

Public consultation on options for future development for Flintshire

Summary Document

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

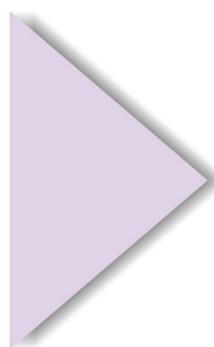
For much more detail about the issues facing Flintshire please see our technical document called *Flintshire Local Development Plan: Strategic Growth and Spatial Options*.

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**.

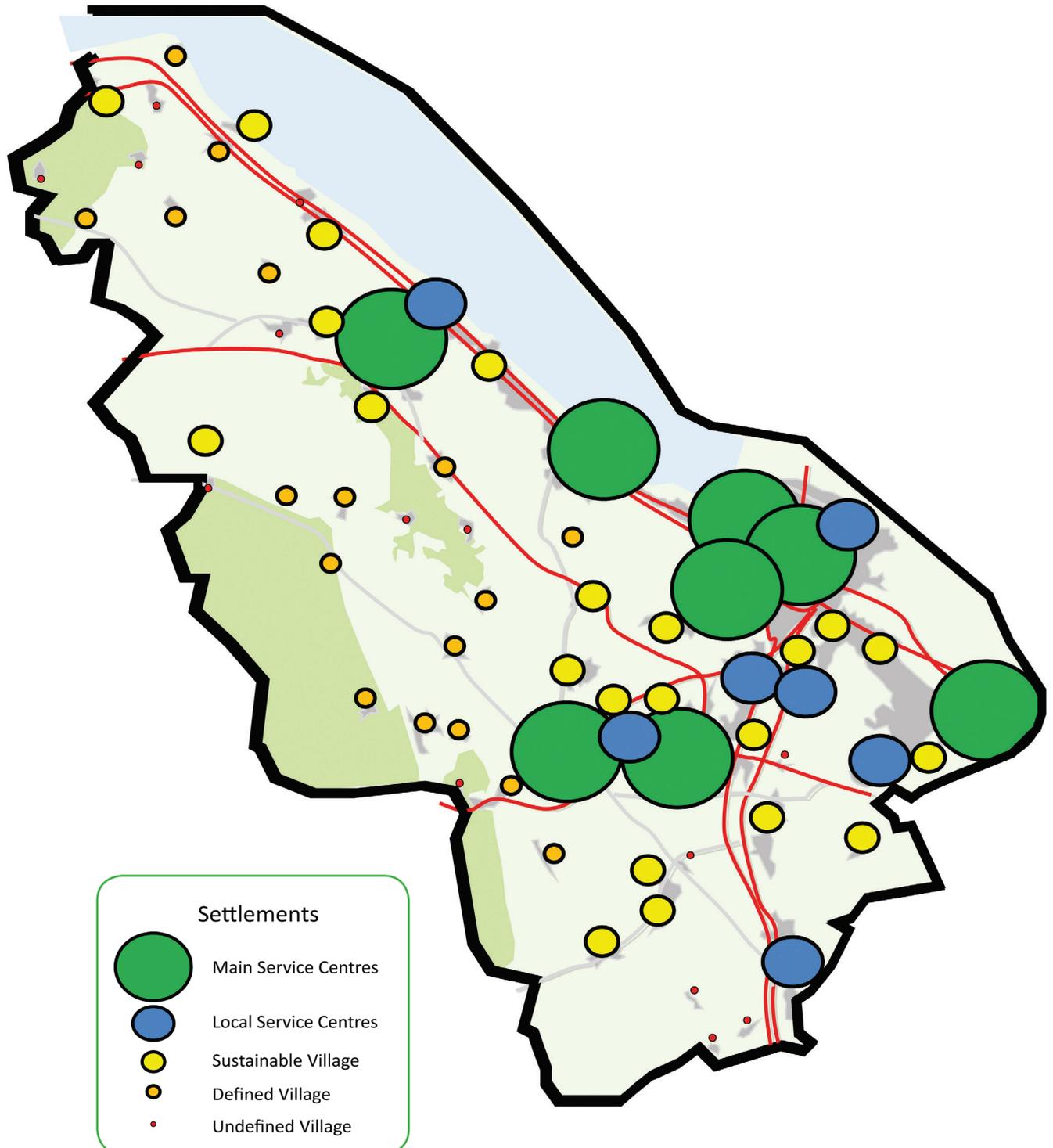


Option 6: 6,350 to 7,350 new homes

Forecasts the amount of new homes that would be needed if Flintshire were to plan for 8,000 to 10,000 new jobs up to 2030. This would mean **between 440 to 490 new homes every year**.

