

Notice of Motion - submitted by Councillor Alasdair Ibbotson

Protecting Flintshire From Overdevelopment

Flintshire County Council Notes:

- that Flintshire County Council's Unitary Development Plan (2000-2015) was adopted in September 2011, eleven years late;
- that Flintshire County Council's Local Development Plan (2015-2030) was adopted in January 2023, eight years late;
- that the cabinet have previously said that it is not necessary to begin working on a new Local Development Plan to take effect from 2030 yet, and
- the severe impact that speculative development has had on communities across Flintshire during the periods where the council has not had a plan in place.

Flintshire County Council Believes:

- that the residents and communities of Flintshire have paid a high price because of the Council's inability to efficiently adopt Development Plans, leading to local communities, notably including Penyffordd, Higher Kinnerton, and Buckley, being overrun with inappropriate speculative private housing developments which significantly undermines local public services and infrastructure;
- that insufficient community engagement has taken place in advance of previous plans, resulting in the top-down allocation of sites designed in the interests of landowners and private developers, with little-to-no community support for proposed sites;
- that Local Development Plans should be designed in the interests of Flintshire's residents and communities, not in the interests of private housing developers and landowners;
- that the number of social homes and truly affordable homes delivered under previous Development Plans is completely inadequate, and that the construction of such large numbers of unaffordable homes in previous plans has actively exacerbated the housing crisis in Flintshire, and
- that communities affected by flooding, such as Broughton and Sandycroft, will suffer particularly badly by a resumption of speculative development in an unplanned manner.

Flintshire County Council Resolves:

- that work should start immediately on the replacement Local Development Plan;
- that Cabinet should develop and publish a strategy for enhanced community involvement in the plan process no later than Summer 2025;
- that the request for candidate sites should be commenced no later than Q4 2025, and
- that a draft plan should be ready for a vote on depositing with the Welsh Government no later than Q1 2028