

Flintshire Local Development Plan 2015 - 2030

Preferred Strategy
Consultation Document
Background Paper
Consideration of
Candidate Sites against
the Preferred Strategy/
Invitation for Alternative Sites

November 2017

Introduction

The Local Development Plan (LDP) will contain planning policies to guide development and land use allocations to meet the development needs in Flintshire up to 2030. In addition it sets out the policy framework for making decisions on planning applications.

This Background Paper has been published alongside the Preferred Strategy document in order to identify whether or not each Candidate Site broadly complies with the strategic approach to the location of future growth as set out within the LDP Preferred Strategy. It also provides an opportunity for interested groups, organisations and persons to make comments on those Candidate Sites put forward for development. Later on in the document guidance is given as to how to make comments on the sites together with an indication of the type of representations the Council are seeking.

The document also draws attention to the opportunity for new or 'alternative' sites to be proposed for development. These sites will be considered alongside existing Candidate Sites in drawing up the Deposit Draft Plan. Guidance is given as to how to submit an alternative site for consideration during the continuing process of preparing the LDP.

Background

As part of preparing the LDP the Council invited landowners, developers, organisations and members of the public (during the Call for Candidate Sites) to put forward sites to be considered for inclusion in the Plan. A three month period for the submission of sites ran from 28th February 2014 to 30th May 2014.

To assist in gathering this key evidence the Council produced a Guidance Note to explain the process of submitting a Candidate Site together with a submission form to be completed for each site. A total of 734 submissions were received for a range of uses including residential, employment and recreational uses as well as for protection from development. However the majority (578 or 79%) of sites were seeking housing and/or mixed use development.

From the outset it was made clear that the submission of a site and its inclusion on the register does not represent a commitment on the part of the Council to include the site in the Deposit UDP. Furthermore sites would need to be subject to a clear and transparent assessment as set out in the Candidate Site Assessment Methodology Background Paper which was published in May 2015 having been the subject itself of a public consultation exercise.

It is however likely that some sites contained in the register will be put forward as an allocation at the next stage of the plan i.e. the Deposit Plan. Ultimately the decision to include a site in the LDP or not will be made by an independent Planning Inspector following the Examination in Public of the Plan.

Site Assessment Methodology

The Council are using a four stage process as a methodology for the assessment of Candidate Sites which can be summarised as follows:

- Initial filtering of sites by size and proposed land use;
- Detailed appraisal of filtered sites;
- Assessment against the plans Preferred Strategy in terms of the level and distribution of growth; and
- Assessment of sites against other studies such as the Local Housing Market Assessment study together with the Sustainability Appraisal.

It should be noted that these stages are not mutually independent of each other but rather the assessment process is an on-going iterative process as the preparation of the plan progresses.

From the sites on the Candidate Sites Register, small sites have been filtered out on the basis that they are less than 0.3ha in area and capable of accommodating 9 or less residential units. The decision to not allocate such small sites ensures consistency with the definition of 'small' and large sites in the Joint Housing Land Availability Study process. Depending on the location of small sites they can be dealt with in two ways:

- Those small sites within settlements can be considered as 'windfall' sites through the development management (planning application process) having regards to the plan's policy framework;
- Those small sites adjacent to or in close proximity to existing UDP settlement boundaries can be considered through a settlement boundary review as part of drawing up the Deposit Draft Plan.

Whilst these small sites will not be carried forward as potential allocations their details are included on the Candidate Sites register. Furthermore the settlement boundaries will be reviewed to determine if they are still appropriate in the light of the Preferred Strategy, or whether minor amendments are appropriate.

In stage two those large sites (sites of 0.3ha and above and capable of accommodating 10 or more residential units) are being subject to a detailed planning assessment as contained in Appendix C of the approved Candidate Site Assessment Methodology.

Assessment of Sites Against The Preferred Strategy

Now that the Council is consulting on its Preferred Strategy it is necessary and appropriate to provide an overview in the form of a broad indication as to the potential of the Candidate Site to be in accordance with the plan's strategy.

In delivering the LDP Preferred Strategy some but not necessarily all of Flintshire's settlements will be required to accommodate growth. In accordance with national planning guidance development should be steered towards the most appropriate and sustainable locations. To achieve this the Preferred Strategy sets out broadly where future planned growth should be directed.

The Preferred Strategy seeks to make provision for 7,645 homes to meet a requirement for 6,950 homes. It also makes provision for some 8,000 – 10,000 jobs, making some 223 ha of employment land available. The Preferred Strategy seeks to focus development in the top three tiers of the settlement hierarchy (Main Service Centres, Local Service Centres and Sustainable Villages) and to deliver sensitive needs driven housing in Defined Villages and Undefined Villages, as set out in policy STR2.

When assessing if a site is compatible with the strategy the following guiding principles have been taken into account:

- What tier in the settlement hierarchy does the settlement / site appear in and does this allow for provision for growth?
- Is the site located within or adjoining an existing settlement boundary?
- Is the site a potential extension to an existing settlement or would development be divorced from the settlement?
- Is the site affected by key constraints?
- Does the site now have planning permission or been built?

The Preferred Strategy has been arrived at following extensive engagement and consultation exercises. All those involved in the LDP whether developers, interest groups and persons who have submitted candidate sites have had the opportunity to have their say during the LDP Key Messages consultation and the Strategic Options consultation.

Delivering the Preferred Strategy is a critical purpose of the LDP and the Council needs to be confident that any allocated site has a realistic prospect of being developed for its intended use within the plan period up to 2030. After the Preferred Strategy has been subject to the formal consultation exercise the Council will finalise the amount and distribution of growth. Once this has been determined it will be possible to identify how many sites are needed. In the event that there are more candidate sites than needed, only those sites which would not undermine the Preferred Strategy and perform best following the planning and technical assessment will be allocated in the Deposit Plan.

How to use this Background Paper

The Candidate Site Register is available on the Council's website. In addition there is also a County wide map showing the location of all the Candidate Sites. For ease of reference the Candidate Sites are grouped in relation to individual settlements which are listed in alphabetical

order. For all the County's settlements (from Afonwen through to Ysceifiog) each submitted Candidate Site has an individual schedule containing key information about the site and a plan showing the site boundary. The Candidate Site Register which is also available in hard copy for inspection at Council offices in Flint and Mold, at Contact Centres and libraries.

The Background Paper contains a schedule setting out the Council's broad brush assessment of Candidate Sites against the Preferred Strategy. This is provided by way of a short commentary on whether the site broadly complies with the strategic approach to growth set out within the Preferred Strategy. This Background Paper should therefore be read alongside the Candidate Site Register. The Council are interested to hear if you agree with the Council's summary as to how the site performs in relation to the Preferred Strategy. On the other hand if you disagree with the Council's summary you must explain why.

There are two schedules appended to this document. Each settlement is listed together with the Candidate Site reference number, name/location, site area and proposed use. **Appendix 1** is a list of all the Candidate sites which propose development. This will include 'small' sites that will not be considered for allocation as they are below the site threshold of 10 dwellings or 0.3ha (these will be assessed as part of a settlement boundary review once the Preferred Strategy has been finalised). It also includes those 'large' sites which have been put forward for development. together with a brief comment on how it performs with the Preferred Strategy. **Appendix 2** is a list of those sites put forward for 'protection' for example as green barrier or to remain in their current use as recreational areas. There is no commentary accompanying this schedule as these will be considered as part of a green barrier review that must be undertaken in preparing the LDP. Many of the sites put forward for recreation are existing facilities within existing settlements such as children's play area or bowling green/tennis courts and as such can be protected either by policies in the plan or as designated green spaces. Those sites outside of settlement boundaries will be protected by virtue of them being in the open countryside. In any event it is worth bearing in mind that sites being put forward for protection are not considered to undermine the Preferred Strategy.

The assessment of candidate sites against the Preferred Strategy has, wherever possible, been done by using a number of standard wordings. Furthermore, these standard wordings have been grouped and colour coded to reflect the degree to which they broadly accord with the Preferred Strategy. The table below illustrates the standard wordings and includes a short commentary providing a further explanation on each.