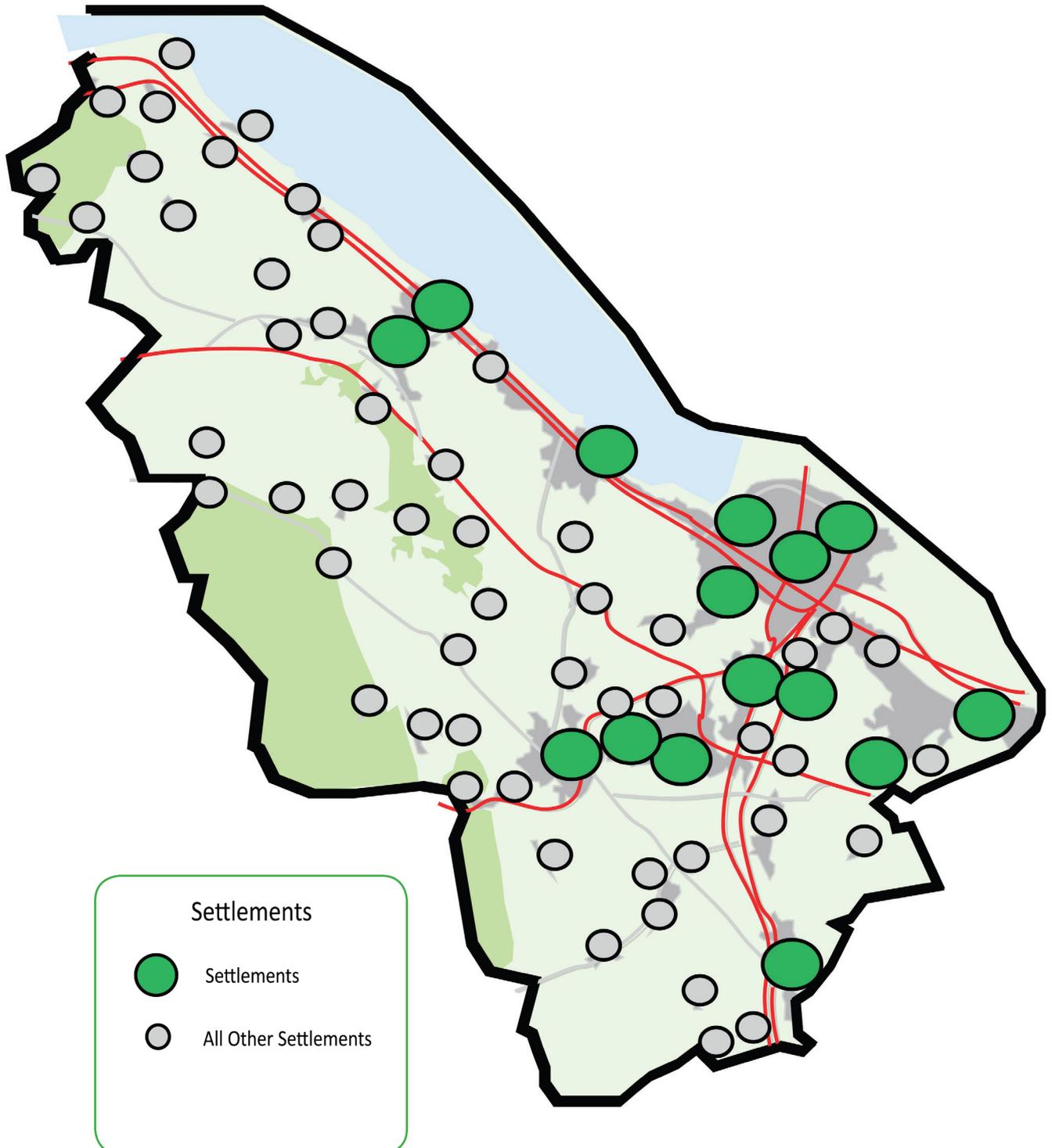
Proportional distribution for towns and villages

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.



