

PLANNING, DESIGN AND ACCESS STATEMENT

Land off Well Street, Buckley

Prepared on behalf of

The Applicant – Castle Green Homes

July 2023

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1 INTRODUCTION

- 1.1. This Statement has been prepared by Grimster Planning on behalf of our Client, Castle Green Homes (hereafter referred to as the “Applicant”).
- 1.2. The Statement is submitted in support of a detailed planning application (hereafter referred to as the “Application”) submitted to Flintshire County Council for the proposed development of Land off Well Street in Buckley (hereafter referred to as the “Site”).
- 1.3. The description of development for which detailed planning permission is sought comprises the following:

“Erection of 155 dwellings, construction of a new vehicular access, landscaping and associated works”

- 1.4. The Application comprises a number of supporting plans and drawings, and technical reports, which should be read alongside this Statement as documented in *Table 1* below:

Table 1: Application Package

Technical Report	Author	Reference / Date
Location Plan	Castle Green Homes	WLST-BUC-LP.01
Proposed Site Plan	Castle Green Homes	WLST-BUC-SP01 Rev. D
House Types	Castle Green Homes	Various
Topographical Survey	Tower Surveys	R-11799_201-204-201 R-11799_201-204-202 R-11799_201-204-203 R-11799_201-204-204
Landscape Plans	Ascerta	P.1828.23.03A and P.1828.23.04a
Landscape and Ecological Management Plan	Ascerta	June 2023
Transport Assessment	SCP	June 2023
Arboricultural Impact Assessment	Ascerta	May 2023
Heritage Impact Statement	Nexus Heritage	July 2020
High Level Drainage Strategy	Alan Johnston Partnership	July 2023 (Updated)
Preliminary Ecological Appraisal	Ascerta	April 2023

Phase 2 Geo-environmental Site Assessment	e3p	October 2020
Remediation and Enabling Works Strategy	e3p	October 2020

- 1.5. In accordance with the statutory requirements set out in Welsh Government Guidance, the Applicant has undertaken pre-application consultation for the proposed 'major' development (by virtue of its scale in excess of ten dwellings).
- 1.6. To guide this process, the Applicant has established a dedicated website on which to make details of the proposed development and the aforementioned Application documentation available to view <https://planning.castlegreenhomes.uk>. In accordance with the statutory guidelines, the Applicant has also issued formal correspondence to consultees and adjoining landowners, and advertised/displayed detailed of the Application by way of a site notice. Further details, including the feedback/comments received and how these have been addressed by the Applicant, are documented in the Pre-Application Consultation Report submitted with the Application.

2 SITE CONTEXT

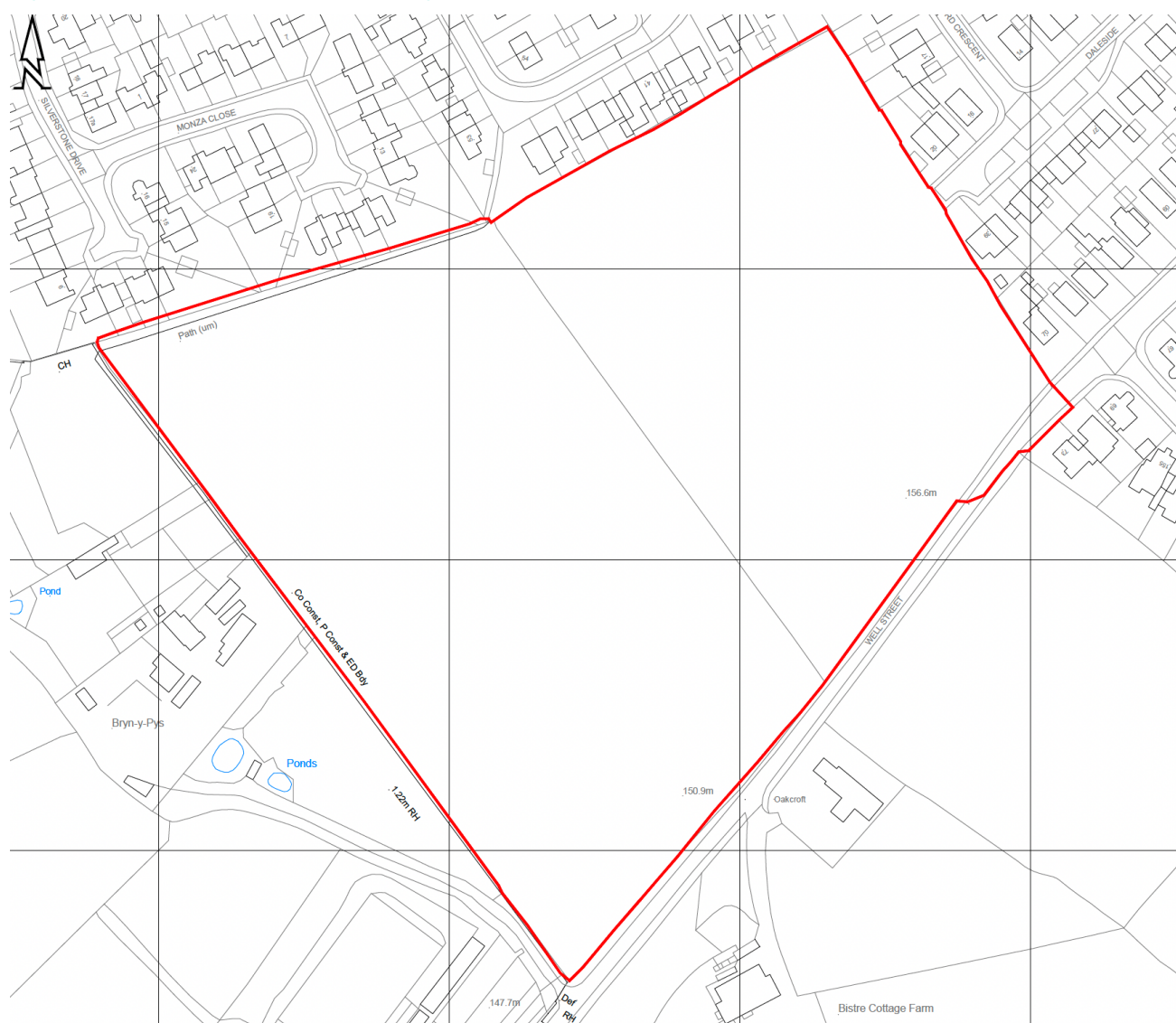
2.1. This Section of the Statement provides details of the Site, namely its location, description, and locational sustainability.

