

CABINET

Date of Meeting	Tuesday, 26 th September 2017
Report Subject	Local Development Plan Preferred Strategy for Consultation
Cabinet Member	Cabinet Member for Planning & Public Protection
Report Author	Chief Officer (Planning and Environment)
Type of Report	Strategic

EXECUTIVE SUMMARY

The Flintshire Local Development Plan (LDP) has reached a milestone stage in its production timetable. Having spent a considerable amount of time and resources on the initial engagement and participation stages of plan preparation as set out by Welsh Government LDP Regulations, this work has now come together to form the Preferred Strategy for the LDP. Prior to this, the Council has carried out a number of consultation and engagement processes relating to the Key Messages of the Plan (plan vision, objectives, key drivers from the evidence base, and choice of settlement hierarchy), and the Strategic Options (options for the amount of housing growth the plan will provide for, and options for how this will be distributed spatially). This has been complemented by significant community engagement particularly via Town and Community Councils, who are key stakeholders in the process.

All of the work on the Plan to date has been overseen by the Council's Planning Strategy Group (PSG) who have considered and agreed each stage referred to above, and also considered the feedback received from the various consultation and engagement exercises. The consensus from this feedback has assisted the PSG to agree the content of the Preferred Strategy and recommend this to Cabinet for approval to go out for formal public consultation.

RECOMMENDATIONS

1	That Cabinet approve the final draft LDP Preferred Strategy appended to this report to be prepared and published for formal public consultation.
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2	That Cabinet give officers delegated authority to continue to refine and finalise the Preferred Strategy document and supporting information in preparation for consultation.
3	That the LDP Preferred Strategy is published for formal public consultation during October 2017.

REPORT DETAILS

1.00	FLINTSHIRE LOCAL DEVELOPMENT PLAN PREFERRED STRATEGY FOR CONSULTATION
1.01	The LDP Preferred Strategy is a milestone in the plan process as it represents the transition from the 'engagement and participation' phase of the process, to the formal publication of the first element of the Council's plan. The Preferred Strategy therefore draws on the work done over the last 18 months in developing the components of the strategy, including the vision, objectives, settlement hierarchy, growth and spatial options, and strategic policies, and sets out the basis of the Council's approach to the LDP and sets the basis to develop the detailed LDP, the Deposit Plan. Members will recall two major consultations took place in 2016 on the Key Messages document and the Strategic Options, and feedback from these has informed the selection of the Preferred Strategy.
1.02	The Preferred Strategy document is therefore key to 'telling the story' of how the plan has emerged, what its priorities and key focus and intentions are, how it intends to deal with the key priorities for it in a land use policy sense, and how it sets the context to develop detailed policies and proposals in the Deposit Plan to follow.
1.03	It has come together from extensive work by this group, informed by the feedback and consensus formed from the comprehensive engagement work carried out on the key components it now contains. In that sense, and in the context of a public consultation, much of the strategy will be 'familiar' as it has been consulted on previously, and there is also a clear consensus from this which should allow the public to see how their involvement has influenced the direction for, and selection of the strategy.
1.04	Without prejudicing Members consideration of the whole document, Members may wish to focus on the strategic policies and their explanations as these set out the key strategic components of the LDP whilst also establishing the basis to create more detailed policies and proposals in the detailed Deposit Plan to follow. Members should also note that there are still some very specific matters to clarify, such as the final description of the mix and quantum of uses for the proposed mixed use strategic site at Warren Hall, under policy STR3. Also Members attention is specifically drawn to policy STR9 Retail and Commercial Development, and the commentary relating to Broughton Shopping Park and its position in the retail hierarchy.
1.05	Clearly a key part of publishing the Preferred Strategy for consultation is to

	gauge the level of understanding and general agreement with it, and it is the outcome and feedback from the comments made that will help with the finalisation of the Strategy.
1.06	It is important therefore that Members confirm the content of the strategy in order that the document can be finalised for publication and consultation. There is also a significant amount of work still to do in terms of organising and coordinating the preparations for consultation, as to date officers have deliberately focussed on creating and bringing together the broad content, and accept that there is an editorial and 'fine tuning' exercise to do in terms of final 'polish', readability, referencing of key terms, links to web documents and consistency. It is requested that Members delegate this to officers as part of the process of now preparing the document for consultation.
1.07	A number of supporting documents have been prepared and are being finalised to support the publication of the preferred strategy for consultation. The list of these is shown in Appendix 1 but they include a Sustainability Appraisal and Strategic Environmental Assessment of the strategy required by PPW and the LDP Manual, technical background papers such as population and household projections, and a statement of the consultation and engagement undertaken. Members are also requested to give officers delegated authority to finalise the preparation of these background documents as part of preparing the strategy for consultation.
1.08	A significant amount of work is now involved in preparing the Strategy for consultation. This involves: <ul style="list-style-type: none"> • Implementation of a new online consultation and back office database system over the summer; • Finalisation of the document and background papers; • Receipt of external work such as the SA/SEA being prepared by consultants; • Translation of all consultation documents for publication on the website, as required by the Council's Welsh Language policy; • Preparation of consultation guidance, forms and other materials, notices etc.
1.09	Factoring in these requirements, the Council recess during August, and the time taken for matters such as the large volume of information to translate, the earliest practical option to start the consultation will be later in October 2017. Member and Town and Community Council briefing sessions have already taken place in July to brief all Members on the strategy prior to it going out for consultation. These sessions were well attended and overall positive feedback was received.

2.00	RESOURCE IMPLICATIONS
2.01	The main implications at this stage are staff resources to prepare the plan for consultation.

3.00	CONSULTATIONS REQUIRED / CARRIED OUT
3.01	Considerable consultation and stakeholder engagement on the development of the Preferred Strategy throughout 2016.
3.02	A statutory six week period of formal public consultation is required.

4.00	RISK MANAGEMENT
4.01	It is important to approve the content of the LDP Preferred Strategy in order to allow the plan to be prepared for consultation whilst maintaining progress against the agreed LDP timetable.
4.02	Until the Council adopts the LDP it cannot demonstrate a five year housing land supply and as such is vulnerable to speculative development proposals.

5.00	APPENDICES
5.01	Appendix 1: List of documents required to support consultation on the LDP Preferred Strategy.
5.02	Appendix 2: Final draft LDP Preferred Strategy.

6.00	LIST OF ACCESSIBLE BACKGROUND DOCUMENTS
6.01	None Contact Officer: Andy Roberts Telephone: 01352 703211 E-mail: andy.roberts@flintshire.gov.uk

7.00	GLOSSARY OF TERMS
7.01	<p>Preferred Strategy – The first formal part of publishing the plan. This sets out the vision, objectives for the plan, the overall level of growth and spatial distribution of this, and the strategic policies that translate the vision and objectives into the direction for the plan.</p> <p>SA/SEA – Sustainability Appraisal/Strategic Environmental Assessment – a framework assessment of the plan at key incremental stages as it progresses. This assesses the emerging plan for environmental and sustainability impacts and provides ways to improve the plan to minimise or mitigate some of these.</p> <p>LDP Manual – Guidance provided by Welsh Government on the process for putting the plan together.</p>