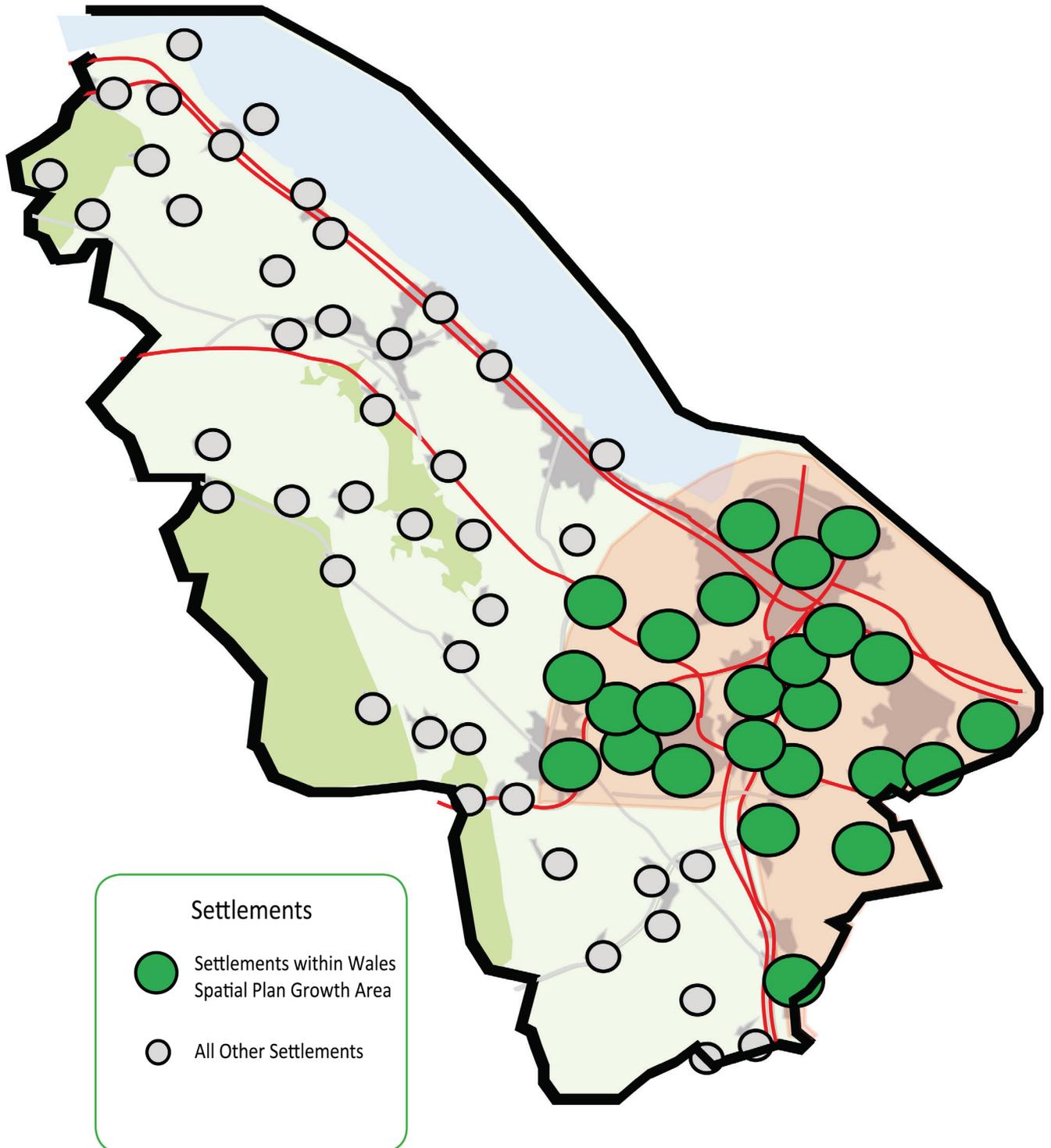
Towns and larger villages only

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



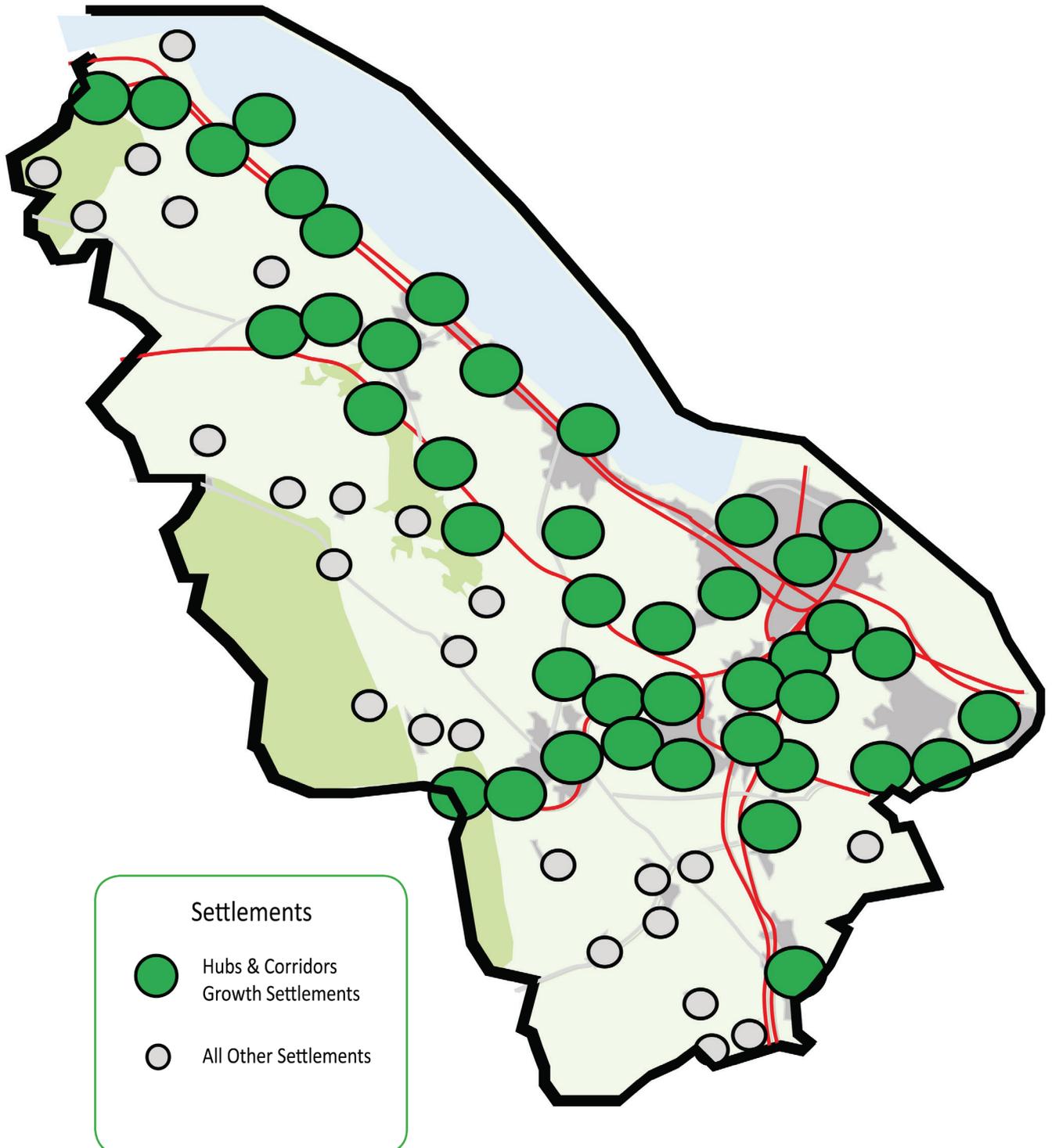
