the policy.
MOD18/20	MIN2 b.		Delete criterion b. and re label subsequent criteria.	The criterion is unduly restrictive and does not accord with MPPW or MTAN1.
MOD18/21	MIN2 c.		In line 1 after 'the' delete 'quality of life' and replace with 'amenity'. Re-label as Criterion b.	To ensure a more appropriate terminology and to improve consistency with the plan and other plan policies.
MOD18/22	MIN2 d.		In line 1 after 'economic' delete 'attractiveness' and replace with 'viability'. Re label as Criterion c.	To ensure a more appropriate terminology and to improve consistency with the plan and other plan policies.
MOD18/23	MIN2		Add a new criterion 'visual intrusion arising from site working, creation of overburden mounds or the presence of plant and machinery'.	To accord with para 34 of MPPW.
MOD18/24	MIN2		Add a new criterion 'the impact of mineral operations on land stability'.	To accord with para 34 of MPPW.
MOD18/25	MIN2		Add a new criterion 'satisfactory management and disposal of mineral waste'.	To accord with para 34 of MPPW.
MOD18/26	MIN2		Add a new criterion 'the cumulative effects of mineral operations, involving operational or consented sites, in the locality'.	To accord with para 34 of MPPW.
MOD18/27	MIN2		Add the following at the beginning of para 18.12 'The visual intrusion of minerals development will be assessed in terms of the effects arising from site working, amendments to landform and any associated plant and machinery. Where ground instability is likely to be an issue, a land stability	To reflect the additional policy criteria recommended by the Inspector.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			report will be required, setting out the issues relevant to the locality and how they will be overcome. Developers will be required to establish how mineral waste arising from extraction will be managed and disposed of. An assessment of the cumulative impacts of additional proposals will be required having regard to both operational and consented sites in the vicinity. This should seek to identify whether the proposed mitigation measures are sufficient to address the identified impacts and whether additional measures are required'.	
MOD18/28	MIN2		Add 'GEN6' to the list of Other Key Policies	To ensure consistency with Policies MIN1 and 3 and to highlight the likely requirement for environmental assessment.
MOD18/29	MIN3 a.		Delete the wording of criterion a. and replace with 'the additional traffic burden can be accommodated by the existing highway network without significant adverse impact'.	To ensure a more appropriate terminology and to ensure consistency with other Plan policies.
MOD18/30	MIN3 b.		Delete the wording of criterion b and replace with 'the movements of vehicles to and from the site do not cause unacceptable harm to the living conditions of nearby residents'.	The level of detail in the criteria is too prescriptive.
MOD18/31	MIN3 c.		Delete criterion c. and replacing with 'blasting operations do not cause unacceptable harm to the surrounding area by reason of vibration'.	The level of detail in the criteria is too prescriptive.
MOD18/32	MIN3 e.		Delete 'landscape' in criterion e. and replace with 'vegetation'.	To add clarity to the criterion.
MOD18/33	MIN3		Add an additional criterion to follow e..... 'it would not result in significant adverse impact on land drainage, groundwater resources or water supplies'.	To ensure that regard is had to the effects of minerals development on the water environment.
MOD18/34	MIN3 para 18.13		In line 1 delete the first sentence and replace with: 'The Mineral Planning Authority is charged with	To provide a wider context for the role of the Minerals Planning Authority.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			the task of monitoring mineral permissions in the County to ensure the operations of the mineral working are compliant with conditional permissions; conditions are drafted to ensure that the impact of minerals operators is minimised as far as possible.'	
MOD18/35	MIN3		Add the following bullet points to 'Other Key Policies': <ul style="list-style-type: none"> • 'MIN10 Mineral Buffer Zones • GEN6 Environmental Assessment' 	To provide a useful cross reference for users of the Plan.
MOD18/36	MIN3 para 18.13		Add the following text at the end of para 18.13 'Noise sensitive locations include residential dwellings and gardens, places of worship, educational establishments, hospitals or similar institutions and livestock farms. Sensitive locations are defined in the Town & Country Planning (EIA) (England and Wales) Regs 1991 and include amongst others, areas of special scientific interest, scheduled ancient monuments, AONB's and European Sites'.	To provide an explanation of terminology used within the policy.
MOD18/37	MIN4		In line 5 of the policy wording, after 'site' delete 'and its local environment'.	To take into account the deletion of criterion c.
MOD18/38	MIN4 c.		Delete criterion c. and renumber the remaining criteria.	It is considered inappropriate to seek restoration of land outside of the land owners/operators control.
MOD18/39	MIN4 e.		In line 1 after 'design' insert 'taking into consideration the surrounding topography and landscape character'.	To ensure that the final landform design of a minerals restoration scheme has regard to the surrounding topography and landscape'.
MOD18/40	MIN4		Insert 'IMP1' as an Other key policy at the end of this section.	Policy IMP1 provides the appropriate mechanism to secure funding of restoration.
MOD18/41	MIN5	Land West of Drury New Road Buckley	Delete the mineral symbol which appears between Drury New Road and the former track bed within the SSSI/SAC.	Mapping error.
MOD18/42	MIN5		Add at end of para 18.15 'The Council has	To accord with para 47 of MTAN1

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Para 18.15		confirmed prohibition orders on 18 dormant sites and there are only two dormant sites remaining at Grange, Pantasaph and Mount Pool, Buckley'.	
MOD18/43	MIN6		Delete policy wording and replace with: 'The Minerals Planning Authority will undertake an annual assessment of all dormant mineral sites and sites that have not been worked for 10 years to identify their potential contribution to the landbank, and the likelihood of their reopening. Where appropriate, prohibition orders will be served under s.102 of the Town and Country Planning Act 1990.'	To improve clarity and interpretation of the policy.
MOD18/44	MIN7		In policy wording in line 3 after 'have' delete 'unacceptable environmental effects' and replace with 'a significant adverse impact on the environment'.	To improve the clarity of the policy and ensure consistency.
MOD18/45 Map	MIN8		Delete policy wording and replace with: 'To ensure that known mineral resources are safeguarded for future use, Mineral Safeguarding Areas (MSA's) have been identified and are shown on the proposals map. Any non-mineral development within a MSA will require evidence as to what extent it may sterilise or restrict the working of mineral resources. Where the evidence is not forthcoming or demonstrates that there will be an unacceptable impact on mineral resources the application will be refused. However, where it is considered that the proposed development is of overriding importance, consideration will be given to the principle of pre-extraction of the minerals.' Annotate Minerals Safeguarding Area on Proposals Map.	To accord with MPPW.
MOD18/46	MIN8 para 18.18		In line 2 after 'mineral' delete 'reserves' and replace with 'resources'	To meet national mineral policy guidance it is necessary to provide a greater level of detail