Site Location

2.2. The Site lies within the administrative area of Flintshire County Council.

2.3. The location plan of the Site is provided at *Figure 1* below, together with an aerial image:

Figure 1: Location Plan and Aerial Image



Source: Site Location Plan Drawing Ref. WLST-BUC-LP.01



Source: Google Earth Aerial Image of Site

- 2.4. The Site is located at the south-western edge of the settlement of Buckley, which is identified as a Main Service Centres in Flintshire County Council's recently adopted Local Development Plan. It has a population of approximately 16,000 people (based on the most recent 2021 Census data).
- 2.5. As a settlement, it benefits from good connectivity to Mold via the A549, and Ewloe, Shotton and Queensferry via Liverpool Road and the A55. Broughton is also easily accessible via the A549, A530 and A55. These excellent strategic linkages provide the residents of Buckley with access to a range of jobs, services and facilities all within a 6-7km radius.
- 2.6. In respect of its surroundings, the northern edge of the Site is formed by existing residential development located off Well Street, Daleside, Langford Crescent, Silverstone Close and Monza

Close. This adjacent development forms the current settlement edge in this location, and comprises a mix of single storey bungalows, dormer bungalows, and some two-storey dwellings.

- 2.7. To the immediate west/south-west of the Site lies an existing working farm. The eastern/south-eastern boundary of the Site is formed by Well Street, which connects to the A549 heading north, and Rose Lane heading south. The land beyond to the south-west and south-east of the Site (beyond Well Street) is agricultural in nature, reflective of the Site's edge of settlement location.

Site Description

- 2.8. The net Site area extends to 3.96 hectares (gross 5.34 hectares). It comprises two agricultural fields used for grazing purposes; these are divided by existing hedgerows/vegetation.
- 2.9. Vehicular access to the Site is currently available via a lawful access off Well Street, along the eastern/south-eastern boundary in order to serve the agricultural use of the land. Future access into the Site will be provided via the creation of a new access further north along Well Street designed to adoptable standards, involving the creation of a new mini-roundabout, as well as via a continuation of the existing access road from Daleside. This section of Well Street lies within the already established 30mph speed zone with street lighting and footways to facilitate safe pedestrian movements (it changes to 50mph south of the south-eastern corner of the Site).
- 2.10. Public Right of Way (PROW) 410/54/10 runs to the west of the south-western Site boundary, connecting Well Street and PROW 410/54/10 to PROW 410/48/10 and PROW 301/36/10 which runs through the Site along part of the north-western boundary. This connects to Mold Road, via Langford Crescent and Mayfield Drive. These routes will be retained, diverted where necessary, and will connect with the proposed pedestrian network with the Site. The latter will comprise 2m footways within the Site and at the new Site access, whilst a new footpath will also be provided along the full length of Well Street adjacent to the development area; each of these routes will provide for safe connectivity to the existing footway network to the north (which is the direction that the majority of people will travel for local services, and be encouraged to do so).
- 2.11. There are existing and well-established hedgerows at the northern and eastern/south-eastern boundaries of the Site which provide for a strong sense of containment; these lend the Site to development. There is also an existing hedgerow within the Site, which effectively separates the two fields which make up the Site as a whole as outlined earlier. There are no Tree Preservation Orders on the Site as confirmed in Section 3.4 of the AIA. The existing hedgerow features will be retained as much as possible, albeit some removal is required to facilitate the proposed development as documented later in this Statement. Compensatory planting will be provided as part of the proposed development as shown on the submitted Landscape Plans.

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- 2.12. The undulating topography of the Site has been taken into account in the preparation of the Proposed Site Plan. The Site slopes from west to east, falling from its highest point at its northern edge adjacent to the existing settlement towards Well Street.
- 2.13. The Site lies wholly within Flood Zone 1 based on the NRW Flood Maps for Planning and thus is deemed to be at low risk of flooding.
- 2.14. The Site is not located within a Conservation Area.
- 2.15. There are no listed buildings on or immediately adjacent to the Site. However, the Site does lie within c. 180m to the north-east of a section of Wat's Dyke which is designated as a Scheduled Monument. Any impact on the significance of the Scheduled Monument arising from the proposed development is therefore a material planning consideration.
- 2.16. Existing overhead cables which run along the length of the eastern/south-eastern boundary of the Site will be relocated underground as part of the proposed development.

Locational Sustainability

- 2.17. In order to appraise the locational sustainability of the Site, we have considered the location of the Site relative to the everyday needs of future residents and access to key services. Further details are provided in Section 5 of the accompanying Transport Assessment, in particular Table 5.2.

Access to Education

- 2.18. There are three existing Primary Schools in Buckley. The nearest Primary School to the Site is Southdown Primary School located on Linderick Avenue, a c. 1.07 km distance from the Site heading north. Westwood Community Primary School is located on Tabernacle Street, and lies a c. 1.24km distance from the Site heading in a north-easterly direction. The proposed new footpath connections from the Site linking to the existing footpath network will provide for safe pedestrian movements to and from the Site to these School and the wider area, including public transport services as documented further below.
- 2.19. The nearest Secondary School to the Site is Elfed High School located on Mill Lane in Buckley, a c. 1.64km distance from the Site heading north.
- 2.20. Overall, the Site benefits from excellent access to primary and secondary education, and which would be accessible via sustainable and safe modes of travel.

Access to Shops and Services

- 2.21. As a *Main Service Centre* in Flintshire (based on the Local Development Plan), Buckley is recognised as one of the most sustainable settlements for access to services and facilities. The Buckley Shopping Centre and other nearby shops lie a c. 2km distance from the Site, in an easterly direction. This includes supermarkets, pharmacy, take-aways, public houses, hair salons and a post-office amongst others to serve the everyday needs of local residents.
- 2.22. These facilities are accessible from the Site on foot, cycle, and via public transport and private car.
- 2.23. Overall, the Site benefits from very good access to local facilities capable of meeting the everyday needs of future residents.

Access to Public Transport

- 2.24. There are bus stops on both sides of Well Street located immediately to the north-east of the proposed Site access. Other bus stops near to the Site are located on Nant Mawr Road, a c. 0.6km walking distance from the Site heading in a northerly direction, Springfield Avenue and the A549 Mold Road. These bus stops are served by the number 4, 4S, X4, 5 and 29 services, providing a good frequency of bus service seven days a week (in combination) and access to locations including Penymynydd, Mold, Chester, Hawarden, Ellesmere Port and Wrexham amongst others.
- 2.25. There is a railway station in Buckley, heading in an easterly direction from the Site, and a c. 3.2km distance from the Site. The Station provides hourly weekday services to Bidston, Hawardebm Shotton, Neston, Hope and and Wrexham Central from where onward connections can be made to Liverpool and Birkenhead (and other services from Wrexham General Railway Station). A more reduced service operates in the evening, weekends and bank holidays. Bus service number 29 stops less than 300m from Buckley Railway Station should residents not wish to walk or cycle to the Station.
- 2.26. Further details of public transport services can be found in Section 5 of the accompanying Transport Assessment.

Access to Healthcare

- 2.27. There are existing Medical Centres in Buckley located on Mill Lane, Alltami Road and Argoed Road. The settlement also benefits from access to local Dental Practices located on Padeswood Road North and Mold Road. Accordingly, there is good access to local healthcare facilities.