The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth subject to a satisfactory technical assessment.
<i>This is where a site is not considered to be affected by any fundamental constraint and has the potential to meet the Plans growth strategy. The site is still subject to a satisfactory technical assessment, and this might include a Transport Assessment or further viability work.</i>
The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
<i>This includes sites where there are known constraints which would need to be overcome such as highways improvements, flood risk or ecological constraint. This would also include policy constraints such as green barrier. It would also include sites where there might be a potential viability or deliverability concern particularly when a site has not come forward.</i>
The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
<i>This is relevant to primarily to small sites (but could also apply to large sites) that are already within a settlement boundary. Rather than allocate such small sites, the Plan will make an 'allowance' as part of the overall housing supply, for such sites to come forward over the Plan period. Such sites, if they come forward over the Plan period in the form of planning applications, will be assessed against the policies in the LDP.</i>
The site will be assessed as to a possible settlement boundary change (having regards to the Preferred Strategy)
<i>This is relevant primarily to small sites that are on the edge of a settlement boundary. In preparing the Deposit Draft Plan, a review of settlement boundaries will be undertaken and consideration given to the appropriate of sites being included in a settlement boundary. In doing so, regard will still need to be had to the spatial strategy and agreed settlement hierarchy.</i>
The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside
<i>Sites within this category would not adjoin a settlement boundary and would therefore be in an open countryside location and divorced from the settlement.</i>
The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
<i>This includes sites which are submitted in tier 4 Defined Villages and tier 5 Undefined Villages, as the Preferred Strategy does not propose to make allocations in the lower two tiers. These sites could still be considered either as windfall sites or as possible settlement boundary changes in Defined Villages (Undefined Villages do not have settlement boundaries).</i>
The site now has planning permission or has been developed
<i>This covers cases where, since the Candidate Sites were submitted, a site has either been developed or has been granted planning permission. Such sites would still count to the Plan's housing supply as they would constitute 'commitments'.</i>
The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land such as this site.
<i>The findings of the Employment Land Review is that no new additional employment sites are required for the Plan period.</i>

In order to aid those using this Background Paper a series of maps (**Appendix 3**) has also been produced which are available in a supporting document and on the website. For each settlement a map is available which shows the broad location and extent of each Candidate Site using the colour coding referred to above. This will enable a quick overview to be taken on a settlement by settlement basis.

How to comment on sites in the register

This is an opportunity to make representations on the Council's assessment of Candidate Sites contained within the Candidate Sites Register and how they relate to the Preferred Strategy. In doing so please quote the relevant candidate site reference number e.g. AFN001, BUC002 CAR003 when submitting representations. It would also greatly assist the Council if comments could focus on whether or not you consider a site complies or not with the Preferred Strategy. Comments should only relate to material planning considerations such as:

- Infrastructure (highways, services, facilities);
- Sustainability (in relation to the settlement hierarchy);
- Environment (flooding, ecology);
- Character (landscape, built heritage).

Please note comments relating to impacts upon property prices or referring to the loss of a view are not material planning considerations and therefore are not relevant.

Comments can be e-mailed to developmentplans@flintshire.gov.uk or alternatively can be made in writing to:

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

The closing date for the submission of comments on the Candidate Site Register is 5pm on Thursday 21 December 2017. Please note that representations relating to the Candidate Sites will be made available to the public on the Council's website as soon as it reasonably practical following the Preferred Strategy consultation.

Submitting Alternative Sites

The Town and Country Planning (Local Development Plan) (Wales) (Amendment) Regulations 2015 came into force on 28th August 2015 and removed the alternative sites submission at the Deposit Draft stage from the Local Development Plan process. Subsequently, Alternative Sites are now to be submitted during the Preferred Strategy consultation period.

A completed Alternative Sites submission form should be used for each separate site submitted together with an up to date plan of the site (preferably on an OS base, scale 1:1250 or 1:2500 with the site edged with a red line and a blue line drawn around any immediately adjoining land in the same ownership).

A copy of the form indicating the type of information required in relation to the Alternative Site being submitted is included at **Appendix 4** of this document. In addition, the Alternative Sites submission form is available to download and complete on the Council's website. Those persons proposing an Alternative Site should test the effects of the site using the Council's Sustainability Appraisal Framework in order to demonstrate how sustainable the site is. The publication of the Preferred Strategy will be accompanied by a Sustainability Appraisal document and this will assist those persons submitting Alternative Sites in providing sustainability information for their site.

Completed submission forms must be returned by 5pm on Thursday 21 December 2017.

Please note there is no need to resubmit any sites that are already included in the Candidate Sites Register.

Further Information and Advice

For further assistance regarding the Candidate Sites Register and Preferred Strategy or the LDP in general please e-mail developmentplans@flintshire.gov.uk or contact the LDP helpline on (01352) 703213

Settlement	Settlement Category	Site Reference	Name / location of Site	Site Area (ha)	Proposed Use of Site	Comments
Connah's Quay	Main Service Centre	CON085	Land east of Colomendy Farm, off Wepre Lane, Connah's Quay	7.61	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed.
Connah's Quay	Main Service Centre	CON086	Land west of Llwyni Drive, Connah's Quay	13.61	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed.
Connah's Quay	Main Service Centre	CON087	Land south of Sidney Hall Court, off Llwyni Drive, Connah's Quay	0.69	Housing	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary.
Connah's Quay	Main Service Centre	CON088	Land at Colomendy Farm, Wepre Lane, Connah's Quay	12.19	Mixed Use	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed.
Connah's Quay	Main Service Centre	CON089	Land to the north west of Connah's Quay Power Station, Connah's Quay.	26.57	Energy generation	The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land such as this site.
Connah's Quay	Main Service Centre	CON090	Land to the south east of Connah's Quay Power Station, Connah's Quay.	12.75	Employment	The site complies with the Council's Preferred Strategy and may have the potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment.
Connah's Quay	Main Service Centre	CON091	Land to the rear of 79-83 Wepre Lane, Connah's Quay	0.7	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed.
Connah's Quay	Main Service Centre	CON092	Land to the rear of 45 to 73 Wepre Lane, Connah's Quay	2.31	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed.
Connah's Quay	Main Service Centre	CON093	Highmere Drive, Connah's Quay	5	Housing	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary.
Connah's Quay	Main Service Centre	CON094	Adj Fairoaks Drive, Mold Road, Connah's Quay	2.96	Housing	The northern part of the site now has planning permission and part of it has been developed. The remainder of the site complies with the Council's Preferred Strategy and may have the potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment.
Connah's Quay	Main Service Centre	CON095	Ffordd Llanarth, Connah's Quay	0.64	Housing	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary.
Cymau	Undefined Village	CYM001	Land south of Stansfield House, Cymau	0.07	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Deeside	n/a	DEE001	Land north of Weighbridge Road, DIP	88.14	Employment &/or Energy	The site has been developed.
Deeside	n/a	DEE002	Land north of Shotwick Road, DIP	157.86	Employment &/or Energy	Part of the site has been developed. The Employment Land Review has indicated that there is sufficient employment land for the plan period without the need to release further land, such as this site.
Deeside	n/a	DEE003	Land south of Converter Station, Weighbridge Road, DIP	3.41	Employment	The site complies with the Council's Preferred Strategy and forms part of the County's employment land supply in the Employment Land Review. The site may have the potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment.
Dobshill	Undefined Village	DOB001	Land west of Tregragon, Dobshill	0.29	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Dobshill	Undefined Village	DOB003	Wood House, south of Chester Road, Dobshill	2.69	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Dobshill	Undefined Village	DOB004	former Depot, Chester Road, Dobshill	0.6	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Drury / Burntwood	Sustainable Village	DRU001	Land at Bank Lane/Meadow Avenue, Drury	1.78	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed