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			In line 3 after 'mineral' delete 'reserves' and replace with 'resources' Delete the third sentence and replace with 'Developments proposed within identified Mineral Safeguarding Areas will be assessed to ensure they do not sterilise mineral resources either by developing over identified deposits or by restricting future mineral extraction.'	in relation to safeguarding mineral resources.
MOD18/47	MIN8 para 18.18		Add the following explanatory text 'Within the Minerals Safeguarding Area consultation between the Minerals Planning Authority, the minerals industry and others will be undertaken before certain non-mineral planning applications made within the area are determined'.	To improve the clarity of the policy explanation.
MOD18/48	MIN8		Insert the following paragraph at the end of the policy explanation:- 'Policy MIN8 seeks to ensure all mineral interests are adequately safeguarded from unnecessary sterilisation and loss. Whilst the Proposals Map only identifies Mineral Safeguarding Areas for hard rock and sand and gravel deposits, this policy will also apply to the protection of energy minerals. The exploitation of energy minerals such as coal is unlikely to be a significant issue for this Plan period but may have considerable future importance for Flintshire. Areas such as Point of Ayr and the site of the former Point of Ayr Colliery are perhaps the best examples of where it will be necessary to consider the protection of deep coal seams from unnecessary development and subsequent sterilisation'.	To address the issue of energy minerals having regard to MTAN2.
MOD18/49	MIN8		That the Plan be modified by inserting a reference to WB2 as an Other Key Policy at the end of the supporting text	To ensure that the policy has regard to international nature conservation designations.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD18/50 Map	MIN8	Bryn Mawr & Pen yr Henblas Quarries	Include land within the Minerals Safeguarding Area	To ensure that the Minerals Safeguarding Area takes account of the underlying limestone strata.
MOD18/51 Map	MIN8		Extend the seaward boundary of the MSA only as far as the mean low water mark.	To reflect that planning control only extends as far as mean Low Water Mark
MOD18/52	MIN9		<p>Add the following new policy: 'MIN9 Borrow Pits Proposals for the development of borrow pits will be permitted provided that:</p> <ol style="list-style-type: none"> a. there are demonstrable environmental benefits to be gained; and b. they can be developed in accordance with mineral planning policies. <p><i>(Reasoned Justification)</i> Borrow Pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environmental benefits over mineral supply from existing reserves. They should be located near to the project and preferably supply material direct without the use of public roads. There need to be clear environmental benefits from the use of a borrow pit and restoration should be to a high standard.</p>	To comply with the advice in Minerals Planning Policy Wales.
MOD18/53 Map	MIN10		<p>Add the following new policy, explanatory text and notation on the proposals maps: MIN10 Mineral Buffer Zones 'Mineral Buffer Zones are identified on the Proposals Maps based on a minimum distance of 100m for sand and gravel workings (and others where no blasting is permitted) and 200m for hard rock quarries. Development within Minerals Buffer Zones for new mineral extraction or sensitive development will not be permitted'.</p>	To identify minerals buffer zones in accordance with MPPW.

PROPOSED MODIFICATIONS – CHAPTER 18 MINERALS

MODIFICATION No.	DEPOSIT UDP REFERENCE (page / policy / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p><i>(Reasoned Justification)</i></p> <p>The principle of Buffer Zones was established in Minerals Planning Policy Wales in order to protect land uses or developments that are most sensitive to the impact of mineral operations by establishing a separate distance between potentially conflicting land uses. Sensitive development is any building occupied by people on a regular basis and includes for example housing and schools where an acceptable standard of amenity should be expected. Buffer zones will also help to prevent the sterilisation of mineral resources. As such, developments proposed within the Buffer Zones are also likely to be assessed under Policy MIN8 if they fall within the Mineral Safeguarding Area.</p> <p>The extent of the Buffer Zones has been defined based on the minimum distances specified in MTAN1. They provide a clear indication of the areas within which there is likely to be conflict between minerals and other forms of development. Within the Buffer Zone, there should be no new mineral extraction or sensitive development. However other developments which are less sensitive to impact from mineral operations, for example industry, offices and some ancillary development related to the mineral working, may be acceptable within the Buffer Zone.</p>	

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD19/1	Relevant Strategic Aims		In Policy Objective g. in line 2 after 'the' delete the remaining sentence and replace with 'risk of flooding, to prevent inappropriate development which would be at unacceptable risk of flooding, and to ensure that development does not increase the risk of flooding elsewhere. To, wherever appropriate, guide development away from floodplains, and minimize and mitigate the impacts of flooding through appropriate design.'	To reflect national policy in TAN15
MOD19/2	Target 9		Delete Target 9 and replace it with 'No highly vulnerable development within areas of flood risk where there is an unacceptable risk of flooding'.	To reflect the terminology of TAN15
MOD19/3	Page 125 Para 19.3		In line 11 after 'precautionary' delete 'principle' and insert 'approach'	To utilise a more appropriate terminology.
MOD19/4	Page 126 Para 19.9		Delete the wording and replace with: 'Consideration has been given to the more detailed advice contained in TAN 8: Renewable Energy and Ministerial Interim Planning Policy Statement 01/2005 (Planning and Renewable Energy). Within this context, planning policy at all levels is required to facilitate the achievement of the Assembly Government's specific renewable electricity production targets for Wales of 4 terrawatt hours per annum by 2010 and 7 terrawatt hours per annum by 2020.'	To reflect the most up to date guidance and target figures.
MOD19/5	Page 126 EWP2		In policy wording in line 4 after 'energy' insert 'and resources'	To ensure that new development is undertaken in a sustainable manner in terms of resource usage.
MOD19/6	Page 126 EWP2 Para 19.12		After 'fossil fuels' in line 7 insert ',while MIPPS 01/2009 Planning for Sustainable Buildings sets out the Government's aspiration to move towards sustainable and zero carbon buildings' Add a new paragraph after para 19.12:	To refer to recent national guidance and to assist users of the plan.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>'This policy is in addition to the existing requirements of Part L of the Building Regulations but does not seek to duplicate or supersede them. Building Regulations set mandatory standards for design and construction of buildings, which include aspects of health, safety and environment, and are updated regularly to reflect changes in required standards and development in technology. The planning system has an important and complementary role in improving the sustainability of developments and minimising their environmental impact through positively promoting energy efficient design. This may encompass site-specific aspects that may not be addressed by Building Regulations, for example siting with respect to micro-climate, design for passive and active solar heating, orientation with respect to sunlight, and shelter from prevailing winds, as well as encouraging the use of more sustainable construction materials with low embodied energy.'</p>	
MOD19/7	Para 19.12		<p>Minor typos and add at end of para 'The Council will update an existing Local Planning Guidance note on energy efficiency and renewable energy.'</p>	<p>To ensure reference is made to supplementary guidance.</p>
MOD19/8	Page 127 EWP3		<p>Replace the wording of policy EWP3 and its explanation by:</p> <p>All major new residential and non-residential developments will be required to incorporate renewable energy production equipment on site to reduce predicted carbon emissions by a minimum of 10% except where:</p> <p>a. it would not be viable given the type of development, its location and design;</p>	<p>To ensure that the policy requirement for renewable energy is also applicable to residential development in order to comply with recent national guidance on climate change and sustainable buildings.</p>

