Flintshire Deposit Local Development Plan 2015 - 2030

SPECIAL MEETING OF FLINTSHIRE COUNTY COUNCIL
Tuesday 23rd July 2019

Andy Roberts, Service Manager Strategy
Purpose

- Highlight position reached with the LDP
- Explain broad content and purpose of Deposit LDP
- Consider likely areas of public contention
- Importance of approving the Plan to allow scrutiny
- Public consultation
- Examination and stages to adoption
What is the LDP?

- Local Development Plan
- The Council’s proposed land use plan 2015 – 2030
- Statutory Duty to prepare a plan – 2004 Act
- Once adopted replaces present time expired Unitary Development Plan (UDP)
- Used to guide and control development
- Provides certainty of what will happen, where, when
- Basis to determine planning applications
LDP Timetable

• Work done to date:
  • Work began in 2014
  • Number of stages completed to date:
    • Evidence base
    • Submission and assessment of Candidate Sites
    • Key Messages engagement
    • Strategic Options engagement
    • Preferred Strategy consultation
    • Submission and assessment of Alternative Sites
LDP Timetable

• Remaining stages to adoption:
  • Deposit LDP public consultation
  • FCC consideration of issues raised
  • Submission of the Plan to Welsh Government for Examination
  • Formal Examination by a Planning Inspector(s)
  • Inspectors binding report
  • Adoption (by Summer 2021)
The Deposit LDP

• Represents a key milestone – culmination of significant preparation of the plan
• Work of the Planning Strategy Group
• Considerable input from internal and external stakeholders
• Deposit LDP is the Council’s detailed development plan
• Requires formal Council approval to go out for consultation: Cabinet 16th July; Full Council 23rd July
• Formal 6 week public consultation 30th September – 11th November 2019
What does the Plan represent?

• The Council’s ‘sound’ development plan (at this time)
• Important Council strategy, sets out to:
  • Provide opportunities to deliver 8-10,000 jobs
  • Support wider sub-regional growth ambition
  • Make provision for 6,950 new homes (+ 14% flexibility)
  • Facilitate delivery of long standing strategic sites
  • Identify sustainable locations for growth via settlement hierarchy
  • Deliver pragmatic approach to affordable and specific housing needs (e.g. Gypsies and Travellers)
  • Minimise need to amend green barriers
  • Ensure viable deliverable sites, where infrastructure is or can be provided
Supporting Documents

• SA/SEA – integrated Assessment
• Evidence Base e.g.
  • Local Housing Market Assessment
  • Viability study
  • Renewable Energy Assessment
  • Green Infrastructure Assessment
  • Retail Study
  • Strategic Flood Consequences Assessment
  • Infrastructure Plan
• Background Papers
• Candidate/Alternative sites Register and site assessments
• Soundness Self-Assessment
• Constraints map
Challenges to progress

- Vulnerability to speculative housing development – remains a threat
- Land supply and TAN1
- Recent Wrexham appeal – Flintshire ‘Delivering’ new housing at LDP rate in first 3 years
- Enforced timetable delays
  - ‘New’ national Planning Guidance – PPW10
  - Additional requirements – viability, renewable energy, LDP manual
- Staffing resource issues
Consistent focus for PSG

• Thorough and diligent examination of options and proposals

• Getting the plan right

• Demonstrate fitness for purpose – soundness

• Learn lessons from others

• Plan represents a common sense pragmatic approach to delivering growth whilst minimising impact on communities
Purpose of public consultation

• Important to allow public and stakeholders to see the plan in context of its evidence base and comment

• Consider if the plan is sound:
  • Not simply about objecting – “don’t like it”
  • Say why not sound, and how should it change e.g. if objecting to a housing allocation, what is the alternative

• Difficult concept for the public

• Public can also ‘support’ the plan

• All representations considered by FCC then submitted to Inspector as part of Examination process
Likely contentious issues

• The amount of housing provided and location of allocations
• Approach to meeting needs of Gypsies and Travellers
• Adequacy of infrastructure to support development
Housing growth and allocations

• 7,950 allocated to deliver requirement of 6,950 (14% flexibility)
• 2 Strategic sites – 20% of overall housing requirement
• 1,600 completions so far in plan period
• 1,700 commitments yet to be built
• Only 11 site allocations to provide residual
• 10 are ‘known’ to the public
• All viable, deliverable, most with developer involvement/interest
How have we selected sites