Access to Leisure / Recreation

- 2.28. Buckley Leisure Centre lies c. 1.64km north of the Site on Mill Lane. It is a dual-use facility located on the Elfed High School campus. This provides access to a swimming pool (including swimming lessons), fitness room, sports hall, gymnasium, grass and artificial pitches; squash courts and tennis courts.
- 2.29. The nearest exiting equipped area of play to the Site is Buckley Park located to the immediate north-west of the Site accessible off Silverstone Drive (via Langford Crescent and Bod Offa Drive) from the Site, within a short c. 0.4km walking distance.
- 2.30. Within the wider local area, other provision includes green space off Nant Mawr Road (including a play area), and similar off Elm Grove/Princess Avenue. To the north-east of the settlement lies Mount Pleasant Country Park, and to the east of the settlement lies Knowle Hill. Middle Common lies at the north of the settlement.
- 2.31. Overall, future residents of the proposed development would benefit from and enjoy excellent access to local leisure and recreation facilities within an accessible distance, and which together present the opportunity for significant health and well-being benefits.

Summary

- 2.32. Overall, the Site benefits from excellent sustainability as confirmed in Section 5 of the accompanying Transport Assessment. It's housing allocation in the Flintshire Local Development Plan, as documented later in Section 5 of this Statement, is a further demonstration of its suitability and sustainability for the proposed land-use and scale of development proposed as part of this Application.

3 PLANNING HISTORY

3.1. The Site has previously been the subject of the following planning application:

- **Application Ref. 062458** – this outline planning application as submitted in February 2021, and seeks planning permission for the development of up to 140 no. dwellings, means of access, open space, sustainable drainage infrastructure and all other associated works. The planning application was submitted on behalf of Clwyd Alyn Housing Ltd and is currently pending determination.

3.2. This Application as submitted places no reliance on the previous planning applications submitted (and those pending determination) on the Site.

4 PROPOSED DEVELOPMENT

- 4.1. This Section of the Statement provides details of the proposed development for which detailed planning permission is now sought.

Use

- 4.2. This Application seeks detailed planning permission for the following:

“Erection of 155 dwellings, construction of a new vehicular access, landscaping and associated works”

Amount

- 4.3. The proposed development will comprise 155 no. dwellings (Use Class C3), including 62 no. affordable homes (40%).

Housing Mix, Density and Floorspace

- 4.4. The proposed development will comprise the following housing mix:

Affordable Housing (62 no. dwellings)

- 16 no. 1-bedroom walk-up apartments;
- 2 no. 2-bedroom bungalows;
- 16 no. 2-bedroom semi-detached properties;
- 18 no. 3-bedroom semi-detached properties;
- 9 no. 3-bedroom detached properties; and
- 1 no. 4-bedroom detached property.

Open Market Housing (93 no. dwellings)

- 12 no. 2-bedroom semi-detached properties;
- 32 no. 3-bedroom semi-detached properties;
- 36 no. 3-bedroom detached properties; and
- 13 no. 4-bedroom detached properties.

- 4.5. The affordable housing shall be provided on plots 4 to 65, as shown on Drawing Ref. WLST-BUC-SPO1 Rev. D. These properties will be indistinguishable in their appearance from the open market

homes. It is the preference of the Housing Association to have the affordable housing grouped together on the Site, and the properties will be tenure blind.

- 4.6. The proposed net density across the Site will be 39.12 dwellings per hectare.
- 4.7. The cumulative proposed floorspace across the 155 no. dwellings will equate to 154,004 square feet.

Scale and Massing

- 4.8. The proposed dwellings will all be a maximum of two-storeys in height, aside from the 2 no. single storey bungalows.
- 4.9. The proposed mix of dwellings (as set out in paragraph 4.4 above) allows for a layout such that it does not create issues of massing, overlooking and loss of privacy by ensuring that the proposed development meets the Council's separation and spacing standards.

Layout

- 4.10. The Proposed Site plan is shown on *Figure 2* below.

Figure 2: Proposed Site Plan



Source: *Proposed Site Plan Drawing Ref. WLST-BUC-SP01 Rev. D*

- 4.11. The Proposed Site Plan has been designed as a sympathetic and logical extension to the settlement pattern as it south-western edge, on what is a naturally contained parcel of land.
- 4.12. The Proposed Site Plan has taken account of the topographical changes across the land, such that all of the proposed dwellings will be no more than 2-storays in height.

- 4.13. Plots 1-3 and 67-73 will positively address and front on to Well Street at the Site entrance, whilst Plots 4 to 8 and 65-67 will positively address and front on to the proposed internal access road upon entering the Site.
- 4.14. The layout has been carefully designed to provide for the efficient use of the land to deliver 155 no. new homes. It is proposed that rear gardens and public open space will be provided along the northern boundary of the Site to 'soften' the edge and provide as much separation as possible from the existing housing which lies adjacent, and rear gardens will also be provided along the eastern and south-western boundaries. This design approach is intended to purposely protect the residential amenity and privacy of future residents and importantly the occupants of the existing, adjoining dwellings to prevent issues of overbearing, overlooking, loss of privacy, and loss of residential amenity. To this end, the layout has respected the Council's required separation distances and has sought to avoid any issues of overlooking/loss of privacy consistent with the Council's spacing standards.
- 4.15. There is some proposed use of private driveways throughout the Site. These align with the Council's standards.
- 4.16. The house and plot sizes are reflective of the local character, incorporating a mix of apartments, bungalows, semi-detached and detached properties.
- 4.17. Consideration has also been given to the Secured by Design principles to inform the proposed Site layout and boundary treatments. Accordingly, the proposed dwellings have been designed/orientated such that there is the opportunity for natural surveillance from properties. This includes the overlooking of the proposed public open spaces from plots 108-119 (northern area of open space), and 67-73, 138-141 and 142-146 (southern area of open space). The central 'green spine' running through the Site will benefit from natural surveillance from plots 27-31, 32-35, 52-60, 73, 74-77, 85-92, and 103-108.
- 4.18. Details of the street lighting to be provided within the Site can be dealt with by way of a pre-occupation condition attached to any grant of planning permission.
- 4.19. The layout has sought to retain as many existing hedgerows as possible, consistent with the Local Development Plan. However, in order to accommodate the proposed development, including the proposed Site access, some sections of hedgerow (partial loss) will need to be removed as documented in Table 1 of the accompanying AIA. Further details are also provided in Section 6 of this Statement. The loss of these trees will be compensated for through replacement planting as shown on the submitted Landscape Plans.

Materials and House Types

4.20. Figure 3 below provides examples of the proposed house types to be delivered across the Site; further details, including floorplans, are provided as part of the submitted drawing package.

Figure 3: Proposed House Types



House Type: 2P1B Apartments



House Type: 2-Bed Bungalows



House Type: 4P2B Semi-Detached



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

House Type: *Oxford Detached*



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

House Type: *Henley Detached*



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

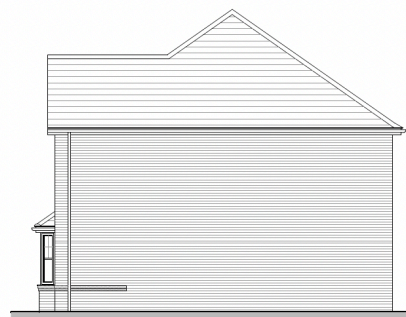


SIDE ELEVATION

House Type: *Evesham Detached*



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

House Type: *Wentworth Detached*

- 4.21. The palette of materials proposed by the Applicant comprise facing brickwork with contrasting details and some render. Roof materials will likely include the use of slate-coloured concrete tiles. The palette of materials has been carefully considered with a view to ensuring a high-quality design which responds to the placemaking aspirations set out in the Local Development Plan and PPW11.
- 4.22. Confirmation of the full and final materials palette can be dealt with by way of a pre-commencement planning condition(s) attached to any planning permission.

