Dear Sir/Madam,

Flintshire Local Development Plan

Strategic Options - Growth and Spatial Options

I am writing to inform you that as part of the ongoing preparation of the Flintshire Local Development Plan, the Council will shortly be consulting on the above document.

This consultation follows on from, and is informed by, the recent consultation on the Key Messages document. The Key Messages document consultation enabled the Council to firm up the vision for the Plan, the issues to be faced by the Plan, the objectives for the Plan, a preferred settlement hierarchy and the key messages emerging.

The Strategic Options document considers the Growth Options for the Plan (the amount of growth to be provided) and Spatial Options (how growth is to be distributed across the County). The outcome of the consultation will help the Council to draw up a 'Preferred Strategy' for the Plan which itself will be subject of a further consultation in the form of a pre-deposit consultation draft Plan.
The 6 week consultation exercise will begin on Friday 28th October 2016 and end on Friday 9th December 2016. The documentation includes:

- A summary leaflet
- An easy read version of the main consultation document
- The main 'Strategic Options' consultation document
- A comments form

Documents will be available on the website www.flintshire.gov.uk/ldp and will available in hard copy at Council Offices and libraries, during normal opening hours. An exhibition will be at County Hall for the duration of the consultation period and also at the following locations, during normal opening hours:

- County Hall, Main Reception – 28/10/16 to 09/12/16
- Buckley Library, Upstairs Gallery – 28/10/16 to 18/11/16
- Deeside Leisure Centre – 28/10/16 to 18/11/16
- Holywell Library – 28/10/16 to 18/11/16
- Broughton Library – 18/11/16 to 09/12/16
- Flint Library – 18/11/16 to 09/12/16
- Mold Library – 18/11/16 to 09/12/16

This is an important stage in preparing the Plan and as part of our continuing engagement and consultation on the Plan we want to hear your views about the level of growth you think is appropriate for the County and how that growth should be distributed across the County. Comments can be made:

- By e-mailing developmentplans@flintshire.gov.uk
- By downloading or printing the comments form and returning it
- By writing a letter

Comments arising from the consultation will be reported to the Council’s Planning Strategy Group and will inform the preparation of the Preferred Strategy for the Plan. A summary of comments received during the consultation event and responses to them will be made available on website in due course.

Any queries can be directed to the LDP helpline 01352 703213 or by using the e-mail address above.

Yours sincerely,

Chief Officer (Planning and Environment)
Flintshire Local Development Plan

Public consultation on options for future development for Flintshire

Consultation ends 9th December 2016

October 2016
Purpose of this leaflet

This leaflet is a summary version of our easy read ‘options for future development for Flintshire’ document that can be accessed online at www.flintshire.gov.uk/LDP.

This leaflet tells you the different ‘strategic options’ (or choices) for growing Flintshire up to 2030 that will inform the preparation of the Flintshire Local Development Plan.

The Flintshire Local Development Plan will set out where new development goes in the future as well as planning policies on a range of issues.

How to have your say

This is your opportunity to have a say in how your County develops in the future. You can tell what you think by either:

- filling in our comments form (accessed from www.flintshire.gov.uk/LDP) and sending it to us.
- by e-mail at developmentplans@flintshire.gov.uk.
- writing to us direct.

The closing date for sending comments to us is Friday 9th December 2016

Please send your comments to:

Andrew Farrow
Chief Officer (Planning and Environment)
Flintshire County Council
County Hall,
Mold, Flintshire
CH7 6NF

Further information and advice can be obtained from our policy team by e-mail or telephone on 01352 703213.
Identifying the issues

We’re still in the early stages of making the plan but a large amount of information about Flintshire has already been pulled together to help us identify the key issues facing the County.

Main issues

1. Enhancing community life – for example:
   - Provision of shops and services.
   - Capacity of education facilities and access to them.
   - Health-care provision, physical activity rates and availability of open spaces.
   - Traffic congestion, overcrowding on trains and rural accessibility.