• Detailed site consultations and assessments
• Fit with Preferred Strategy and settlement hierarchy
• Green Barrier Review
• Viable and deliverable
• Long list, short list, preferred sites process
# LDP Housing Allocations

<table>
<thead>
<tr>
<th>Site</th>
<th>Previous Planning Context</th>
<th>Planning Permission</th>
<th>Capable of early delivery</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Well St, Buckley</td>
<td>UDP allocation C/F</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>2. Broad Oak Holding, Connah’s Quay</td>
<td>Part UDP allocation C/F</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>3. Highmere Drive, Connah’s Quay</td>
<td>UDP allocation C/F</td>
<td></td>
<td>✓</td>
</tr>
<tr>
<td>4. Northop Road, Flint</td>
<td>UDP proposal, ‘white land’, 2 current applications</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5. Maes Gwern, Mold</td>
<td>UDP empl. allocation, SHARP scheme</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>6. Land between Mold and Gwernaffield Rd, Mold</td>
<td>Site in Mold Town Plan, Pre-app, improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7. Holywell Rd, Ewloe</td>
<td>Only ‘new’ site, sustainable location, improvements</td>
<td></td>
<td></td>
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<tr>
<td>8. Ash Lane, Hawarden</td>
<td>Allocated by UDP Inspector, not adopted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9. Wrexham Rd, Hope/Caergwrle/Abermorddu/Cef n y Bedd</td>
<td>UDP proposal, Inspector recommended, not adopted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11. Chester Rd, Penymynydd</td>
<td>Speculative site, approved on appeal</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Northern Gateway, Deeside</td>
<td>Strategic mixed use site</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Warren Hall, Broughton</td>
<td>Strategic mixed use site</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
Provision for Gypsies and Travellers

- Statutory duty to make provision under Housing (Wales) Act
- Where need exists LDP has to identify sites
- Updated GTAA – 5 year need for 8 pitches; 26 over plan period
- Lack of suitable new sites following call for sites and assessment of Council land
- Proposed strategy extend existing authorised permitted sites:
  - Council owned site at Riverside, Queensferry +10
  - Magazine Lane, Ewloe +6-8
  - Gwern Lane, Hope +6-8
  - Small transit site former civic amenity site, Flint
- Addresses statutory duty given lack of suitable sites
Provision of Infrastructure

• Common points of objection – “schools full”, “can’t get doctor or dentist appointments”, “congestion”, “drainage capacity”, “the principle is fine, just not here”…..

• Significant involvement of providers in LDP process – highways, education, drainage, DCWW, NRW, Health Board, WG

• No ‘show stoppers’ preventing delivery of LDP sites
• Doesn’t mean no need to improve infrastructure
• Plan/Development Management process ensures this via developer obligations
• Infrastructure Plan
Soundness Tests

• DOES THE PLAN FIT?
• IS THE PLAN APPROPRIATE?
• WILL THE PLAN DELIVER?

• NB: the Council is essentially placing on deposit a plan it considers to be sound at this time, **TO ALLOW THAT TO BE SCRUTINISED BY THE PUBLIC AND AT EXAMINATION BY AN INSPECTOR**
Approving the Deposit LDP for consultation

- Member briefings 4\textsuperscript{th} and 10\textsuperscript{th} July
- PSG formal endorsement 11\textsuperscript{th} July
- Cabinet approval 16\textsuperscript{th} July
- Full Council approval 23\textsuperscript{rd} July
- Public consultation 30\textsuperscript{th} September – 11\textsuperscript{th} November 2019
- On-line consultation portal – drop in sessions
- 1 policy will have to come to early Sept Full Council for approval – Renewable Energy area of search
Importance of approving Deposit LDP

- Sound, pragmatic, sensible, deliverable plan
- Maximises growth strategy whilst minimising impact on communities
- FCC statutory duty to adopt an up to date plan
- Outcome of 5 years work by Officers and PSG
- Allows scrutiny phase of the plan to begin
- Significant risks and repercussion of not approving plan:
  - Further delays and slippage
  - Prospect of Ministerial intervention (Ministers letter)
  - Loss of control
  - Continuing vulnerability to speculative development
  - If proposing site removal, what is the suitable sound alternative?
- Briefings for Town and Community Councils early Sept before Deposit
What happens after Deposit?

• Apr/May 2020 - Consideration of consultation comments by FCC
• Summer 2020 – submission of LDP for Examination
• Autumn 2020 – formal Examination
• Spring/summer 2021 – receive binding Inspector’s report and adopt LDP