Landscaping and Public Open Space

- 4.23. Landscape plans (Drawing Ref.'s 1828.23.03A and 1828.23.04A) have been prepared and are submitted with the Application; these illustrate the ability and commitment to provide new and compensatory tree and hedgerow planting across the Site. This will include native planting, ornamental planting, wildflower seeding, as well as turfed private gardens.
- 4.24. As documented earlier in this Statement, public open space will be provided along the northern and south-eastern edges of the Site extending to 0.90 hectares. This will include attenuation basins/swales as part of the latter, which form part of the proposed surface water drainage strategy.
- 4.25. Footpath connections will be provided through and adjacent to these spaces. Given the proximity of the Site to an existing off-site play area as documented in Section 2 of this Statement, no additional equipped areas of play are proposed. The relationship between the proposed development, the proposed open space, and the existing equipped area of play is delineated on Drawing Ref. WLST-BUC-SP01 Rev. D submitted for approval (to the west of the proposed development).
- 4.26. The proposed boundary treatments include 1.8m high timber close boarded fences between properties, as well as a 1.8m high screen wall/fences between some of the plots (primarily on the corner plots) as delineated on the submitted Proposed Site Plan.

Accessibility

- 4.27. Vehicular (and pedestrian/cycle) access into the Site will be created from Well Street through the creation of a new priority-controlled mini-roundabout. This will be one of two points of vehicular access into the Site, with access also available from Daleside via a continuation of that existing highway. Full details are shown on Drawing Ref. SCP/220525/D02 provided at Appendix D of the accompanying Transport Assessment.
- 4.28. The proposed access points will both comprise a 5.5m carriageway with a 2m internal footway on both sides of the carriageway, designed to adoptable standards. The internal footways within the

Site will provide for the safe movement of pedestrians and to encourage non-car travel in view of the Site's locational sustainability and access to public transport services as documented in Section 2 of this Statement. This includes connecting to the existing footway networks on Well Street and Daleside, providing for safe linkages to local Schools and services, including public transport.

- 4.29. An additional pedestrian/cycle access will be provided onto Langford Crescent, via PROW 301/36/10 to the north-west of the Site, on to PROW 410/54/10 to the north-west corner of the Site on and on to Well Street at the south-eastern boundary. It is expected that PROW 301/36/10 will be diverted under Section 257 of the Town and Country Planning Act, as shown in Appendix C of the accompanying Transport Assessment.
- 4.30. The road widths, including the features junction and private driveways, have been designed such that the proposed development is accessible via refuse vehicles and emergency vehicles. Swept path analysis has been undertaken to inform the proposed Site layout, details of which can be found in Section 4 and Appendix D of the accompanying Transport Assessment.
- 4.31. The use of dropped kerbs and tactile paving will assist footpath users and cyclists of all abilities, ensuring that the proposed development is accessible to all consistent with SPGN12.
- 4.32. The proposed development will largely comprise front off-road parking (with some limited side parking) consistent with the Council's standards set out in SPGN11. Some of the proposed house types will also benefit from integrated garage space (namely the Evesham and Wentworth).
- 4.33. The proposed development and house types have taken account of the Council's guidance, and will ensure access for people of all abilities, as well as the safe movements of pedestrians and cyclists.

Waste and Recycling

- 4.34. Each of the proposed dwellings will have its own private bin storage area to aid waste collection and recycling.
- 4.35. As outlined above, vehicle tracking has been undertaken as part of the accompanying Transport Assessment to ensure that the internal road system can accommodate the safe manoeuvring of refuse vehicles. This has demonstrated that a refuse vehicle can enter and leave the Site in a forward gear.

Surface Water and Foul Drainage

- 4.36. The proposed development will incorporate the following drainage measures, as documented in the accompanying High Level Drainage Strategy:

- **Surface Water** – the surface water drainage will comprise a combination of surface water sewers connecting into attenuation basins/swales approximately 1m in depth located along the eastern/south-eastern boundary of the Site adjacent to Well Street, and potentially an off-site watercourse to the south-east of the Site; and
- **Foul Water** – it is proposed to discharge all foul flows into the existing sewer network in Well Street, potentially requiring a pumping station on the Site, subject to receiving approval from Welsh Water.

Environmental Sustainability

- 4.37. The proposed development has the potential to generate sustainability benefits. The sustainable location of the Site and the availability of alternative modes of transport, together with the pedestrian and cycle permeability offered within the Site, should encourage non-car travel. Likewise, the new tree and hedgerow landscaping to be delivered as part of the proposed development has the potential to make a positive contribution to the biodiversity value of the Site over time.
- 4.38. As a long-established North Wales housebuilder, the Applicant promotes energy efficiency within their homes; indeed, on average these are six times more efficient and generate over 60% fewer carbon emissions than older properties. As a commitment to energy efficiency, features include efficient heating systems, double glazing, insulated flooring, and a high standard of roof and wall insulation.

5 PLANNING POLICY CONTEXT

- 5.1. For decision-taking, Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that if regard is to be had to the development plan for the purposes of determination, then that determination must be made in accordance with the development plan unless material considerations indicate otherwise.
- 5.2. This requirement of planning law is re-iterated in Paragraph 1.21 of Planning Policy Wales 11 (“PPW11”) published in February 2021.
- 5.3. Accordingly, we set out the relevant development plan and any other material considerations relevant to this Application below:

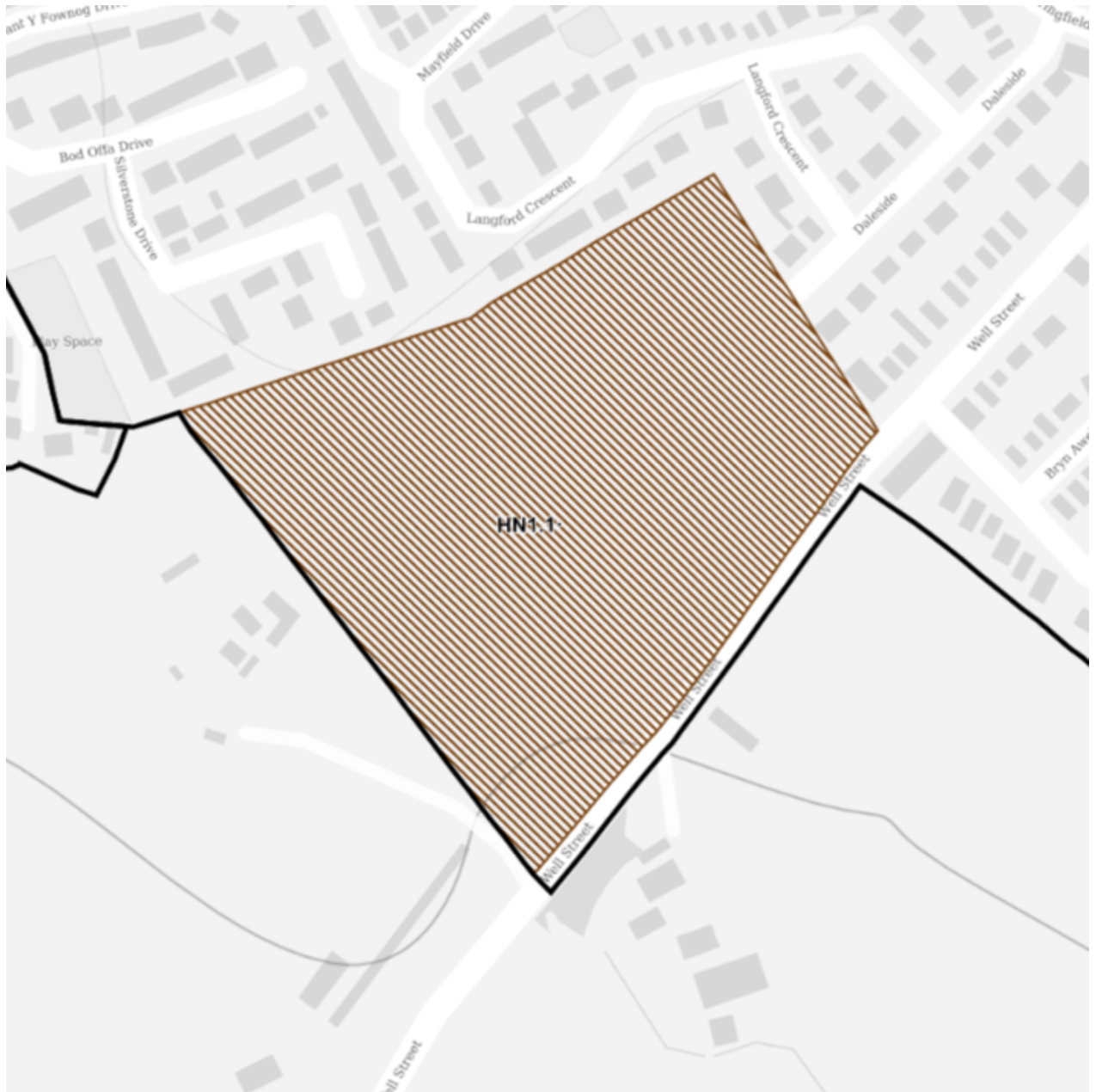
Local Development Plan

- 5.4. The development plan for the purposes of this Application comprises the following:
 - Flintshire Local Development Plan (LDP) covering the period 2015 to 2030, adopted on 24th January 2023.

Adopted Local Development Plan

- 5.5. On the adopted LDP Proposals Map, the Site is designated as shown on Figure 4 below:

Figure 4: Flintshire Local Development Plan Proposals Map Extract



- **Policy HN1.1** – Housing Allocation at Well Street, Buckley, for in the region of 140 dwellings across 5.3 hectares of land.

5.6. Policy HN1.1 of the LDP sets the following development parameters for the Site:

- Access onto Well Street should be designed so as to prevent a right turn and use of rural roads to the south; and
- Retention and enhancement of strong hedgerow and landscaped boundaries.

- 5.7. Buckley is identified as a Tier 1 *Main Service Centre* under **Policy STR2** of the LDP. These Centres will be the main focus for new housing development which reinforces and contributes to sustainable settlements. The *Main Service Centres* have a strategic role to play in delivering services and facilities to the population of Flintshire.

Local Development Plan

- 5.8. In addition to those policies cited above, the following Local Development Plan policies are considered to have some relevance in the determination of this Application, and are considered further in Section 6 of this Statement:

Table 2: Relevant Local Development Plan Policies

Policy Reference	Policy Title
STR1	Strategic Growth
STR4	Principles of Sustainable Development, Design and Placemaking
STR5	Transport and Accessibility
STR6	Services, Facilities and Infrastructure
STR11	Provision of Sustainable Housing Sites
STR13	Natural and Built Environment, Green Networks and Infrastructure
STR14	Climate Change and Environmental Protection
STR15	Waste Management
PC1	The Relationship of Development to Settlement Boundaries
PC2	General Requirements for Development
PC3	Design
PC4	Sustainability and Resilience of New Development
PC5	Transport and Accessibility
PC6	Active Travel
HN2	Density and Mix of Development
HN3	Affordable Housing
EN1	Sports, Recreation and Cultural Facilities
EN2	Green Infrastructure
EN4	Landscape Character
EN6	Sites of Biodiversity Importance
EN7	Development Affecting Trees, Woodland and Hedgerows
EN8	Build Historic Environment and Listed Buildings
EN14	Flood Risk
EN15	Water Resources
EN16	Development on or near Landfill Sites or Derelict and Contaminated Land
EN18	Pollution and Noise

Planning Policy Wales 11

- 5.9. PPW11 is a material consideration in planning decisions. PPW11 sets out the Welsh Government's approach to sustainable development and core planning principles. This identifies sustainable development as the process by which to improve the *economic, social, environmental* and *cultural well-being* of Wales, and proposals should seek to promote sustainable development.
- 5.10. Paragraph 1.18 re-iterates the presumption in favour of sustainable development.
- 5.11. Within PPW11, paragraph 1.22 requires development proposals to be determined in accordance with the adopted development plan unless material considerations indicate otherwise.
- 5.12. Placemaking features strongly within PPW11, identified as a holistic approach to the planning and design of development and spaces. This encourages high-quality development, with major developments creating new places.
- 5.13. Chapter 3 of PPW11 identifies the need to encourage and support the use of the Welsh language. Development proposals should consider the likely impact on the Welsh language and is a material planning consideration. It also seeks to protect the best and most versatile agricultural land unless there is an overriding need for its development.
- 5.14. Chapters 3 and 4 of PPW11 look at locational sustainability. New development should be accessible by walking and cycling, and well-served by public transport, as alternatives to the private car. New development should be located such that it minimises the need to travel and reduces dependency on the private car.
- 5.15. Chapter 4 of PPW11 includes reference to new housing provision, with the need for a supply of land which is deliverable. Local Planning Authorities are required to ensure that the Council's Housing Trajectory forms part of the LDP, and it must set out the expected rate of housing delivery for both market and affordable housing for the LDP period. The Housing Trajectory must be used as the basis for monitoring the delivery of housing delivery in each Authority area. Accurate information on housing delivery assessed against the Trajectory is necessary to form part of the evidence base for development plan Annual Monitoring Reports and for subsequent plan review. Under-delivery against the Housing Trajectory may require a specific early review of an LDP. Monitoring must be undertaken in accordance with the guidance set out in the Development Plans Manual.
- 5.16. Paragraph 4.2.25 confirms that a community's need for affordable housing is a *material planning consideration* in the determination of planning applications.