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>b. it would have an adverse effect on amenity which would outweigh the benefits of the technology; or</p> <p>c. it is not possible to incorporate renewable energy production to achieve the full 10%.</p> <p>In all other cases the Council will encourage the use of renewable energy in all types of development.</p> <p>Major new buildings and developments offer significant potential to incorporate renewable energy technologies such as passive solar design, solar water heating, photovoltaic cells, wind turbines, combined heat and power schemes and community heating schemes. Such technologies should be integrated at the design stage of a project as this is far more effective than trying to add them on at a later stage and also reduces the costs involved. The inclusion of renewable energy technologies could take the form of a community scheme or be integral to individual dwellings or buildings, depending on the development proposed.</p> <p>The UK Government has already set out a target of 10% for the generation of the UK's electricity from renewable energy sources by 2010, with this percentage expected to be increased in future. This policy aims to support this target, in line with increased concerns about the impact of CO2 emissions and recent national planning policy. The use of renewable sources of energy for both residential and non-residential developments can</p>	

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>offer diversity and a stable supply of energy, as well as reduce harmful emissions, and is an important part of the 'energy hierarchy'. The incorporation of measures to reduce CO2 emissions by 10% is widely recognised as the '10% rule'. Statutory design statements are now required for the majority of planning applications as a tool for ensuring that the sustainability implications of new developments are expressly outlined with planning proposals. The Council will therefore require a design statement which incorporates the measures by which the policy target will/can be assessed. It should be noted that the 10% figure relates to total energy demand from the development, both 'regulated' emissions (those covered by Part L of the Building Regulations) and 'unregulated' emissions (such as energy used for cooking, appliances, and lighting).</p> <p>It is recognised that some renewable energy technologies can have negative as well as positive environmental impacts and not all technologies are suitable for all sites and developments. The Council will therefore assess the energy benefits of the proposal with regard to the degree of detrimental impact on amenity.</p> <p>The definition of 'major developments' in relation to the 10% rule is generally accepted as the definition of major development as found in the Town and Country Planning (General Development Procedure) Order 1995, (as amended). In terms of non residential</p>	

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL’S REASONS FOR DECISION
			<p>development this defines major development as that exceeding 1,000 sq m and in terms of residential development as sites of 10 or more dwellings.</p> <p>Alongside the production of renewable energy, the design and layout of new development should reduce energy demand and maximise energy efficiency. The accepted method of calculating energy saving is by measuring carbon emissions. The basis for the 10% calculation is the energy consumption of the proposed building per square metre multiplied by the floorspace of the development. An updated Local Planning Guidance Note relating to renewable energy will expand on the requirements of this policy.</p> <p>This policy will be applied in addition to recently introduced national standards for sustainable buildings as set out in MIPPS 01/2009 and emerging TAN22. The MIPPS introduced a national requirement for applications for 5 or more dwellings received on or after 1 September 2009 to meet Code for Sustainable Homes Level 3 and obtain 6 credits under issue Ene1 - Dwelling Emission Rate, and applications for 1 or more dwellings received on or after 1 September 2010 to meet these standards. Similarly, applications received on or after 1st September 2009 for non-residential development which will either have a floorspace of 1,000 square metres or more, or will be carried out on a site having an area of one hectare or more, are to meet the Building Research Establishment Environmental</p>	