2. Delivering growth and prosperity – for example:
   - Recognising the importance of the Flintshire economy to the wider region and Wales.
   - Type and quality of employment land and infrastructure.
   - Housing affordability and under supply of housing.

3. Safeguarding the environment – for example:
   - A wealth of sites of importance to wildlife which need protecting from harm.
   - Climate change issues such as flooding

For much more detail about the issues facing Flintshire please see our technical document called Flintshire Local Development Plan: Strategic Growth and Spatial Options.
Developing options for growing Flintshire

As a starting point for thinking about how much new development should happen in the county, the plan needs to take account of Government household forecasts. We have also considered different forecasts on migration and employment.

We think these show that Flintshire will need to plan for a range between 3,750 and 10,350 new homes up to 2030.

We would like to know what you think about 6 different housing options for Flintshire up to 2030.

Where should the new homes go?

How new homes are spread across the county area will be important.

We have developed five different ways that the new homes could be distributed. We call these ‘spatial options’.
Option 1: 3,750 new homes

Reflects Welsh Government household projections using 2011 Census information and expectations about the movement of people over 10 years. Around 250 new homes each year.

Option 2: 4,800 new homes

Reflects Welsh Government household projections using 2011 Census information and expectations about the movement of people over a longer period of 15 years. Around 320 new homes each year.

Option 3: 8,250 new homes

Reflects Welsh Government household projections using 2014 population forecasts and expectations about the movement of people over 15 years but using the earlier 2008 based household formation rates. Around 550 new homes each year.

Option 4: 6,600 new homes

Reflects Welsh Government household projections using 2014 population forecasts and using 2011 household formation rates. Uses the highest expectations about the movement of people over 10 years. Around 440 new homes each year.

Option 5: 10,350 new homes

Reflects Welsh Government household projections using 2014 population forecasts and the highest expectations about the movement of people over 15 years and also using the 2008 based household formation rates. Around 690 new homes each year.

Option 6: 6,350 to 7,350 new homes

Forecasts the amount of new homes that would be needed if Flintshire were to plan for 6,000 to 10,000 new jobs up to 2030. This would mean between 440 to 490 new homes every year.

Options for future development for Flintshire
Proportional distribution for towns and villages

New homes spread across all towns and villages in the settlement hierarchy. The amount of new homes in a settlement will depend on its position in the settlement hierarchy.
Towns and larger villages only

Directs new homes to specific towns and villages these are the County's Main Service Centres and Local Service Centres.
Towns and villages in the growth area

Directs homes towards all settlements in the growth area in North East Flintshire. This growth area has already been identified by Welsh Government.
Settlements along transport routes

Directs new homes to settlements on the main transport corridors.

Settlements

- Hubs & Corridors
- Growth Settlements
- All Other Settlements
Sustainable and flexible distribution

Directs new homes to towns and villages within the settlement hierarchy based on sustainable considerations, before careful consideration of smaller rural villages.
Next Steps

We want to prepare the plan in a step-by-step manner with input from local people.

Following this consultation, we will start work on the Preferred Strategy which is the next stage of preparing the plan, known as the 'Pre-Deposit' stage. Further technical work will be undertaken, and all your comments considered carefully to help us select the best option for growing Flintshire.

Once we have done this, we will be asking for your views again about what we consider to be the best option for development in Flintshire.
Options for future development for Flintshire

Consultation ends 9th December 2016

October 2016
We're making a plan about how Flintshire should grow over the next 15 years. We want to hear your views on how much development is needed and where it should go.

We've prepared different 'strategic options' (or choices) for growing Flintshire up to 2030 that will inform the preparation of the Flintshire Local Development Plan.

The Flintshire Local Development Plan will set out where new development goes in the future as well as planning policies on a range of issues.

