Andrew Farrow

Talacre-Gwespyr-Ffynnongroyw Green Barrier (as it was called in the Deposit Plan). As part of LDP preparation, Flintshire Council has undertaken a process to review the green barrier designations, which PPW requires it to do.

In reviewing the designations, the Council has concluded that the Gronant-Talacre-Gwespyr-Ffynnongroyw Green Barrier meets only one of the five purposes of a green belt i.e. to assist in safeguarding the countryside from encroachment. It is recognised that this does not necessarily mean that such a designation should not be retained in principle and further c

further matters for consideration:

all nearby sensitive receptors, including holiday accommodation, which should be protected from any adverse impacts associated with resource recovery activities and minerals extraction, such as noise, odour and visual impacts. Failing to protect amenity risks adverse impacts upon operators if they cannot attract new and repeat visitors. This would have direct and indirect consequences for the local economy, including the retention of jobs. This in turn would undermine delivery of the emerging Plan.

As such, proposes the following addition to Policy STR16:

_(Proposed additions underlined)

The proposed amendment will align Policy STR16 with PPW which states that,

(paragraph 5.14.42) The proposed amendment to Policy STR16 would mean that these elements of the Plan would satisfy the first test of soundness which requires plans to have regard to the well-being goals. certain types of development to its holiday parks and hotels, the ability of the Company to continue to attract new and repeat visitors will result in stagnating facilities which will be a harmful outcome for the Company. This would, in turn, have wider detrimental effects on the local economy (e.g. reduced employment and local spending). It is vital therefore for the LDP to have a positive planning framework to facilitate the delivery of this investment and the delivery of the Plan objectives.

supports the addition of Policy PE15 as it provides clarity for future development proposals for telecommunications infrastructure within the Borough. However, consider section (iii) needs to include other neighbouring uses in addition to the natural heritage, historic environment, or the amenity of neighbouring residents.

The following amendment is proposed:

(Proposed amendments underlined and with strikethrough).

considers that the proposed amendment would align Policy PE15 with nationaeW*n5 1apol41.92Bm045998 stm