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION No	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			Assessment Method (BREEAM) 'Very Good' standard and achieve the mandatory credits for 'Excellent' under issue Ene1 - Reduction of CO2 Emissions. These national requirements can potentially be met without utilising any renewable energy generation and hence this policy is complementary to them. It should be noted that the more energy efficient a development is designed to be, the less generating capacity will be required to satisfy the 10% target.	
MOD19/9	EWP4		In opening part of policy add comma after 'turbine' and delete 'or for'; delete 'for' before 'wind farms'.	To improve the policy wording
MOD19/10	Page 127 EWP4 Criterion a.		In line1 after 'within' insert ', nor would have a significant adverse impact on,' In line 2 after 'national' delete the comma and insert 'or' and after 'regional' delete 'or local'. In line 3 after 'landscape' delete 'and/'	To ensure consistency with other plan policies which seek to identify a hierarchy of national, regional and local sites of significance for nature conservation, heritage and landscape; and to ensure that the effects upon such areas are taken into account. To ensure that the clarity of the wording and implementation of the policy are improved.
MOD19/11	Page 127 EWP4 Criterion c.		In line 2 after 'forestry' insert ', recreation'	To ensure that wind turbine development has regard to the impact on the recreational use of the site and locality.
MOD19/12	Page 127 EWP4 Criterion d.		In line 1 after 'designed' delete 'to minimise the' and insert 'so as to avoid, or mitigate against, unacceptable' In line 4 before 'shadow' delete 'and' and after 'flicker' insert 'and impact on wildlife'	To improve the consistency and interpretation of the Plan.
MOD19/13	EWP4		In criterion d. delete 'of the development'	To improve the meaning of the criterion
MOD19/14	Page 127 EWP4 Para 19.15		In line 2 after 'areas' insert 'and other sites, features and species of acknowledged nature conservation interest'	To better protect habitats, features and species.
MOD19/15	EWP5		Insert under para 19.19 a heading 'Other key policies' and list under it 'GEN6 Environmental	To be consistent with EWP4.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			Assessment'.	
MOD19/16	EWP5 Criteria a. and b.		Delete criteria a. and b. and replace with: 'a. the proposed development, including scale, siting, design and materials, should not have an unacceptable effect on its surroundings in terms of landscape, visual amenity, nature conservation or heritage importance;' Renummer remaining criteria accordingly.	There is a degree of overlap between criteria a and b.
MOD19/17	EWP5		In criterion e. add 'and' after 'network,' and replace 'to' with 'during' after 'operating'.	To improve the meaning of the criterion
MOD19/18	Page 128 National Planning Policy - Waste Para 19.20		Delete the paragraph wording and replace with: 'The Local Planning Authority is also the Waste Planning Authority for Flintshire and is responsible for undertaking statutory objectives stemming ultimately from the 1975 European Waste Framework Directive. These objectives are as follows: to ensure waste is recovered or disposed of without endangering human health, harming the environment, causing nuisance through noise or odours, or adversely affecting the countryside or places of special interest; to make provision for the establishment of an integrated and adequate network of waste management facilities; to ensure waste is managed at the nearest appropriate facility to its source; to encourage waste prevention and minimization, and reduction in the harmfulness of waste; and to encourage the recovery of waste by recycling, reuse or other processes with a view to extracting secondary raw materials and the use of waste as a source of energy.'	To clarify the National and Regional policy context in relation to waste, which add weight and help justify the policies in the Plan.
MOD19/19	Page 128 National Planning Policy - Waste		Delete the wording and replace with: 'The National Waste Management Strategy, Wise about Waste, Planning Policy Wales, Technical	To clarify the National and Regional policy context in relation to waste, which add weight and help justify the policies in the Plan.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
	Para 19.21		Advice Note 21: Waste, and the North Wales Regional Waste Plan all impose requirements on the Waste Planning Authority to consider and develop the following: identification of sites for waste facilities or areas where such facilities may be suitable; a sustainable approach to waste management; consideration of waste management proposals against the Waste Hierarchy; the Proximity Principle; Best Practical Environmental Option; and regional self sufficiency.'	
MOD19/20	Page 128 National Planning Policy - Waste Para 19.22		Delete the paragraph wording including bullet points and replace with: 'TAN 21: Waste is based upon fundamental principles of sustainable waste management and requires that the land use planning system should: provide a planning framework enabling adequate provision to be made for waste resource management facilities to meet the needs of society for the reuse, recovery and disposal of waste; help meet the needs of business and encourage competitiveness; encourage sensitive waste management, enhance the overall quality of the environment and avoid risks to human health and safety; have regard to the need to protect areas of designated landscape and nature conservation value from inappropriate development; have regard to the need to protect the amenity of the community and of neighbouring land uses and users affected by existing or proposed waste management facilities; minimize adverse environmental impacts arising from the handling, transport and disposal of waste; consider what new facilities may be needed, in the	To clarify the National and Regional policy context in relation to waste, which add weight and help justify the policies in the Plan.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			light of waste arisings (current and projected); ensure that opportunities for incorporating reuse/recycling facilities in new developments are properly considered.'	
MOD19/21	Page 129		Delete Paragraph 19.23	This paragraph has become superfluous due to the amendments made to paragraphs 19.20 – 19.22.
MOD19/22	Page 129		<p>Insert a new policy after the sub heading 'Policies – Waste':</p> <p>'EWP6 Areas of Search for New Waste Management Facilities'</p> <p>'Proposals for new waste management facilities should ideally be located within the following locations: Ewloe Barn Industrial Estate, Parry's Quarry & Pinfold Lane Quarry, Alltami; Springhill Quarry, Bagillt; Mount Pleasant Road (North), Buckley; Former Power Station, Connah's Quay; Crumps Yard, Dock Road, Connah's Quay; Land to the East of Shotton Paper, Deeside Industrial Park; Land adjacent Green Waste Composting Site, Greenfield Business Park; Adjacent Mostyn Docks, Mostyn; Parc Bychan Quarry, Rhosesmor; River Lane, Saltney; Prince William Avenue, Sandycroft; and Deeside Development Zone. Where a proposal is made for the development of a site within any of the locations identified, as listed above, then permission will be granted subject to that proposal meeting other relevant plan policies, particularly EWP7 & EWP 8.'</p>	To ensure that the Plan complies with National Planning Policy in respect of the identification of areas of search for Waste Management Facilities.
MOD19/23	Page 129		<p>Insert as reasoned justification to new policy EWP6 Areas of Search for New Waste Management Facilities:</p> <p>'The North Wales Regional Waste Plan (NWRWP)</p>	To provide supporting text relating to the new policy EWP6 and to provide more information in respect of waste arisings data and indications of capacity to accommodate new waste management facilities.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>1st Review contains the best available waste data and projections for North Wales, and its findings form a significant evidence base for the implementation of the waste policies in the UDP. The waste arisings of Flintshire in 1998/99 amounted to some 560,000 tonnes which was equivalent to 25% of all waste arisings in North Wales and was greater than that of any other authority area in the region. The NWRWP 1st Review reports that in 2004/5 the total waste arisings for North Wales were 2.9 million tonnes and indicates that waste arisings will rise to 3 million tonnes by 2012/2013. However, the NWRWP 1st Review does not provide specific waste arising data for individual local authorities but it is likely that Flintshire, being a semi-urban authority with significant internationally and nationally important manufacturing facilities, will remain a major generator of waste in North Wales.</p> <p>The Regional Waste Plan and the NWRWP 1st Review have not identified with any certainty the most appropriate strategic option for managing future waste arisings and as a consequence it is not possible to predict with reasonable accuracy the number and types of waste management facilities required in Flintshire. However, based on the regional forecast of capacity required and the generic landtake figures given for individual types of waste management facility the Council considers that Policy EWP6 provides for sufficient land to meet the likely future needs over the Plan period. The NWRWP and 1st Review have</p>	