Towns and villages in the growth area

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



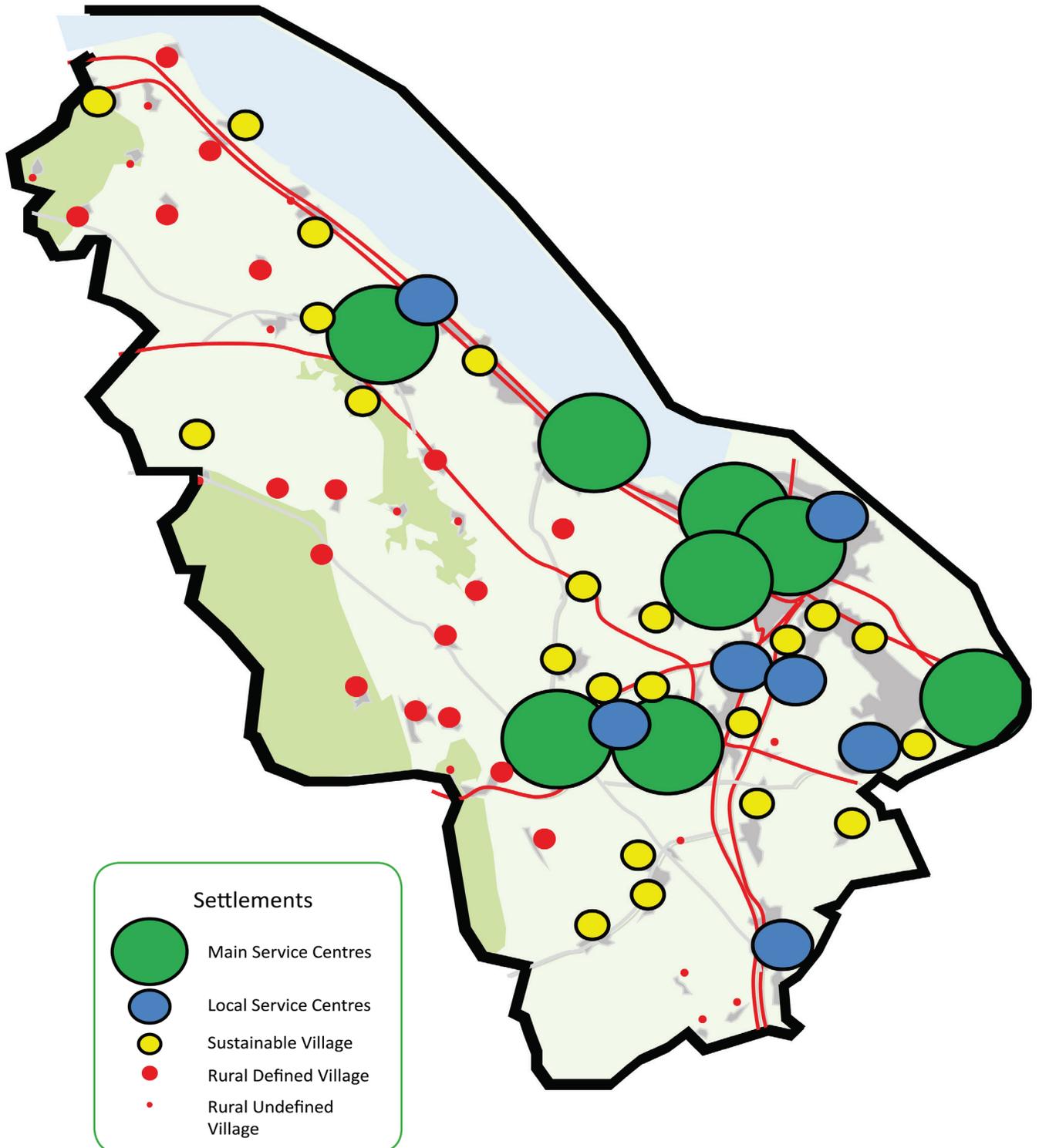
Settlements along transport routes

Directs new homes to settlements on the main transport corridors.



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.