Settlement	Settlement Category	Site Reference	Name / location of Site	Site Area (ha)	Proposed Use of Site	Comments
Pentre Halkyn	Defined Village	PH005	Pant Y Pwll Dwr Quarry, Pentre Halkyn, CH8 8HP	4.79	Minerals and Waste	This site will be considered along with other minerals sites following the further call for minerals and waste candidate sites.
Penyffordd	Defined Village	PYF001	Land rear of Helvellyn, Ffynnongroyw Road, Pen y ffordd	0.28	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy.
Penyffordd	Defined Village	PYF002	Land north of Coed Mor, Rhewl Fawr Road, Pen y ffordd	1	Housing	The site now has planning permission
Penyffordd	Defined Village	PYF003	Land between Rhewl Fawr Road and Picton Road, Pen y ffordd	9.5	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy. Part of the site now has planning permission
Penyffordd	Defined Village	PYF004	Land to the east of Ysgol Bryn Garth, Maes Emlyn, Pen-Y-Ffordd	3.16	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Penyffordd	Defined Village	PYF005	Ysgol Bryn Garth, Pen y ffordd	0.81	Settlement Boundary	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Penyffordd	Defined Village	PYF006	Land on north side of Llinegr Hill, Pen y ffordd	0.54	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Penyffordd / Penymynydd	Sustainable Village	PEN001	Land adj Bryn yr Haul, Wrexham Road, Penyffordd	0.18	Housing	The site will be assessed as to a possible settlement boundary change (having regards to the Preferred Strategy)
Penyffordd / Penymynydd	Sustainable Village	PEN002	Land at Bank Farm, Lower Mountain Road, Penyffordd	2.75	Housing	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside
Penyffordd / Penymynydd	Sustainable Village	PEN003	Land north of Station Way, Penyffordd	1.7	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN004	Land adj Offa's Dyke, Abbott's Lane, Penyffordd	1	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN005	Land south of Rhos Road, Penyffordd	0.94	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN006	Beverley, Wrexham Road, Penyffordd CH4 0HT	0.48	Housing	The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment
Penyffordd / Penymynydd	Sustainable Village	PEN007	Land adj Hope Hey, Rhos Avenue, Penyffordd	0.3	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN008	Bryn yr Haul, Wrexham Road, Penyffordd	0.79	Housing	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside
Penyffordd / Penymynydd	Sustainable Village	PEN009	Land at Hawarden Road / A550 (south side)	2	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN010	Land adj western edge Wood Lane Farm development, Penyffordd	0.66	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN011	Land at Style End, junction of Chester Road and Hawarden Road, Penyffordd	0.41	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed

Settlement	Settlement Category	Site Reference	Name / location of Site	Site Area (ha)	Proposed Use of Site	Comments
Penyffordd / Penymynydd	Sustainable Village	PEN012	Blackbrook House, Terrace Lane, Penyffordd	2.29	Housing	The site does not comply with the Council's Preferred Strategy as it is divorced from the settlement and development of the site would result in urban sprawl in an area of open countryside
Penyffordd / Penymynydd	Sustainable Village	PEN013	Land adj Cambrian House, Station Way, Penyffordd	1.08	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN014	Land north side of junction Ros Rd / A550, Penyffordd	1.58	Housing	The site now has planning permission
Penyffordd / Penymynydd	Sustainable Village	PEN015	Land north of railway station car park, A5104, Penyffordd	0.29	Employment	The Employment Land Review has indicated that there is sufficient land for the plan period without the need to release further land such as this site
Penyffordd / Penymynydd	Sustainable Village	PEN016	Land between railway station and A550, Penyffordd	2.33	Employment	The Employment Land Review has indicated that there is sufficient land for the plan period without the need to release further land such as this site
Penyffordd / Penymynydd	Sustainable Village	PEN031	playing field, Penyffordd CP School, Chester Road, Penyffordd	0.43	Mixed Use	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Penyffordd / Penymynydd	Sustainable Village	PEN032	County Primary School, Penymynydd Road, Penymynydd	0.71	Community Facility	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Penyffordd / Penymynydd	Sustainable Village	PEN033	Former health centre, Melwood Close, Penymynydd	0.11	Housing	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Penyffordd / Penymynydd	Sustainable Village	PEN034	Abbots Lane Infant School, Penyffordd	0.29	Housing	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Penyffordd / Penymynydd	Sustainable Village	PEN035	Spar Shop, Hawarden Road, Penymynydd	0.14	Housing	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Penyffordd / Penymynydd	Sustainable Village	PEN036	Land at junction Hawarden Road / A550, Penyffordd	1.36	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN037	Land north of Wood Lane Farm, Penyffordd	3.48	Housing	The site complies with the Council's Preferred Strategy and may have potential to contribute to meeting future growth within the County subject to a satisfactory technical assessment
Penyffordd / Penymynydd	Sustainable Village	PEN038	Land north of Beaumont, Chester Road, Penymynydd	7.7	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN039	Land on north side of junction of A550 / Rhos Road, Penyffordd	1.58	Housing	The site now has planning permission
Penyffordd / Penymynydd	Sustainable Village	PEN040	Land north of Wood Lane, Penyffordd	4.82	Housing	The site complies with the Council's Preferred Strategy, however there are site constraints that would need to be overcome to allow the site to be developed
Penyffordd / Penymynydd	Sustainable Village	PEN043	Abbots Lane School, Penyffordd	1.81	Housing / Open Space	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Penyffordd / Penymynydd	Sustainable Village	PEN044	Penyffordd CP School, Chester Road, Penymynydd	1.15	Mixed Use	The site may have the potential to contribute to the Council's windfall allowance given that it is currently within a settlement boundary
Pontblyddyn	Undefined Village	PONT001	Land rear of 1 Alyn Terrace, Pontblyddyn	0.04	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Pontblyddyn	Undefined Village	PONT002	Land rear of 3 Alyn Cottages	0.04	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Rhes y Cae	Undefined Village	RYC001	Land between Glasfryn and The Cottage, Rhes y Cae	0.12	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy
Rhes y Cae	Undefined Village	RYC002	Land between Bodifor and Arosfa, Rhes y Cae	0.18	Housing	The site does not comply with the Council's Preferred Strategy due to the position of the settlement in the settlement hierarchy

Northop Hall	NH014	Play Area, St Marys Drive, Northop Hall	0.26	Recreation
Northop Hall	NH015	Bowling Club, Institute Lane, Northop Hall	0.12	Recreation
Northop Hall	NH016	Tennis Courts, Institute Lane, Northop Hall	0.09	Recreation
Northop Hall	NH017	Land south of Wellfield Farm, Village Road, Northop Hall	6.41	Landscape / Agricultural
Northop Hall	NH018	Land north west of Llys Ben, Northop Hall	2.33	Recreation
Northop Hall	NH019	Cricket / Hockey Club, Smithy Lane, Northop Hall	2.36	Recreation
Northop Hall	NH029	The Gorsey, Llys Ben, Northop Hall.	772.758	Green Barrier
Northop Hall	NH030	Fields adjacent Bryn Gwyn Lane, Northop Hall	772.758	Green Barrier
Penyffordd / Penymynydd	PEN017	Land at junction A550 and Hawarden Road, Penymynydd	0.25	Open Space / Wildlife Buffer
Penyffordd / Penymynydd	PEN018	Land north side of junction A550 / Rhos Road, Penyffordd	0.42	Open Space / Wildlife Buffer
Penyffordd / Penymynydd	PEN019	Land south side of junction A550 / Rhos Road, Penyffordd	0.3	Open Space / Wildlife Buffer
Penyffordd / Penymynydd	PEN020	Land west of Abbottsford Drive, Penyffordd	0.36	Open Space / Wildlife Buffer
Penyffordd / Penymynydd	PEN021	Land adj Offa's Dyke, Abbotts Lane, Penyffordd	1.47	Open Space / Wildlife Buffer
Penyffordd / Penymynydd	PEN022	Land east of White Lion, A5104, Penymynydd	1.63	Open Space
Penyffordd / Penymynydd	PEN023	Land south of Millstone pub / Bowling Green, Penyffordd	0.96	Open Space
Penyffordd / Penymynydd	PEN024	Land off Ffordd Derwyn, Penyffordd	0.09	Open Space
Penyffordd / Penymynydd	PEN025	Playing fields, Abbotts Lane Primary School, Penyffordd	1.81	Open Space
Penyffordd / Penymynydd	PEN026	Play area, Westview, Penyffordd	0.1	Open Space
Penyffordd / Penymynydd	PEN027	Land between The Groves development and the A550, Penyffordd	0.66	Open Space
Penyffordd / Penymynydd	PEN028	Land adjacent Millstone Park, Penyffordd	3.24	Open Space
Penyffordd / Penymynydd	PEN029	Land to west of A550, Penyffordd / Penymynydd	82.19	Green Barrier
Penyffordd / Penymynydd	PEN030	Land to east of Penyffordd / Penymynydd	57.77	Green Barrier
Penyffordd / Penymynydd	PEN042	Land on eastern edge of Penyffordd	24.64	Protected
Sychdyn	SYCH004	Land adj to Fairfield Bungalow, Vownog, Sychdyn	1.99	Green Space
Sychdyn	SYCH006	Land adj Fairfield Bungalow, Vownog, Sychdyn	1.99	Green Space
Sychdyn	SYCH008	Coronation Playing Field, Vownog, Sychdyn	0.38	Green Space
Sychdyn	SYCH009	Ysgol Sychdyn, Vownog, Sychdyn	0.91	Education / Green Space
Sychdyn	SYCH010	Playing Field, Wats Dyke Way, Sychdyn	2.97	Open Space
Sychdyn	SYCH011	Sychdyn Village Hall, A5119	0.14	Community Facility
Sychdyn	SYCH012	Bowling Club, Vownog, Sychdyn	0.16	Leisure
Sychdyn	SYCH013	Land bounded by A5119, Alltami Road and Ffordd Celyn, Sychdyn	4.17	Leisure
Sychdyn	SYCH014	Bryn Hyfryd, Sychdyn	0.09	Green Space
Sychdyn	SYCH015	Wats Dyke, Sychdyn	9.44	Built Heritage
Sychdyn	SYCH017	Land south Trem y Foel, Sychdyn	0.62	Open Space
Sychdyn	SYCH018	Land along north eastern edge of Sychdyn	9.71	Green Barrier
Ysceifiog	YSC001	Ysceifiog Village Hall CH8 8NJ	0.03	Community Facility