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MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>established that the existing regional capacity is incapable of dealing with current waste arisings and that significant new capacity is required. This policy seeks to guide development to locations which have the potential to accommodate waste management facilities. The locations quoted within the policy include working and disused mineral excavation sites; low quality employment allocations; and the Deeside Development Zone. The locations have been the subject of examination and are considered to have characteristics which are suitable to accommodate a waste management facility. The locations specified are not formal allocations for waste management developments but are intended as preferred areas of search (in planning terms) for such facilities. It will be incumbent upon any applicant seeking the development of a waste use within any of the locations specified to undertake assessments to justify the location's suitability.</p> <p>For the purposes of this policy the term 'waste management facilities' is a generic term which refers to all waste uses from civic amenity sites and waste transfer stations, to composting sites (including windrow composting) and industrial complexes specially designed to treat waste such as Mechanical Biological Treatment Plants, Energy from Waste Plants and Landfill Sites. Applications will be assessed on a case by case basis and it will be an important consideration to ensure that proposals are sensitive to the needs of the locality. As such all proposals for new waste</p>	

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MODIFICATION No	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>facilities should be accompanied by a statement justifying the proposal. In relation to large proposals (one hectare or more in application size) and major developments such as landfill sites an assessment will be required which evaluates whether the site is the best option for the use proposed. In all such instances the applicant should have regard to the list of locations in the policy and should be considerate of other sites within the County not identified here.</p> <p>It is not anticipated that all of the areas of search identified will be required and the Plan has deliberately identified more sites than required in order to ensure sufficient flexibility in bringing about the development of an integrated and adequate waste management infrastructure capable of treating future waste arisings. This approach is consistent with the NWRWP 1st Review which has identified substantial overprovision as a reasonable 'safety margin'. The Council is confident on the basis of the information contained in the NWRWP 1st Review that the sites identified in this policy contain sufficient provision.</p> <p>It is recognised that several of the areas of search for waste management facilities have the potential to harm Natura 2000 sites. Detailed development proposals on such sites will be rigorously assessed as to their impacts on international nature conservation designations and are likely to require Appropriate Assessment.</p>	

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MODIFICATION No	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			Other Key Policies: WB2 Sites of International Importance.'	
MOD19/24 Map	Page 129		Amend the proposals maps to include the areas of search for waste management facilities listed in EWP6.	To assist users of the Plan.
MOD19/25	Policy EWP6 onwards, through Chapter		Renumber the existing EWP6 to EWP7 and renumber all subsequent policies in this chapter accordingly	To reflect the insertion of new waste policies in the EWP Chapter.
MOD19/26	EWP6		Delete criterion a.	It does not comply with TAN21.
MOD19/27	Page 129 EWP6 Criterion b.		Delete the wording and replace with 'the facilities proposed are required to meet an identified need within the Regional Waste Plan;'	To strengthen the policy wording.
MOD19/28	Page 129 EWP6 Criterion c.		In line 1 after 'seek to' delete 'deal with' and insert 'treat and/or dispose of' and after 'source as' delete 'is practicable' and insert 'practically possible'	To strengthen the policy wording.
MOD19/29	Page 129 EWP6 Criterion d.		Delete the wording and replace with 'the proposal considers the potential to transport waste by means other than by road; and'	To strengthen the policy wording.
MOD19/30	Page 129 EWP6 Criterion e.		Delete the wording and replace with 'facilities should treat and/or dispose of waste using the best practical environmental option.'	To strengthen the policy wording.
MOD19/31	Para 19.24		Delete the second sentence in para 19.24 'To realisearising from Flintshire'.	This does not comply with TAN21.
MOD19/32	Para 19.27		Delete para 19.27	This does not comply with TAN21.
MOD19/33	Page 129 Para 19.28		In line 3 delete 'principal' and replace with 'principle'	To correct a typographical error.
MOD19/34	Page 130 EWP6 Para 19.29		In line 3 of the para. (line 1 on page 130), delete 'Waste Management Plan (FWMP)' and insert 'Municipal Waste Plan (FMWP)'. In line 4 of the para. after 'Council.' delete the sentence and replace with 'The UDP will seek to facilitate both municipal waste arisings (i.e.	To reflect the introduction of the policy regarding Areas of Search.

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MODIFICATION No	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			household wastes) together with other waste arisings (i.e. predominantly commercial and industrial) by guiding development to locations as specified in EWP6 in such a way that is sensitive to the needs of residential amenity and the environment.'	
MOD19/35	Page 130 EWP7		Delete criterion a. Delete criterion c. Revise criteria lettering accordingly.	To remove any inconsistency regarding the AONB with Policy L2 and in the light of other relevant policies in the Plan, and the all embracing nature of criterion b. of the policy.
MOD19/36	Page 130 EWP7 Criterion b.		In line 2 after 'indirectly' delete 'detract from the value of' and replace with 'have a significant adverse impact on'	To ensure that the clarity of the wording and implementation of the policy are improved.
MOD19/37	Page 130 EWP7 Criterion d.		In line 3 after 'users' delete ', does not significantly affect residents quality of life and does not harm the economic attractiveness of a locality'	To delete inappropriate requirements.
MOD19/38	EWP7		Delete criterion e	The term 'and /or other related nuisance' lacks clarity and leads to confusion.
MOD19/39	Page 130 EWP7 Criterion f.		In line 2 after 'mitigate' delete 'the' and insert 'any'	To improve the interpretation of the policy.
MOD19/40	EWP7		In criterion f. (renamed d.) delete 'of any waste developments'.	To improve the clarity of the policy wording
MOD19/41	EWP7		Add the following additional criteria <ul style="list-style-type: none"> • 'the development does not have a significant adverse impact on water courses, air and soil quality and on flora and fauna; - • the development and any associated traffic does not result in unacceptable disturbance to local communities, through noise, smell, vibration, smoke or air pollution' 	To strengthen the policy wording.

