

Flintshire County Council

Development Local Plan Examination: Hearing Statement

Our Ref: 2012-067-EIP/M4

Date: 22 March 2021

From: NJL Consulting (Consultee ID 21232396) on behalf of Lavington Participation Corp. and Duncraig Investment Corp.

Matter 4: Location of Development Settlement hierarchy, settlement

development to the most sustainable locations? Is it clear what types and amount of development, other than housing, will be appropriate in each tier of the hierarchy?

- 1.1 The settlement hierarchy establishes the spatial strategy for the Plan and the distribution of development across Flintshire in order to meet development needs.
- 1.2 In terms of setting out what types of development would be accommodated within the settlement hierarchy this is only specific to housing and does not include other commercial or industrial development. Likewise, the policy justification makes clear the & R X Q F L O · V L Q W H Q W is not set out in the plan. Methods or target quotas for development distribution across settlements.
- 1.3 A breakdown of housing allocations in the Deposit Plan as set out in BP10A is as follows:

Settlement Hierarchy	Breakdown
Tier 1 Main Service Centres	46%
Tier 2 Local Service Centres	37%
Tier 3 Sustainable Settlements	14%
Tier 4 Defined Villages	2%
Tier 5 Undefined Villages	1%

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1.6 LPC therefore propose that the Plan achieves this through further allocations on sites considered as sustainable alternatives, such as Land at Quarry Farm, as well as providing additional flexibility terms of the application of settlement boundaries around Flint (see response to Matter 20 a).

Question 4b) What is the rationale for the proportions of development split across the tiers?

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This was in relation to discrepancies whereby settlement boundaries were not reflective of those settlements which have overtime become continuous built-up areas with shared facilities and services (e.g. Mynydd Isa and Buckley).

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- 1.18 Noting our response to Matter 4d, LPC do not believe the correct approach has been taken to setting settlement boundaries.
- 1.19 It is noticeable that despite being based upon an out-of-date evidence base, settlement boundaries around Flint remain tightly defined. The only amendment under the Deposit LDP is to include the housing allocation at Land at Northop Road (Policy HN1.4) to the south of the settlement. At the same time, UDP housing allocation (Policy HSG1(1) 2 Land at Halkyn Road) for 50 dwellings has now been removed from the settlement boundary and instead designated as Green Space (Policy EN2).
- 1.20 This reinforces the need for a more up-to-date settlement boundary.