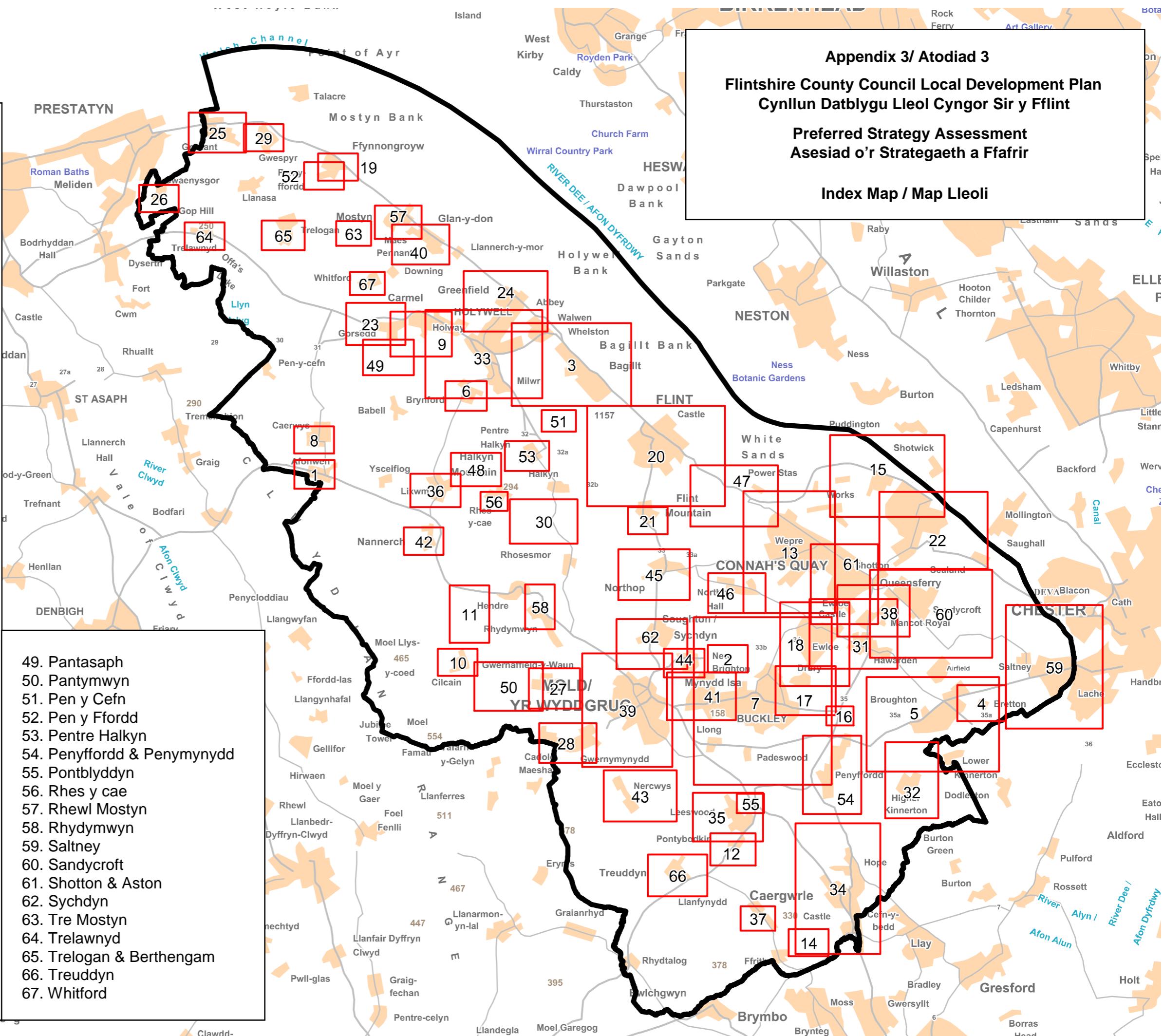
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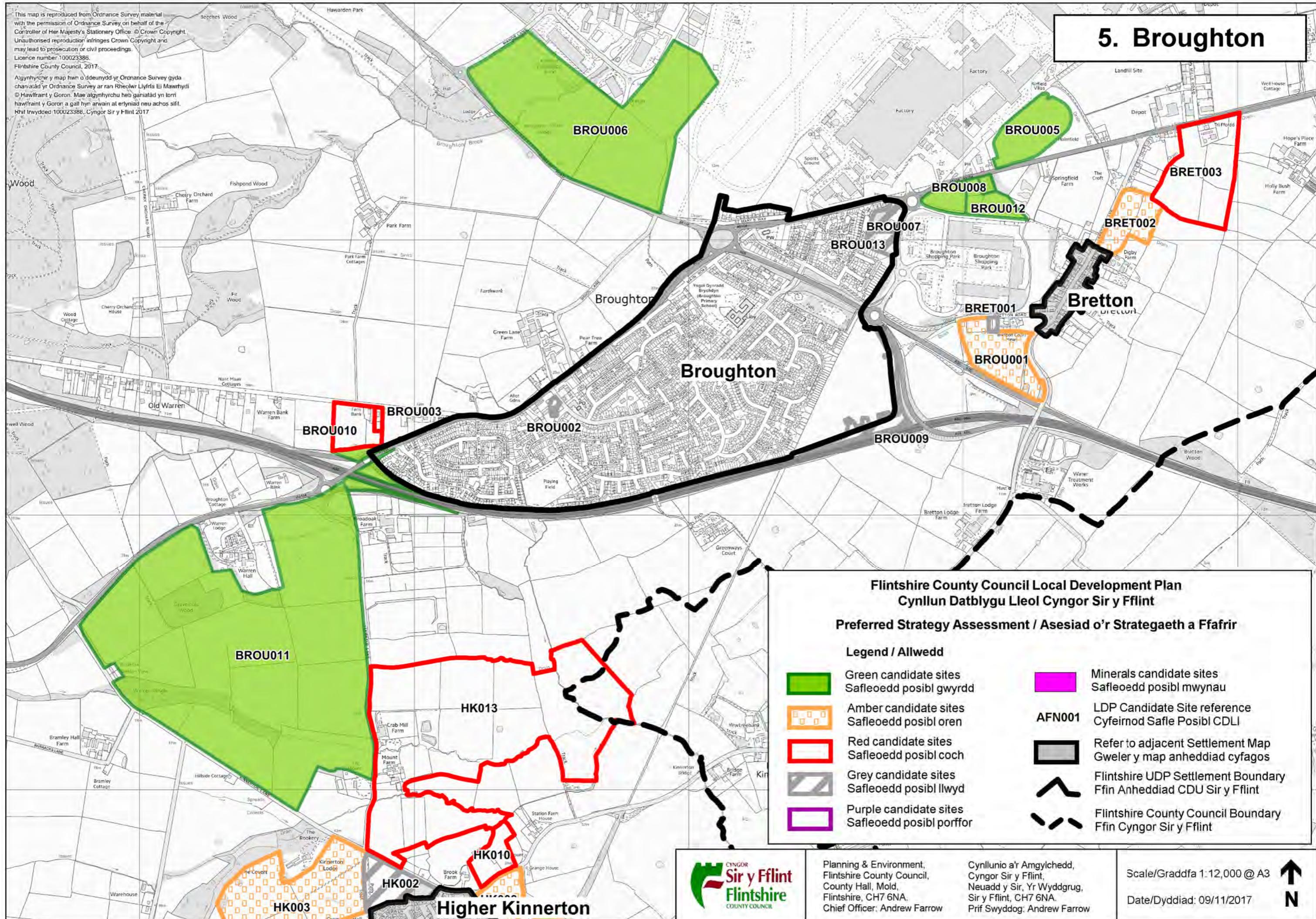
Flintshire County Council Local Development Plan Cynllun Datblygu Lleol Cyngor Sir y Fflint