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MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD19/42	Page 130 EWP7 Para 19.31		In line 1 delete the first sentence. In line 4 after 'In' delete 'supporting' and insert 'facilitating'	To delete inappropriate explanation to the policy.
MOD19/43	EWP8		Replace the existing policy with 'Applications involving the development of two or more hectares of land will be required to make provision for appropriate waste management facilities.'	For consistency with PPW and TAN21.
MOD19/44	Page 131 EWP9 and Para 19.36		Delete policy wording and reasoned justification and replace with: 'Planning Permission will not be granted for major development proposals unless it has been demonstrated that consideration has been given to waste prevention or minimisation, and wastes likely to arise from all stages of development can be managed sustainably.' <i>(Reasoned Justification):</i> 'This policy seeks to reduce the waste generation on major development sites which involve the creation of 2,500 square metres (gross) of industrial or commercial floor-space; the change of use or the carrying out of operational development on more than one hectare of land; or planning application sites in excess of one hectare. All such proposals will be the subject of a waste arisings assessment to: a) establish the nature and amount of wastes likely to be produced at all stages of the development from site preparation through site operation to, where appropriate, site restoration; b) ensure that those wastes can be managed in accordance with the principles of sustainability throughout the lifetime of the development; and c) where appropriate,	To improve the focus of the policy.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			ensure that a development incorporates elements of onsite building wastes, for example the use of stone, concrete and brick wastes in building foundations, car parks and footpaths.'	
MOD19/45	Page 131 EWP10 Criterion a.		In line 5 after 'developed;' delete 'and'	As a result of new criterion c.
MOD19/46	Page 131 EWP10 Criterion b.		In line 4 after 'beginning' delete full stop and insert '; and'.	As a result of new criterion c.
MOD19/47	Page 131 EWP10		Add the following new criterion: 'c. if the development of the site is for a vulnerable use, including residential use, then it must be demonstrated that the landfill site is inert, safe and no longer gassing.'	To add strength to the policy.
MOD19/48	Page 132 EWP 11		In policy wording in line 2 after 'hazard' insert 'either directly or indirectly'	To ensure that both direct and indirect impacts of developments are taken into account.
MOD19/49	Page 134 EWP13		In policy wording in line 1 after 'derelict' insert 'and contaminated'	To ensure consistency with policy title.
MOD19/50	Page 134 EWP13 Criterion a.		At the end of criterion a. delete '; and' and replace with a ':' and add the following sub criteria: 'i. ensuring that no residual risk remains on site for future receptors; and ii. minimising as far as possible the off site disposal of contaminated waste material; and'	To ensure a more rigorous approach to the treatment of contamination on a site.
MOD19/51	Page 134 EWP13 Criterion b.		In line 1 after 'measures' delete 'are' and insert 'can be' In line 3 after 'conservation' insert 'and historic' Add 's' at end of 'interest'.	To ensure that the Plan addresses historic interest.
MOD19/52	Page 134 EWP13 Para 19.55		At the end of the paragraph add the following new sentence 'Sites may also be of historic or archaeological importance and their value should	To ensure that the Plan addresses historic interest.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			be assessed before reclamation is permitted.'	
MOD19/53	Page 134 EWP14		Add the following new wording at the end of the policy. 'New development which would create a risk of land instability will not be permitted unless: i. 'steps are taken to negate the risk of instability; and ii. it would not put adjacent land users and the general public at risk.'	To improve the approach of the policy and potentially improve the safety of new development.
MOD19/54	EWP15		Delete the preamble to the policy and insert a new part at the beginning of the policy: 'Development which would enhance the existing water treatment and supply infrastructure will be permitted where it would not have an unacceptable adverse impact on local amenity, landscape, nature conservation or heritage interests.' followed by the second part to the policy beginning: 'All other development affecting water resources will only be permitted where the development meets the following criteria:' Retain criterion a and insert 'direct or indirect adverse' in line 1 after 'significant'. Retain criteria b and d (renumbered c) and add the following new criterion d: 'it is demonstrated that sufficient steps have been taken in the design of new buildings to minimise the wasteful consumption of water resources by incorporating suitable water efficiency and conservation measures.'	To improve the meaning of the policy and to ensure that both direct and indirect impacts of developments are taken into account.
MOD19/55	Page 136 EWP15		Add the following new paragraph after the policy wording: 'The responsibility for the aquatic environment lies with the Environment Agency Wales. The EA has a statutory role to secure the proper use of water	To reference the Environment Agency as the Statutory Authority in respect of the aquatic environment.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			resources in Wales and the quality of fresh, marine surface and underground water. Developers should contact the EA in relation to development proposals which have the potential to adversely affect the flow and/or quality of water to avoid potential delay and/or refusal of a planning application.'	
MOD19/56	Page 136 EWP16		Delete the 'Areas at Risk from Flooding' notation from the Proposals Maps and from the legend.	The flood risk areas shown on the proposals maps used for the Deposit Draft have now been superseded by the flood zones which are defined in TAN 15 and which are based on the Development Advice Maps prepared by the Environment Agency.
MOD19/57	EWP16		Replace EWP16 and para 19.67 with: 'EWP17 Flood Risk Development which would seek to reduce the impact and frequency of flood risk to areas at risk of flooding will be generally supported provided: a) the design and character of the works is appropriate to the locality; b) the works do not adversely impact on interests of acknowledged nature conservation and recreation importance; and c) the works do not increase flood risk elsewhere Other development within areas at risk of flooding will only be permitted where the Council considers that the development is justified and is satisfied that: a) the consequences of a flooding event can be effectively managed b) it would not increase the risk of flooding elsewhere c) appropriate alleviation or mitigation measures have been incorporated into the proposal and will	To more accurately reflect the provisions of TAN15.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			<p>be available for the lifetime of the development; d) it would not have any adverse effects on the integrity of tidal and fluvial flood defences.</p> <p>19.67 Global warming has clear implications for Wales' weather system and also increases the potential for extreme flooding events. TAN15: Development and Flood Risk (2004) has been adopted by the Welsh Assembly Government in recognition of the growing problem of flooding. When formulating proposals and/or submitting planning applications for development applicants should take account of the detailed advice and guidance in TAN15 . The Council, in consultation with the Environment Agency, will resist development in areas at risk from flooding, unless it can be demonstrated that the proposed use is both suitable to and justified in the locality. For the purposes of EWP17, an area at risk of flooding is a zone C, C1, C2 flood risk area in TAN15. In such circumstances the proposal should make provision for flood protection and mitigation, or compensation as part of the development proposal which will last for the lifetime of the development; ensure there is no significant adverse impact on any vulnerable users; demonstrate that there will be no significant adverse impact on hydrological systems, including effects on capacity of, or flows within existing water channel and the nature conservation interests of these systems.'</p>	
MOD19/58	Page 137 EWP16 Para 19.68		In line 4 after 'events' delete the sentence 'The use of SuDS...the proposals maps.' and replace with 'Where practicable, the use of SuDS should	To more accurately reflect guidance in respect of SuDS drainage schemes.