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- 5.17. Paragraph 4.2.26 confirms that affordable housing includes social rented housing owned by local authorities and Registered Social Landlords and intermediate housing where prices or rents are above those of social rent but below market housing prices or rents.
- 5.18. Paragraph 4.2.27 sets out the importance for local planning authorities to have an appreciation of the demand for different types of affordable housing in relation to supply.
- 5.19. Paragraph 4.2.29 sets out the requirement for all affordable housing to meet the Welsh Government's development quality standards.
- 5.20. Paragraph 4.2.33 states that planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable.
- 5.21. Paragraph 4.2.34 requires that affordable housing provided on exception sites should meet the needs of local people in perpetuity.
- 5.22. Chapter 6 requires development proposals to take account of the wildlife or landscape value of an area (including safeguarding protected species), and states that it is important to balance conservation objectives with the wider economic needs or local businesses and communities. Landscape value is identified as an intrinsic part of PPW11, and consideration should be given at the outset to any landscape value such that the wellbeing needs can be achieved. The provision of green infrastructure is encouraged, and the quality of the built environment should be enhanced by integrating green infrastructure into new development.
- 5.23. Chapter 6 also covers matters relating to flood-risk and drainage. PPW11 is clear that new development should reduce and not increase the risk of flooding; to this end, Local Planning Authorities are encouraged to work closely with Natural Resources Wales, drainage bodies, sewerage undertakers and relevant authorities in the determination of planning applications. This process should ensure that surface water run-off is controlled as near to the source as possible through the use of sustainable urban drainage systems ("SUDS"), ensuring that development does not increase flooding elsewhere by the loss of flood storage/flood flow route, or increase the problem of surface water run-off. Paragraph 6.6.17 requires that development of one or more dwellings also require approval from the SuDS Approval Body ("SAB") before construction can commence. This is designed to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

Technical Advice Notes (TAN)

- 5.24. Alongside PPW11, a number of Technical Advice Notes ("TAN") have been prepared by the Welsh Government. Those of relevance to the determination of this Application comprise the following:
- TAN2 – Planning and Affordable Housing
 - TAN5 – Nature Conservation and Planning
 - TAN11 - Noise
 - TAN12 – Design
 - TAN15 – Development and Flood Risk
 - TAN16 – Recreation and Open Space
 - TAN18 – Transport
 - TAN20 – Planning and the Welsh Language
 - TAN24 – The Historic Environment

Other Material Planning Considerations / Evidence Base Documents

- 5.25. Flintshire County Council has published a number of other material planning considerations and evidential based documents which are considered to be pertinent in the consideration of this Application; further details are set out below.

Housing Land Supply

- 5.26. Technical Advice Note 1 (which formerly set out the requirement for Local Planning Authorities to demonstrate a five-year housing land supply) was revoked on 26th March 2020. Accordingly, the weight to be afforded to a shortfall in housing land supply is a matter for the decision-taker.
- 5.27. The Council's latest stated housing land supply position is set out in the Housing Land Supply and Delivery Paper published in February 2021, with the supply position as of 1st April 2020.
- 5.28. Table 5A of the above Paper, as shown below, projects that the Council will deliver 3,320 dwellings between 2020-2025, at an average of 664 dwellings per year. This compares to the average of 522 dwellings per year between 2015 and 2020, which covered the first five years of the LDP Plan period (and 420 dwellings per annum over the last 10 years).

Table 3: Housing Completions in Flintshire 2015/16 to 2019/20 and Future Projections

	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30
Completions (large)*	575	319	504	381	377										
Completions (small)*	87	102	104	73	87										
Allocated sites						196	190	408	512	448	395	358	298	255	240
Committed sites						304	333	222	138	89	36	37	30	32	0
Large windfall						0	0	60	60	60	60	60	60	60	60
Small windfall						60	60	60	60	60	60	60	60	60	60
TOTAL	662*	421*	608*	454*	464*	560	583	750	770	657	551	515	448	407	360

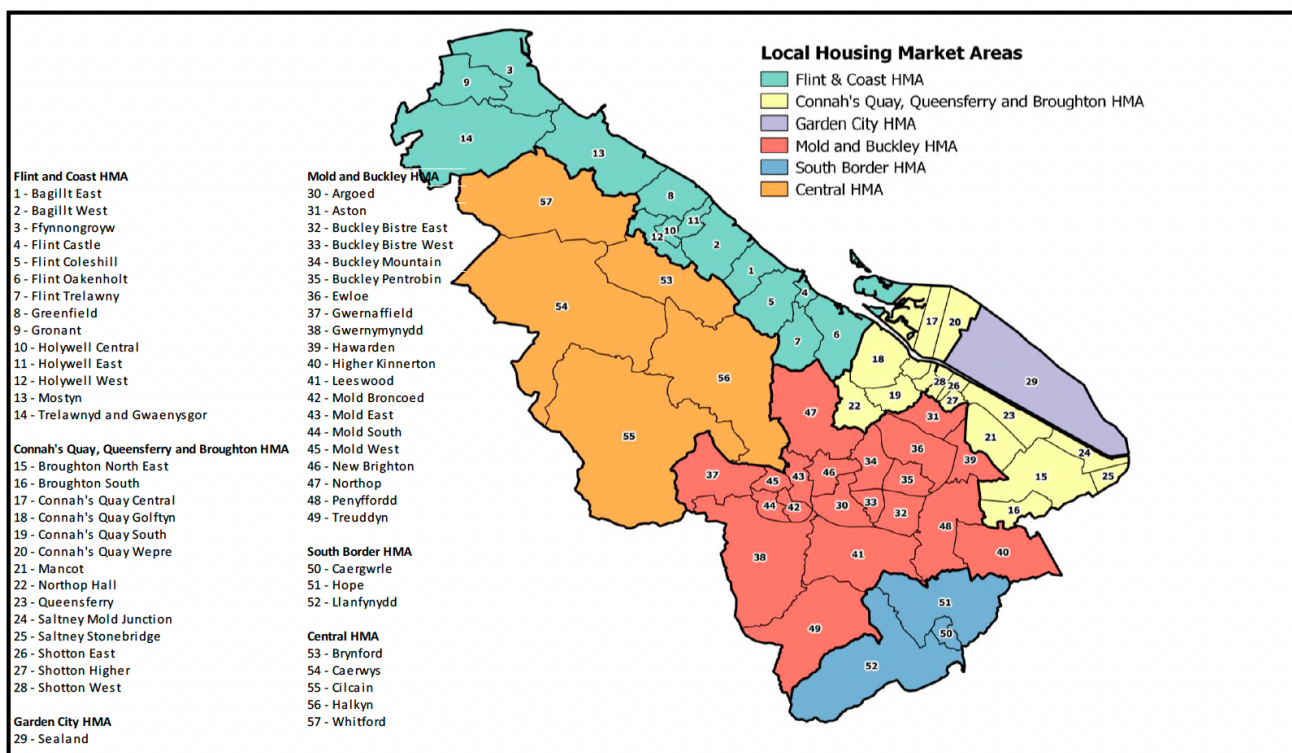
*Actual completions

- 5.29. As part of this delivery trajectory, Appendix 3a of the Council's Housing Land Supply and Delivery Paper makes an estimated allowance for the Site now subject to this Application to come forward for development between 2022-23 and 2024-25, delivering in the region of 159 no. dwellings. Accordingly, the Site is required immediately to meet the Council's forecast housing requirements and delivery.