Preferred Strategy Assessment Asesiad o'r Strategaeth a Ffafrir

Index Map / Map Lleoli

- 1. Afonwen
- 2. Alltami
- 3. Bagillt
- 4. Bretton
- 5. Broughton
- 6. Brynford
- 7. Buckley
- 8. Caerwys
- 9. Carmel
- 10. Cilcain
- 11. Cilcain (North)
- 12. Coed Talon & Pontybodkin
- 13. Connah's Quay
- 14. Cymau
- 15. Deeside Industrial Park
- 16. Dobshill
- 17. Drury & Burntwood
- 18. Ewloe
- 19. Ffynnongroyw
- 20. Flint
- 21. Flint Mountain
- 22. Garden City & Sealand
- 23. Gorsedd
- 24. Greenfield & Maes Glas
- 25. Gronant
- 26. Gwaenysgor
- 27. Gwernaffield
- 28. Gwernymynydd
- 29. Gwespry
- 30. Halkyn
- 31. Hawarden
- 32. Higher Kinnerton
- 33. Holywell
- 34. Hope, Caergwrle, Abermordduu & Cefn y bedd
- 35. Leeswood
- 36. Lixwm
- 37. Llanfynydd
- 38. Mancot
- 39. Mold
- 40. Mostyn
- 41. Mynydd Isa
- 42. Nannerch
- 43. Nercwys
- 44. New Brighton
- 45. Northop
- 46. Northop Hall
- 47. Oakenholt
- 48. Pant Y Pwll Dwr Quarry
- 49. Pantasaph
- 50. Pantymwyn
- 51. Pen y Cefn
- 52. Pen y Ffordd
- 53. Pentre Halkyn
- 54. Penyffordd & Penymynydd
- 55. Pontblyddyn
- 56. Rhes y cae
- 57. Rhewl Mostyn
- 58. Rhydymwyn
- 59. Saltney
- 60. Sandycroft
- 61. Shotton & Aston
- 62. Sychdyn
- 63. Tre Mostyn
- 64. Trelawnyd
- 65. Trelogan & Berthengam
- 66. Treuddyn
- 67. Whitford