PROPOSED MODIFICATIONS – CHAPTER 19 ENERGY, WASTE AND POLLUTION

MODIFICATION NO	DEPOSIT UDP REFERENCE (Policy / Page / Para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			be considered in all new development proposals, but particularly within and adjacent to areas which have an existing or potential flooding problem. The use of SuDS will also be appropriate in environmentally sensitive locations in terms of bringing about environmental and amenity enhancements.'	
MOD19/59	Para 19.68)		Add the following sentence at the end of the paragraph 'The Council intends to update its existing Local Planning Guidance Note on SuDS in the form of SPG.'	To ensure reference is made to supplementary guidance.

PROPOSED MODIFICATIONS – CHAPTER 20 IMPLEMENTATION

MODIFICATION No.	DEPOSIT UDP REFERENCE (policy / page / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD20/1	IMP1 Planning Conditions and Planning Obligations Paragraph 20.9		Line 10 – after 'developers' insert 'to provide affordable housing'	For clarity
MOD20/2	IMP1 Planning Conditions and Planning Obligations Paragraph 20.10		In line 3 after 'relevant to' delete 'both' and after 'planning and' insert 'directly related'	To make reference to planning obligations being relevant to planning and directly related to the site, and to more accurately reflect the provisions of PPW.
MOD20/3	IMP2 Compliance and Enforcement		Re-title IMP 2, 3, and 4 as 'Implementation Statement' 2, 3, and 4. Amend all other references throughout the Plan.	IMP 2, 3 and 4 do not reflect land use policies as they are statements of intent or relate to administrative agreements and procedural requirements. They will be referred to as statements rather than policies.
MOD20/4	IMP3 Monitoring the Plan Paragraph 20.17 Target 3		In line 3 after 'County' insert 'geology/'	To extend additional protection to sites of important geodiversity and to make the target more comprehensive.
MOD20/5	IMP3 Monitoring the Plan / Paragraph 20.17		In Target 5 delete 'by 2005'	To update the Plan
MOD20/6	IMP3 Monitoring the Plan Paragraph 20.17 Target 6		Replace the wording of Target 6 with 'Achieve a minimum of 30 dwellings / ha on all allocated sites.'	To ensure consistency with the rest of the Plan
MOD20/7	IMP3 Monitoring the Plan Paragraph 20.17 Target 8		In line 2 after 'town' insert ', district and local'.	To add clarity to the Plan
MOD20/8	IMP3 Monitoring the Plan Paragraph 20.17 Target 8		Replace the wording of Target 8 with '85% of new retail floorspace located in town, district and local centres'.	To add clarity to the Plan

PROPOSED MODIFICATIONS – CHAPTER 20 IMPLEMENTATION

MODIFICATION No.	DEPOSIT UDP REFERENCE (policy / page / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD20/9	IMP3 Monitoring the Plan / Paragraph 20.17 Target 9		Replace the wording of Target 9 with 'No highly vulnerable development within areas of flood risk where there is an unacceptable risk of flooding'.	To better reflect national planning guidance

PROPOSED MODIFICATIONS – CHAPTER 21 APPENDICES, GLOSSARY & PROPOSALS MAP

MODIFICATION No.	DEPOSIT UDP REFERENCE (policy / page / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD21/1	Appendix 1	n/a	Delete Appendix 1 and renumber subsequent Appendices.	This information is more appropriately contained in the annual Joint Housing Land Availability Study.
MOD21/2	Page 151 Appendix 3	n/a	Add Archaeology to the list of Supplementary Planning Guidance Notes.	To explain the Council's intention to prepare an SPG on Archaeology over the Plan period.
MOD21/3	Page 151 Appendix 3	n/a	Add Signage to the list of Supplementary Planning Guidance Notes.	To explain the Council's intention to prepare an SPG on Signage over the Plan period.
MOD21/4	Page 151 Appendix 3	n/a	Delete 'Play areas – produced 1994 – requires updating'.	Guidance on play areas is contained in LPG13 Open Space Requirements.
MOD21/5	Page 151 Appendix 3	n/a	Delete 'Rural House Design -1990 – (see above)'.	Guidance on rural house design is contained in LPG10 Housing in the Open Countryside.
MOD21/6	Page 151 Appendix 3	n/a	Delete 'Farm Buildings – 1980/90 (see above)'.	Guidance on farm buildings is contained in LPG5 Conversion of Rural Buildings.
MOD21/7	Page 151 Appendix 3	n/a	Add 'Shopfronts – To be prepared (LPG15)'	To explain the Council's intention to prepare an SPG on Shopfronts over the Plan period.
MOD21/8	Page 151 Appendix 3	n/a	Delete 'Housing sites development requirements – To be prepared'	Guidance on this matter will be contained in a future LPG on Standards for New Residential Development.
MOD21/9	Page 151 Appendix 3	n/a	Add 'Access for All – Update of LPG12 (2006)'	To explain the Council's intention to prepare an SPG on Access for All over the Plan period.
MOD21/10	Page 151 Appendix 3	n/a	Add 'Sustainable Drainage Systems (SUDS) – Update of LPG19 (2007)'	To explain the Council's intention to prepare an SPG on SUDS over the Plan period.
MOD21/11	Page 151 Appendix 3	n/a	Add 'Energy Conservation and Renewable Energy for Householders and Small Businesses – Update of LPG20 (2007)'	To explain the Council's intention to prepare an SPG on this topic over the Plan period.
MOD21/12	Page 151 Appendix 3	n/a	Add 'Environmental Impact Assessments – Update of LPG21 (2007)'	To explain the Council's intention to prepare an SPG on EIAs over the Plan period.
MOD21/13	Page 152 Glossary of Terms	n/a	Add 'appropriate assessment - an assessment required under the Habitats Directive and Regulations for any proposal likely to have a significant effect on a European Site, based only on scientific considerations in order to ascertain whether the proposal would adversely affect the Site's integrity'.	To aid readers understanding of the terms used in the plan.

