

# Flintshire Deposit Local Development Plan 2015 - 2030

**SPECIAL MEETING OF FLINTSHIRE COUNTY COUNCIL**

**Tuesday 23<sup>rd</sup> 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 16<sup>th</sup> July; Full Council 23<sup>rd</sup> July
- Formal 6 week public consultation 30<sup>th</sup> September – 11<sup>th</sup> 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

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

# 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<sup>th</sup> and 10<sup>th</sup> July
- PSG formal endorsement 11<sup>th</sup> July
- Cabinet approval 16<sup>th</sup> July
- Full Council approval 23<sup>rd</sup> July
- Public consultation 30<sup>th</sup> September – 11<sup>th</sup> 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