You can find more detail about how we developed the 'strategic options' in the Flintshire Local Development Plan: Strategic Growth and Spatial Options, which is available from www.flintshire.gov.uk/LDP, at County Hall and in all public libraries.

How to have your say

This is your opportunity to have a say in how your County develops in the future. You can tell what you think by either:


- by e-mail at developmentplans@flintshire.gov.uk.

- writing to us direct.

The closing date for sending comments to us is Friday 9th December 2016.

Please send your comments to:

Andrew Farrow
Chief Officer (Planning and Environment)
Flintshire County Council
County Hall,
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CH7 6NF

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How many new homes?

Option 1: 3,750 new homes

Reflects Welsh Government household projections using 2011 Census information and expectations about the movement of people over 10 years.

It would provide around **250 new homes each year**.

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<th>Strongly Agree</th>
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<th>Not Sure</th>
<th>Disagree</th>
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Please provide any further comments below:

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Option 2: 4,800 new homes

Reflects Welsh Government household projections using 2014 Census information and expectations about the movement of people over a longer period of 15 years.

It would provide around **320 new homes each year**.

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Please provide any further comments below:
Option 3: 8,250 new homes

Reflects Welsh Government household projections using 2014 population forecasts and expectations about the movement of people over 15 years but using the earlier 2008 based household formation rates.

It would provide around 550 new homes each year.

Do you agree with this option?

| Strongly Agree | Agree | Not sure | Disagree | Strongly Disagree |

Please provide any further comments below:

Option 4: 6,600 new homes

Reflects Welsh Government household projections using 2014 population forecasts and using 2011 household formation rates. Uses the highest expectations about the movement of people over 10 years.

It would provide around 440 new homes each year.

Do you agree with this option?

| Strongly Agree | Agree | Not sure | Disagree | Strongly Disagree |

Please provide any further comments below:
**Option 5: 10,350 new homes**

Reflects Welsh Government household projections using 2014 population forecasts and the highest expectations about the movement of people over 15 years and also using the 2008 based household formation rates.

It would provide around **690 new homes each year.**

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**Option 6: 6,350 - 7,350 new homes**

Forecasts the amount of new homes that would be needed if Flintshire were to plan for 8,000 to 10,000 new jobs up to 2030.

This would mean between **440 to 490 new homes every year.**

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Please provide any further comments below:
Option?

Is there another option we should consider?

If so please tell us below:
Where should the new homes go?

**Option 1:** Proportional distribution for towns and villages based on the settlement hierarchy

Directs new homes proportionally across towns and villages depending upon where a settlement sits in the hierarchy.

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Please provide any further comments below:

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**Option 2:** Towns and larger villages only

Directs new homes to specific towns and villages these are the County’s Main Service Centres and Local Service Centres.

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Please provide any further comments below:
**Option 3:**  Towns and villages in the growth area
Directs new homes towards all settlements in the growth area in North East Flintshire. This growth area has already been identified by Welsh Government.

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Please provide any further comments below:

**Option 4:**  Settlements along transport routes
Directs new homes to settlements on the main transport corridors.

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Please provide any further comments below:
Option 5: Sustainable and flexible distribution

Directs new homes to towns and villages within the settlement hierarchy based on sustainable considerations, before careful consideration of smaller rural villages.

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Do you agree with this option?

Please provide any further comments below:

Is there another option we should consider?

If so, please tell us:
Please tell us if you have any further comments about our strategy for growing Flintshire.
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Do you wish to be kept informed regarding future stages of the Plan’s preparation?
Please tick as appropriate: Yes ☐ No ☐

Do you wish to correspond in English or Welsh?
Please tick as appropriate: English ☐ Welsh ☐

Preferred means of contact (please tick) | e-mail | letter

Your contact details will not be released to any third parties and will only be used for the purposes of the Flintshire Local Development Plan process. Please note that your name, comments, and your town/city will be made publicly available. In order to comply with data protection legislation, address details and email addresses will not be released.