PROPOSED MODIFICATIONS – CHAPTER 21 APPENDICES, GLOSSARY & PROPOSALS MAP

MODIFICATION No.	DEPOSIT UDP REFERENCE (policy / page / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
MOD21/14	Page 153 Glossary of Terms	n/a	Add 'buffer zone - an area defined around minerals sites in order to protect surrounding sensitive land uses and development from the effects of mineral operations'	To aid readers understanding of the terms used in the plan.
MOD21/15	Page 153 Glossary of Terms	n/a	Add 'commercial development – development related to the buying and selling of goods and services, including the following uses: shops (A1); financial and professional services (A2); sale of food and drink (A3); offices (B1); hotels, boarding or guest houses and hostels (C1); assembly and leisure uses i.e. cinema, concert hall, bingo hall, or casino and dance hall (D2); other sui generis leisure uses i.e. theatre, amusement arcade or centre or a funfair; other sui generis retail uses e.g. launderette, dry cleaners, petrol filling station, sale of motor vehicles, taxi business, or business for hire of motor vehicles, markets and builders merchants.'	To aid readers understanding of the terms used in the plan.
MOD21/16	Page 155 Glossary of Terms	n/a	Add 'Fields in Trust (FIT) - an independent UK wide organisation seeking to protect and improve outdoor sports and play spaces and facilities (formerly known as National Playing Fields Association)'	To aid readers understanding of the terms used in the plan.
MOD21/17	Page 157 Glossary of Terms	n/a	Add 'large site - a term (having regard to the definition in the Joint Housing Land Availability Study) used to describe housing sites of 10 or more dwellings'.	To aid readers understanding of the terms used in the plan.
MOD21/18	Page 157 Glossary of Terms	n/a	Add 'local housing need - within this plan the term Local Housing Need is used to describe the housing needs of two key groups. The first of these are "workers" who need to live within a particular locality such as farm, fisheries and forestry workers who currently live too far away as to be practical for their employment (eg animal husbandry). The second group are households	To aid readers understanding of the terms used in the plan.

PROPOSED MODIFICATIONS – CHAPTER 21 APPENDICES, GLOSSARY & PROPOSALS MAP

MODIFICATION No.	DEPOSIT UDP REFERENCE (policy / page / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			lacking their own housing, or living in housing which is inadequate or unsuitable, who are financially unable to provide for their own needs in the housing market without assistance'.	
MOD21/19	Page 158 Glossary of Terms		Add 'non-retail commercial development – development related to the buying and selling of goods and services, including all forms of commercial development (see glossary definition above) apart from A1 uses, as defined in the Use Classes Order 1987 as amended'	To aid readers understanding of the terms used in the plan.
MOD21/20	Page 158 Glossary of Terms	n/a	Amend the definition of open countryside to read - a term used to describe land lying outside of the settlement boundary of a town or village and not affected by any other allocation or designation for development.	To aid readers understanding of the terms used in the plan and to provide consistency with other policies of the plan.
MOD21/21	Page 159 Glossary of Terms	n/a	Add 'Regional transport plan – a plan prepared by Taith on behalf of the six local authorities in North Wales which will deliver improvements to the transport system over the next 25 years'.	To aid readers understanding of the terms used in the plan.
MOD21/22	Page 159 Glossary of Terms	n/a	Add 'risk control measure – the identification of the level and nature of a risk, hazard or impact and the formulation of measures which can control it in an acceptable manner'.	To aid readers understanding of the terms used in the plan.
MOD21/23	Page 160 Glossary of Terms		Add 'settlement boundary - a planning tool to define the extent of urban areas where in principle new development will be permitted subject to policies in the plan and material planning considerations. Not all groups of houses have a settlement boundary defined for them as they are considered to be of insufficient size and/or have insufficient capacity to accommodate future growth in a satisfactory manner.'	To aid readers understanding of the terms used in the plan.
MOD21/24	Page 161 Glossary of Terms	n/a	Add 'strategic environmental assessment – a process required by EU Directive to ensure that significant environmental effects arising from	To aid readers understanding of the terms used in the plan.

PROPOSED MODIFICATIONS – CHAPTER 21 APPENDICES, GLOSSARY & PROPOSALS MAP

MODIFICATION No.	DEPOSIT UDP REFERENCE (policy / page / para)	SITE NAME	MODIFICATION	COUNCIL'S REASONS FOR DECISION
			policies, plans and programmes are identified, assessed, mitigated, communicated to decision makers and monitored'.	
MOD21/25	Page 161 Glossary of Terms	n/a	Add 'Taith – the joint board of the six authorities in North Wales working together to deliver substantial and significant improvements to public transport across the region'.	To aid readers understanding of the terms used in the plan.
MOD21/26	Page 162 Glossary of Terms	n/a	Add 'undeveloped coast – the undeveloped land and estuary to the north of the A548'.	To aid readers understanding of the terms used in the plan.
MOD21/27	Proposals Maps	AONB	Amend the proposals maps to more accurately depict the boundary of the AONB. (Note – specific maps to show the changes have not been produced as the alterations to the boundary are marginal and are still based on the original CCW boundary designation in 1985. A more wide ranging review of the boundary is not within the remit of CCW without a wholesale review of the entire AONB. The corrected version will be shown in the final printed plan.)	To better reflect the boundary of the AONB and aid interpretation of the policy. As currently shown on the Proposals Maps, the AONB boundary does not always follow recognised features or boundaries 'on the ground'. This is due to the fact that the digitized boundary provided by CCW is based on a small scale map. When this is enlarged to commonly used scales such as 1:2500, the boundary appears arbitrary in some instances. A project group consisting of representatives from CCW, FCC Planning Policy and Mapping, as well as the GIS Officer and Principal AONB Officer from Denbighshire, has more accurately defined the boundary following, wherever possible, physical features on the ground.