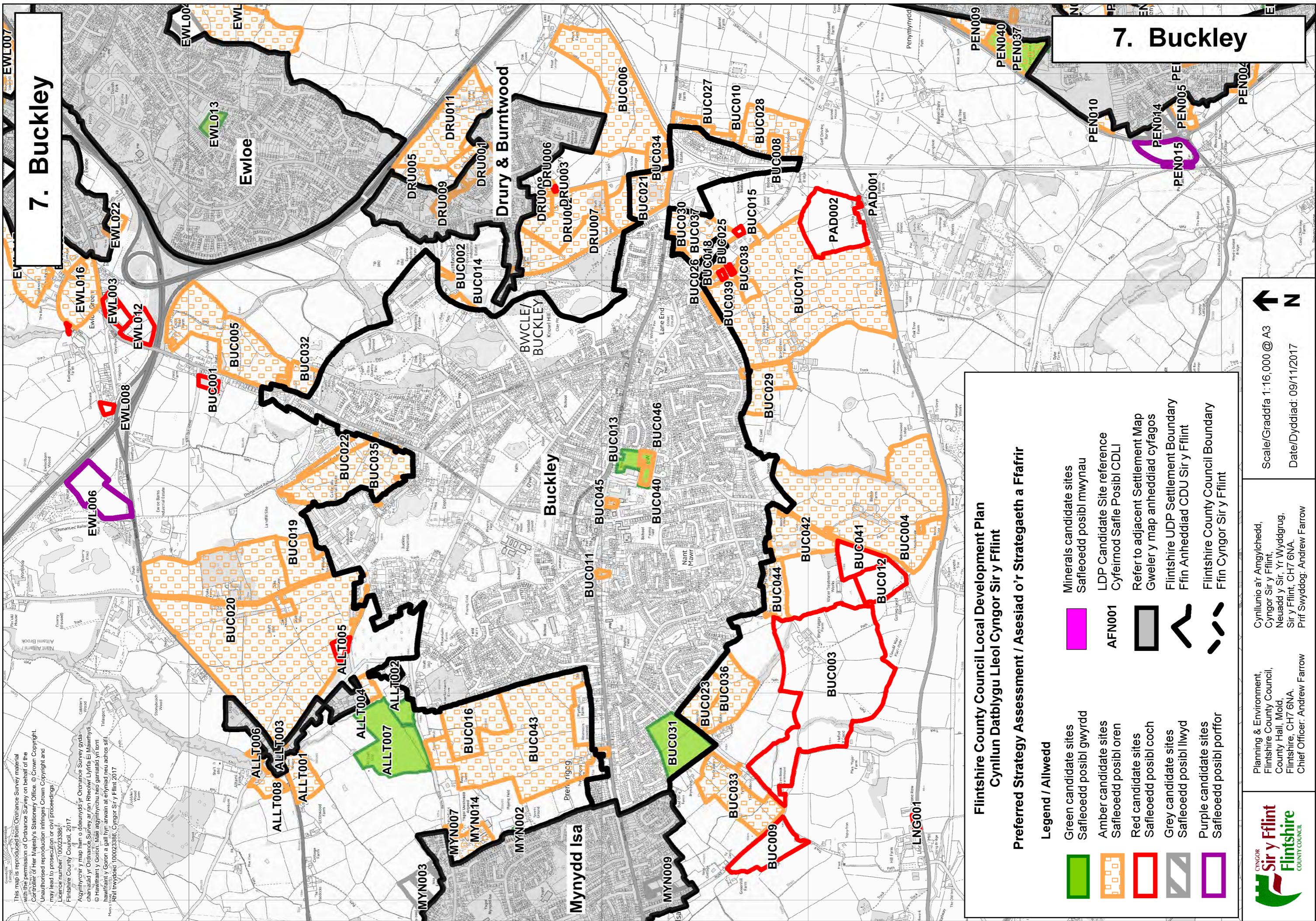
7. Buckley

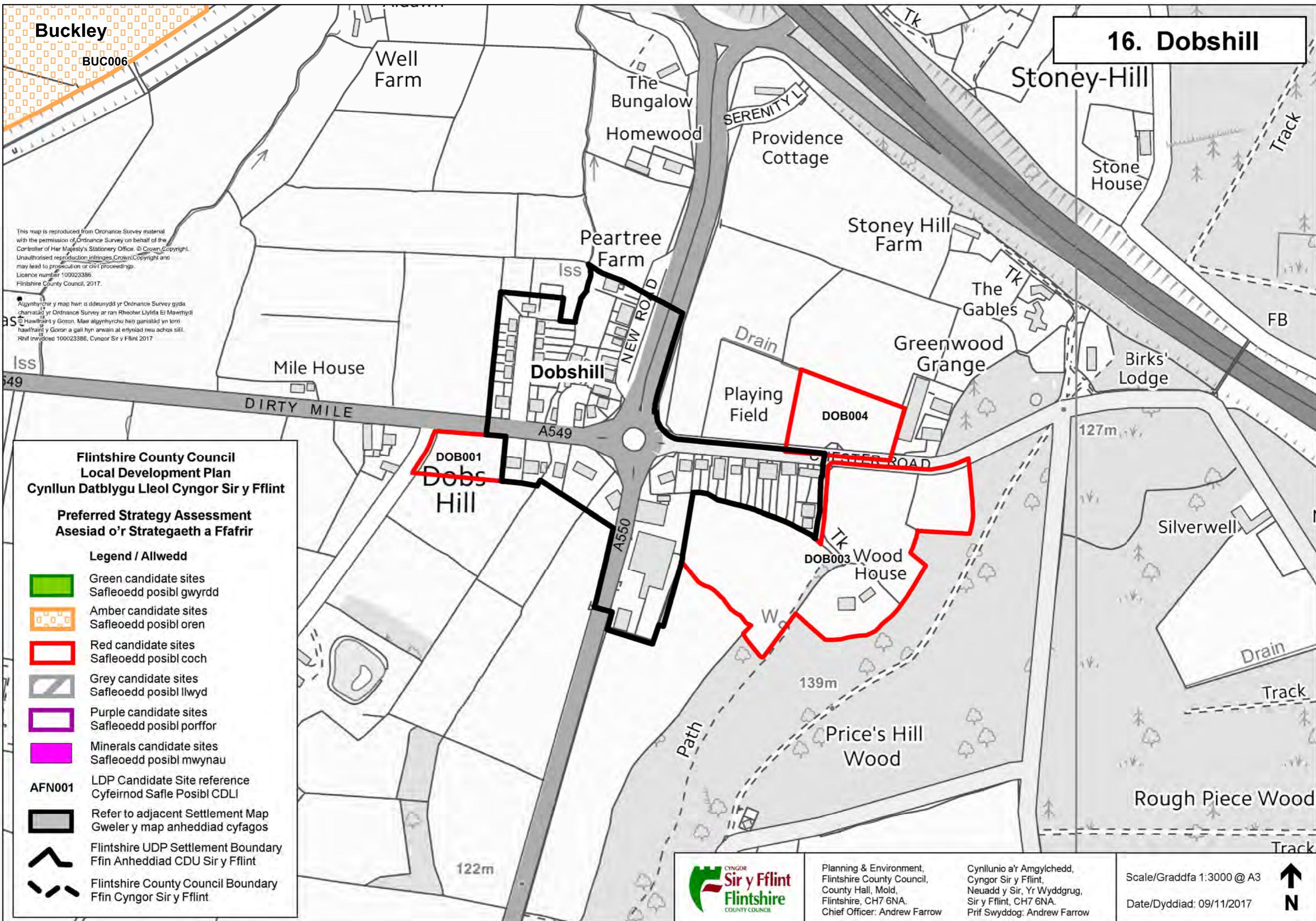
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17. Drury & Burntwood

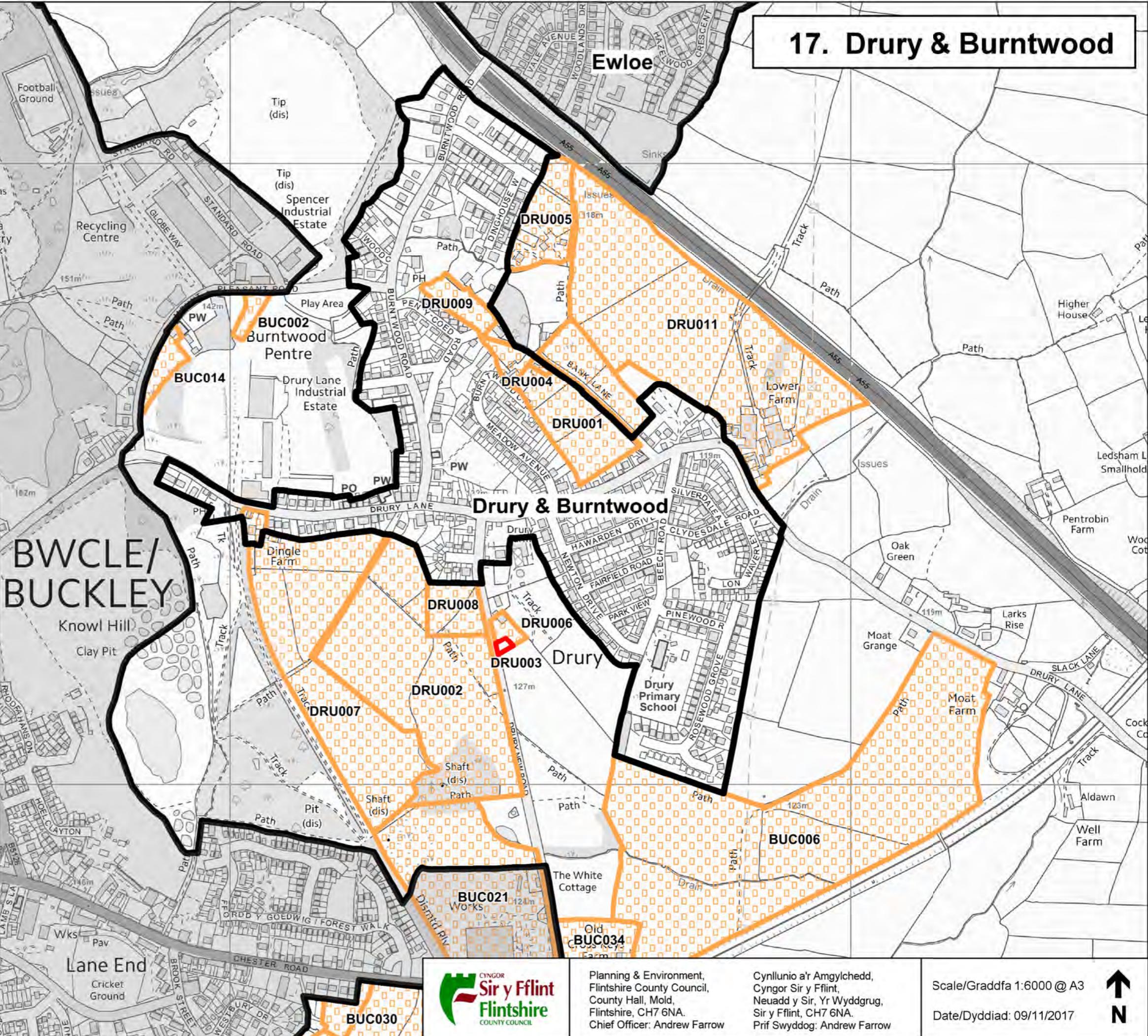
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Cynllun Datblygu Lleol Cyngor Sir y Fflint

Preferred Strategy Assessment
Asesiad o'r Strategaeth a Ffafrir

Legend / Allwedd

- Green candidate sites
Safleoedd posibl gwyrdd
- Amber candidate sites
Safleoedd posibl oren
- Red candidate sites
Safleoedd posibl coch
- Grey candidate sites
Safleoedd posibl llwyd
- Purple candidate sites
Safleoedd posibl porffor
- Minerals candidate sites
Safleoedd posibl mwynau
- LDP Candidate Site reference
Cyfeirnod Safle Posibl CDLI
- Refer to adjacent Settlement Map
Gweler y map anheddiad cyfagos
- Flintshire UDP Settlement Boundary
Ffin Anheddiad CDU Sir y Fflint
- Flintshire County Council Boundary
Ffin Cyngor Sir y Fflint

BWCLE/ BUCKLEY



Planning & Environment,
Flintshire County Council,
County Hall, Mold,
Flintshire, CH7 6NA.
Chief Officer: Andrew Farrow

Cynllunio a'r Amgylchedd,
Cyngor Sir y Fflint,
Neuadd y Sir, Yr Wyddgrug,
Sir y Fflint, CH7 6NA.
Prif Swyddog: Andrew Farrow