Local Housing Market Assessment (LHMA)

- 5.30. The Council's most recent Local Housing Market Assessment (LHMA) Update 2018 was published in January 2019.
- 5.31. This identifies an annual shortfall of 238 affordable homes across Flintshire, with an identified need for 1 and 2 bedroom homes (45.6%), 3 bedroom homes (28.3%), and 4 bedroom homes (12%). Older persons stock equated to 14.1%.
- 5.32. Map 3.1 of the LHMA identifies six Housing Market Areas in Flintshire, as shown below:

Figure 5: LHMA's in Flintshire



- 5.33. Buckley is identified as lying within the Mold and Buckley Housing Market Area (HMA).
- 5.34. Table B5 of the LHMA has identified an annual imbalance/surplus of 22 affordable dwellings per year in the Mold and Buckley HMA.
- 5.35. Within the LHMA, Table 5.7 sets out a suggested annual range of open market dwellings that should be built across Flintshire to reflect the current stock profile, household aspirations and expectations, as shown below:

Figure 6: Housing Mix in LHMA

Table 5.7 Open market dwelling stock and preferences			
Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	12.7	11.7	20.2
House 3 Beds	43.0	26.2	28.8
House 4 or more Beds	22.3	26.7	17.9
Bungalow	17.2	29.6	24.5
Flat	4.2	5.7	8.2
Other	0.7	0.0	0.3
Total	100.0	100.0	100.0
<i>Base</i>	53,825	8,738	7,628

Source: 2014 Household Survey

- 5.36. More recently, the Council published its Affordable Housing Prospectus (Draft) in July 2021. This sets out the general needs for social rent and intermediate affordable housing across the County as demonstrated via SARTH and Tai Teg.
- 5.37. This has identified that the highest demand for affordable housing in Flintshire is 1-bedroom properties, followed by 2-bedroom homes, with an increasing demand for 4-bedroom homes.
- 5.38. The areas with the most significant demand in Flintshire are Mold and Mynydd Isa, Connah's Quay, Shotton, Flint, Buckley and Queensferry.

Supplementary Planning Guidance Notes

- 5.39. Flintshire County Council has published the following Guidance Notes which are considered relevant in the determination of this Application:
- Supplementary Planning Guidance Note 2 – *Space Around Dwellings* (January 2017)
 - Supplementary Planning Guidance Note 3 – *Landscaping* (January 2017)
 - Supplementary Planning Guidance Note 4 – *Trees and Development* (January 2017)
 - Supplementary Planning Guidance Note 8 – *Nature Conservation and Development* (January 2017)
 - Supplementary Planning Guidance Note 8a – *Great Crested Newt Mitigation Requirements* (February 2018)
 - Supplementary Planning Guidance Note 9 – *Affordable Housing* (January 2017)
 - Supplementary Planning Guidance Note 11 – *Parking Standards* (January 2017)
 - Supplementary Planning Guidance Note 12 – *Access for All* (January 2017)
 - Local Planning Guidance Note 13 – *Open Space Requirements* (April 2006)
 - Supplementary Planning Guidance Note 23 – *Developer Contributions to Education* (January 2017)
 - Supplementary Planning Guidance Note 29 – *Management of Surface Water for Development* (January 2017) (now superseded by the National Standards for Sustainable Drainage).
- 5.40. Compliance of the proposed development with these Guidance Notes is considered in Section 6 of this Statement.

6 TECHNICAL AND POLICY ASSESSMENT

6.1. This Section of the Statement assesses the proposed development against the relevant policies of the development plan, and other material considerations, as documented in Section 5.

Principle of Development

6.2. As documented in Section 5 of this Statement, the Site is allocated for residential development on the adopted LDP Proposals Map as follows:

- **Policy HN1.1** – *Housing Allocation at Well Street, Buckley, for in the region of 140 dwellings across 5.3 hectares of land.*

6.3. Accordingly, the principle of residential development is accepted, and the proposed development is consistent with Policy HN1 in this regard.

6.4. Policy HN1.1 of the LDP sets the following development parameters for the Site:

- Access onto Well Street should be designed so as to prevent a right turn and use of rural roads to the south; and
- Retention and enhancement of strong hedgerow and landscaped boundaries.

6.5. We go on to consider the above later in this Section.

6.6. Buckley is identified as a Tier 1 *Main Service Centre* under Policy STR2 of the LDP. These Centres are to be the main focus for new housing development which reinforces and contributes to sustainable settlements. The *Main Service Centres* have a strategic role to play in delivering services and facilities to the population of Flintshire. The proposed development will align with this objective.

6.7. As part of its housing delivery trajectory, Appendix 3a of the Council's Housing Land Supply and Delivery Paper makes an estimated allowance for the Site now subject to this Application to come forward for development between 2022-23 and 2024-25, delivering in the region of 159 no. dwellings. This will contribute to the requirement for 6,950 new homes in Flintshire between 2015 and 2030 as set out under LDP Policy SRT1. Accordingly, the Site is required immediately to meet the Council's forecast housing requirements and delivery and is capable of being completed within 24-30 months from a grant of planning permission.

- 6.8. The proposed development will provide for the efficient use of the land whilst delivering a mix of house types which respond to local housing needs, delivering predominantly a range of 1 to 3 bedroom homes. It will not lead to unsustainable and harmful development.
- 6.9. In summary, the principle of residential development on the Site is considered to be supported by and consistent with Policies HN1, STR1 and STR2 of the LDP. It is therefore necessary to go on and consider the proposed development within the context of other relevant LDP policies and other material planning considerations.

Housing Mix, Affordable Housing and Density

- 6.10. As set out in Section 4 of this Statement, the proposed development will comprise the following housing mix:

Affordable Housing (62 no. dwellings)

- 16 no. 1-bedroom walk-up apartments;
- 2 no. 2-bedroom bungalows;
- 16 no. 2-bedroom semi-detached properties;
- 18 no. 3-bedroom semi-detached properties;
- 9 no. 3-bedroom detached properties; and
- 1 no. 4-bedroom detached property.

Open Market Housing (93 no. dwellings)

- 12 no. 2-bedroom semi-detached properties;
- 32 no. 3-bedroom semi-detached properties;
- 36 no. 3-bedroom detached properties; and
- 13 no. 4-bedroom detached properties.

- 6.11. The proposed development will incorporate 62 no. affordable homes, equating to 40% of the total number of dwellings consistent with the requirements of Policy HN3 of the LDP insofar as it relates to development in the Mold and Buckley Sub-Market Area.
- 6.12. The affordable properties take the form of 1, 2 and 3 bedroom homes (a balanced mix of apartments, bungalows, semi-detached and detached properties), responding to the housing needs identified in the LHMA and the more recently published Affordable Housing Prospectus.
- 6.13. The affordable homes will be pepper-potted throughout the Site and indistinguishable in appearance from the market homes. The provision of affordable housing is a material planning consideration to

be taken into account in the determination of this Application consistent with paragraph 4.2.25 of PPW11.