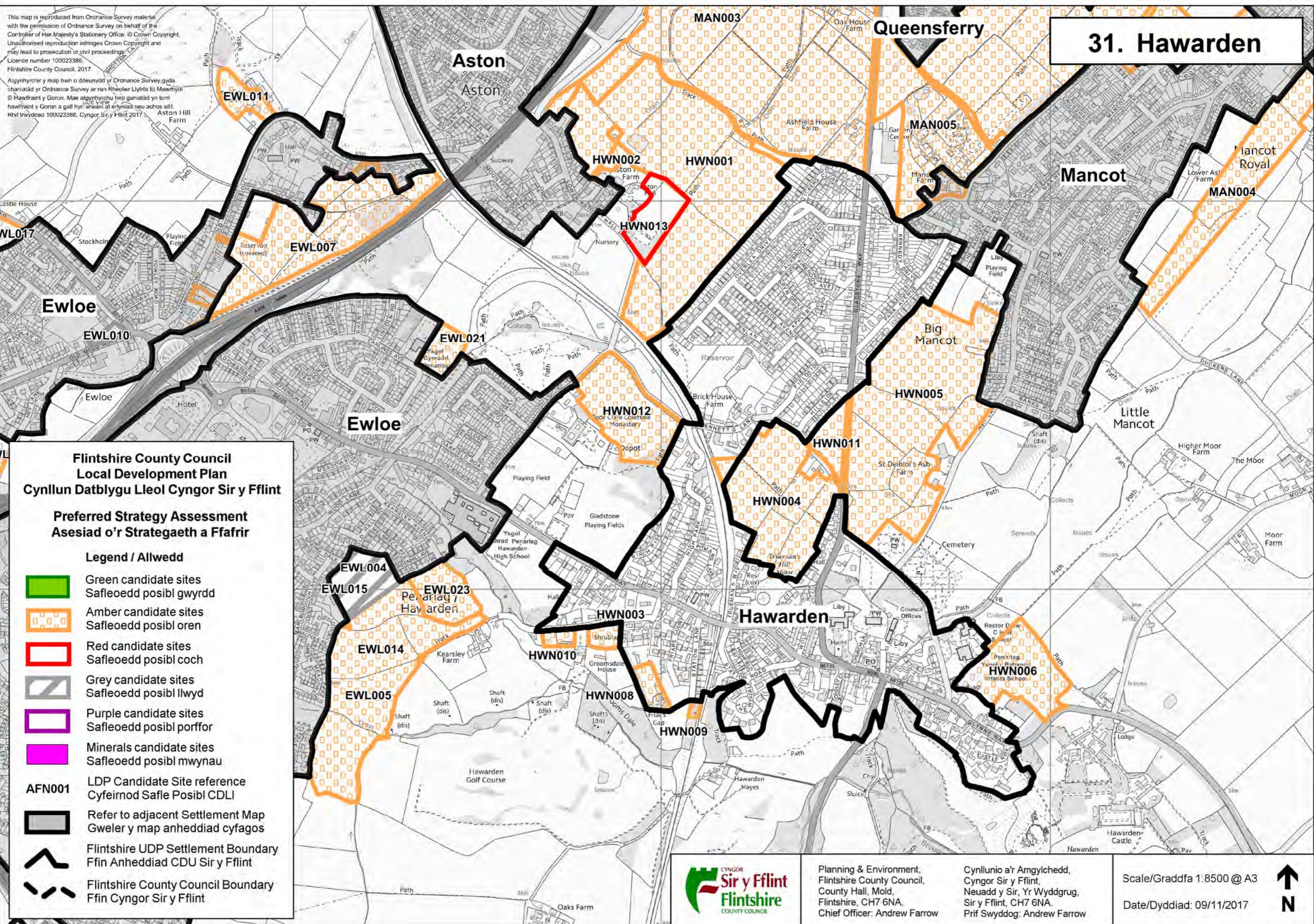
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Date/Dyddiad: 09/11/2017



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hawlfraint y Goron a gall hyn arwain at erthyriad neu achos sifl.
Rhif Irydwedol 100023386, Cyngor Sir y Fflint 2017.

31. Hawarden

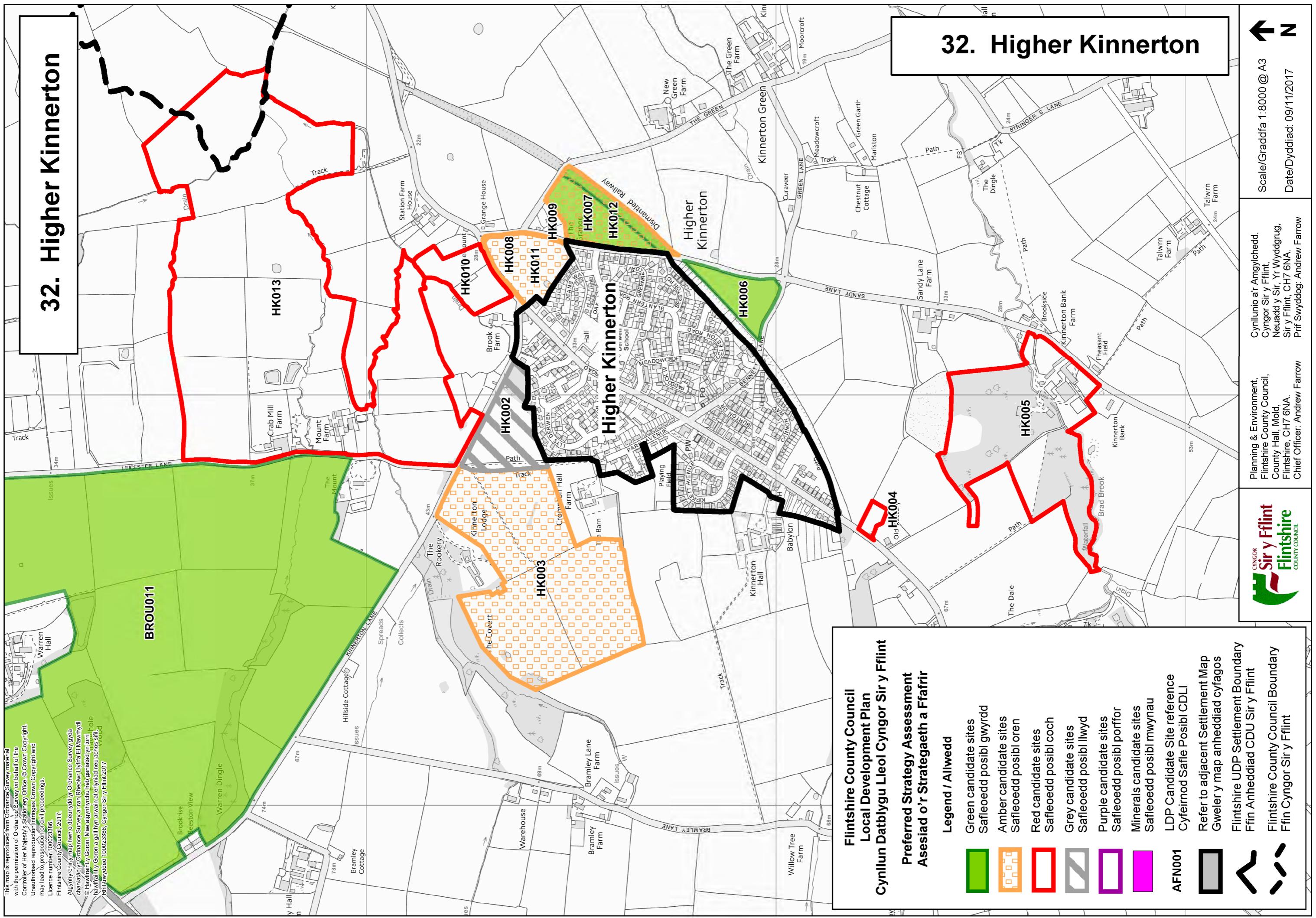


32. Higher Kinnerton

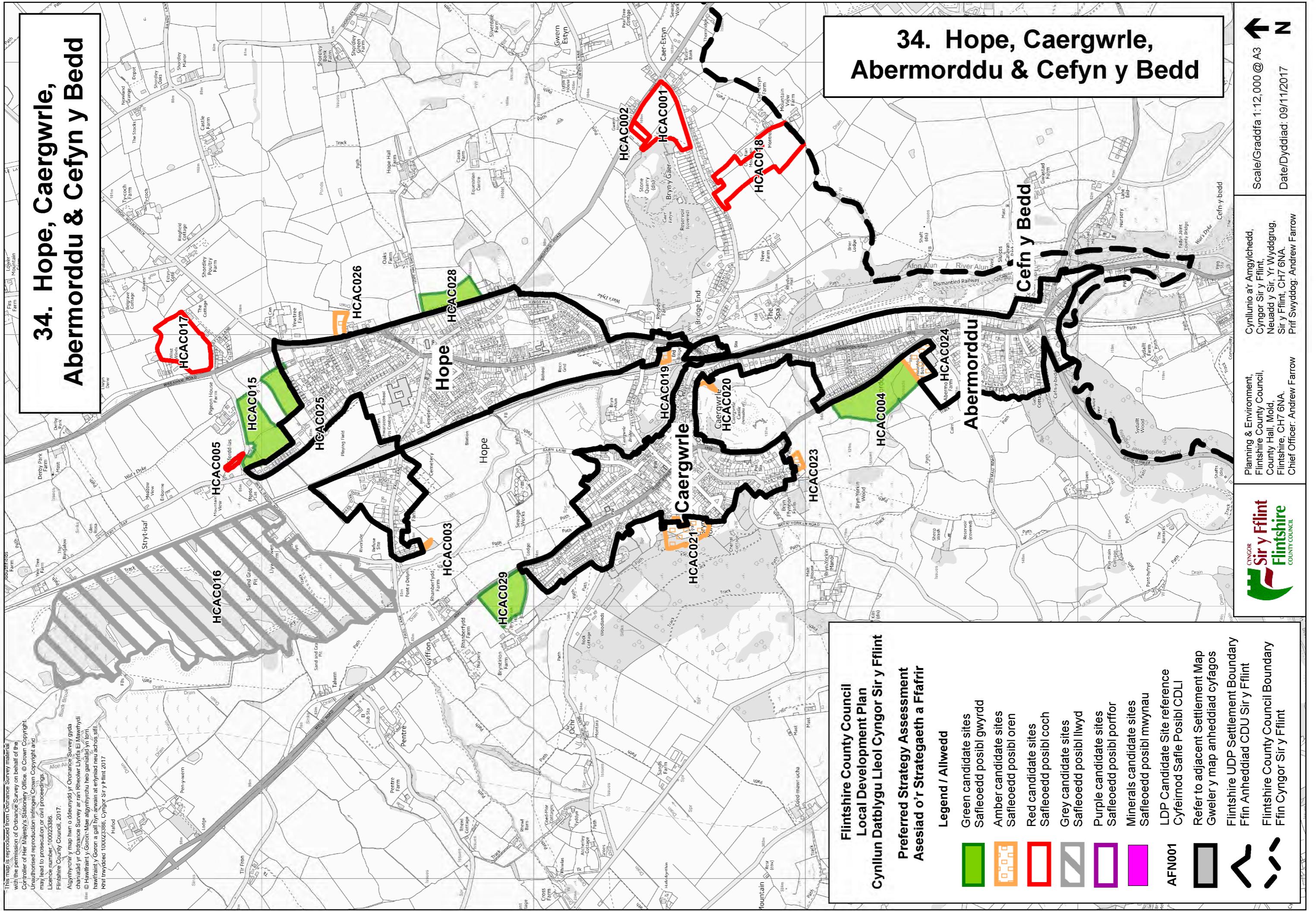
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34. Hope, Caergwrle, Abermorddu & Cefyn y Bedd



54. Penyfodd & Penymynydd

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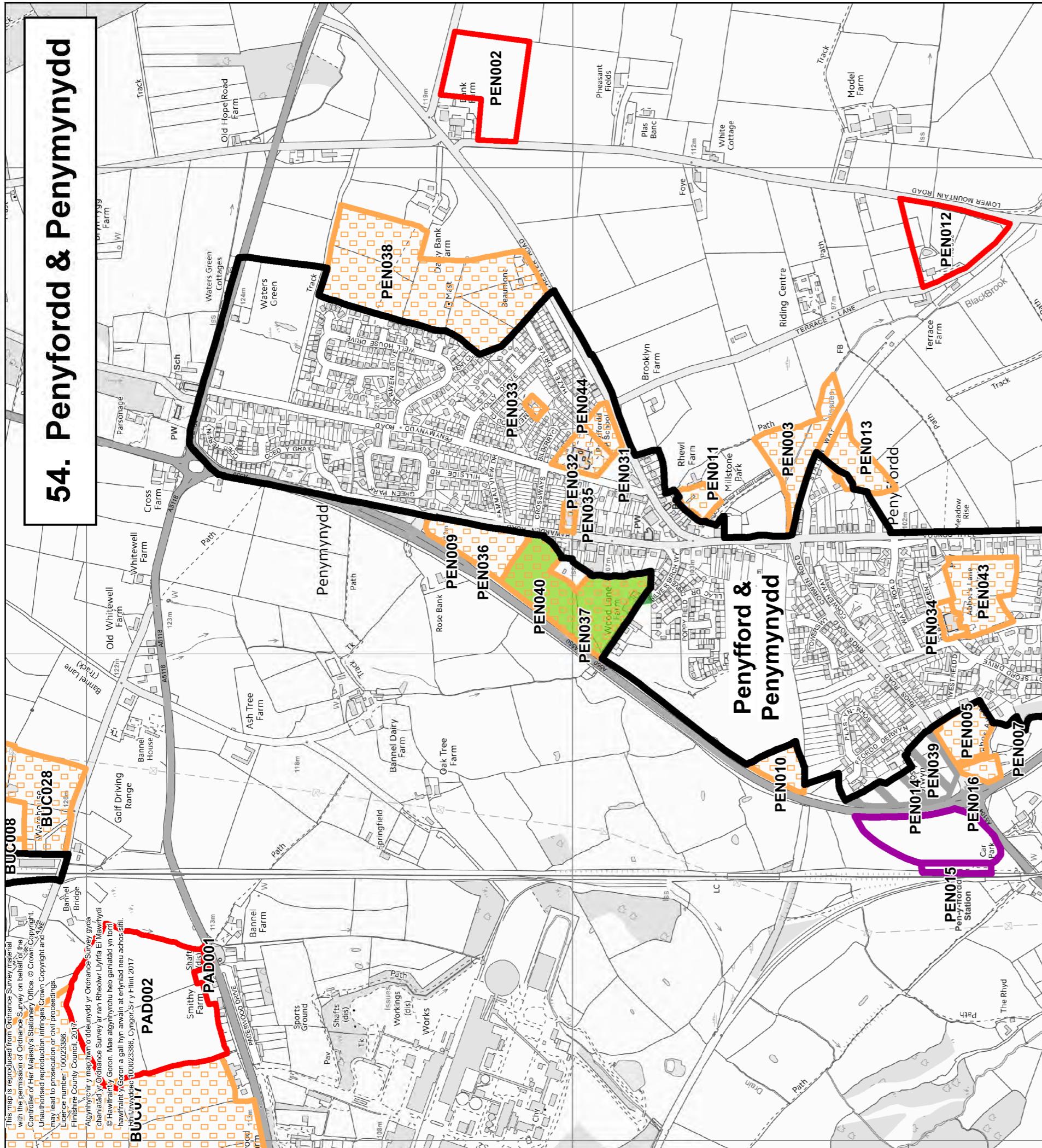
Smithy Farm

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Penyffordd & Penymynydd

54. Penyfford & Penymnydd

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Flintshire County Council
Local Development Plan
Cyflwyn Datblygu Lleol Cyngor Sir y Fflint

**Preferred Strategy Assessment
Asesiad o'r Strategaeth a Ffafrir**

Legend / Allwed

Green candidate sites

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Safleoedd posibl llwyd

Purple candidate sites

Minerals candidate porfir

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LDP Candidate Site refer

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Refer to adjacent Settlement
Gweler y man anheddiad

Elintshire | IDP Settlement

Ffin Anheddiaid CDU Sir y Fflint

Flintshire County Council

Ffin Cyngor Sir y Flint

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Flinshire County Council Boundary
Ffin Anheddiad CDU Sir y Flint

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Sir Y Fflint
Flintshire
COUNTY COUNCIL

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Date/Dyddiad: 09/11/2017

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