- 6.14. As documented in Section 5 of this Statement, Table 5.7 of the LHMA sets out a suggested annual range of open market dwellings that should be built across Flintshire to reflect the current stock profile, household aspirations and expectations, as repeated below:

Figure 7: Housing Mix in LHMA

Table 5.7 Open market dwelling stock and preferences			
Dwelling type/size summary	% Profile of new dwelling stock based on:		
	Current stock	Like	Expect
House 1/2 Beds	12.7	11.7	20.2
House 3 Beds	43.0	26.2	28.8
House 4 or more Beds	22.3	26.7	17.9
Bungalow	17.2	29.6	24.5
Flat	4.2	5.7	8.2
Other	0.7	0.0	0.3
Total	100.0	100.0	100.0
<i>Base</i>	53,825	8,738	7,628

Source: 2014 Household Survey

- 6.15. As part of the proposed development, the overall **open market** housing mix comprises the following:
- 12.9%. 2-bedroom semi-detached properties;
 - 34.4% 3-bedroom semi-detached properties;
 - 38.7% 3-bedroom detached properties; and
 - 14% 4-bedroom detached properties.
- 6.16. The proposed housing mix does include a larger percentage of 1, 2 and 3-bedroom properties than “liked” and “expected” in Table 5.7 of the LHMA, with fewer 4-bedroom properties. However, this is considered to be reflective of market demand post the Covid-19 pandemic, with more people now seeking an extra bedroom in a 3-bedroom property to afford greater flexibility for home-working, whilst affordability also means that there is a much strong preference, need and appetite for smaller properties.
- 6.17. As an established North Wales housebuilder, the Applicant has witnessed at first-hand (through their ‘live’ developments sites across North Wales) how the Covid-19 pandemic has had a significant impact on people’s daily lives, perhaps most notably their working patterns and location. This is not something which was naturally factored into Table 5.7 of the LHMA (and the wider LHMA) when published, pre-pandemic, and thus represents something of a limitation of that particular evidence base (through no particular fault of any party).

- 6.18. The pandemic has triggered a significant shift in people's housing/accommodation needs, with the requirement for extra space from which to work at home now a new and important consideration. This includes additional space for a home office/study, which typically takes the form of an extra-bedroom.
- 6.19. Accordingly, those people previously seeking a 2-bedroom property will now be seeking a three-bedroom property, and so forth, subject to availability and cost. It is therefore crucial that the housing market responds to these needs, both now and in the future. It is not considered to be 'good, positive planning' to simply focus on meeting historic needs, which no longer reflect the significant social changes which have now taken place in since the LHMA was produced. Such an approach would be counter-intuitive. The Applicant is therefore firmly of the view that the demand for more living space must be reflected in the housing mix which is presented as part of the proposed development.
- 6.20. The proposed net density across the Site will be 39.12 dwellings per hectare taking account of the Site's location, surroundings, configuration and wider policy requirements (including open space and landscaping/buffer). This also reflects the Site's proposed allocation under Policy HN1 of the LDP. Moreover, the proposed development is consistent with Policy HN2 (which aims for new housing development to provide a density of at least 30 dwellings per hectare and incorporates a mix of dwellings by type and size), and Part (ii) of Policy STR11 which seeks to ensure the efficient use of land.
- 6.21. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies HN1, HN2, HN3 and STR11, SPGN9, TAN2 and PPW11.

Layout and Design

- 6.22. As documented in Section 4 of this Statement, careful consideration has been afforded to the proposed layout taking account of the Site's surroundings and context, technical and policy requirements including accessibility (road widths, visibility splays, pedestrian linkages), topography, impact on hedgerows/ecology, and privacy/amenity (of nearby existing residential properties).
- 6.23. This has informed the careful preparation of a Proposed Site Plan which will have sought to limit as much as possible the impact on existing hedgerows within and surrounding the Site.
- 6.24. The creation of predominantly two-storey dwellings on the Site is considered appropriate having regard to the Site's surrounding context, the prevailing local character, and its physical characteristics. The layout and siting of the proposed dwellings is in accordance with the Council's spacing standards in SPGN2.

- 6.25. The house types, plot sizes and palette of materials have been designed to provide for the efficient use of land, whilst delivering high-quality accommodation and a high-quality living environment which raises the standard of design in the immediate locality but at the same time is reflective of the local character. The layout also provides for the natural surveillance of properties and public spaces/pedestrian and cycle linkages within the Site from properties with a view to designing out crime and to ensure the well-being of residents.
- 6.26. As outlined earlier, the proposed net density across the Site will be 39.12 dwellings per hectare; this is considered to be acceptable taking account of the guidance contained in LDP Policies HN2 and STR11, achieving a minimum density of at least 30 dwellings per hectare, and the wider policy requirements to be met across the Site.
- 6.27. Each property is designed to allow for access by people of all abilities consistent with the Council's Access for All guidance in SPGN12.
- 6.28. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR4, STR13, PC2, PC3, PC4, HN2, EN1, EN2 and EN7, SPGN2 and SPGN12, TAN12, and PPW11.

Agricultural Land Quality

- 6.29. Based on the Welsh Government's Predictive Agricultural Land Classification Mapping, the Site comprises Subgrade 3b land.
- 6.30. Notwithstanding this, the Site's housing allocation under Policy HN1 of the LDP confirms that a) the development of the Site is required such that the identified housing needs of Flintshire County during the LDP Plan period up to 2030 (and we are already well into this Plan period), and b) the loss of the land for agricultural purposes and its residential land-use has been assessed and accepted by Flintshire County Council as part of the recent LDP plan-making process.
- 6.31. Accordingly, the proposed development would not result in the loss of best and most versatile agricultural land, the Site is required to meet the housing requirements of the County, and thus its proposed residential land-use would not conflict with PPW11 in this regard.

Hedgerows

- 6.32. An Arboricultural Impact Assessment (AIA) has been undertaken across the Site and is submitted with the Application.

- 6.33. The proposed development has sought to retain existing hedgerow planting, as well as providing compensatory/additional soft landscaping.
- 6.34. In doing so, it has been established that the following hedgerows will need to be removed from the Site to accommodate elements of the proposed development:
- H1 (in part); (Category B2)
 - H6 (in part) (Category C2)
 - H8 (in part); (Category C2)
 - H9 (in part) (Category C2)
- 6.35. As can be seen above, no Category A species are to be removed to facilitate the proposed development.
- 6.36. Policy HN1.1 of the LDP sets the following development parameter for the Site:
- Retention and enhancement of strong hedgerow and landscaped boundaries.
- 6.37. The proposed development will align with this requirement, whilst also providing replacement and additional new landscaping as shown on the submitted Landscape Plans.
- 6.38. Protection measures are proposed to minimise/mitigate the impact of the proposed development on these species, namely protective fencing to be erected prior to the commencement of development. Such measures can be secured by way of planning condition; an Arboricultural Method Statement is not considered to be necessary.
- 6.39. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR13, STR14, EN2 and EN7, SPGN3 and SPGN4, TAN5, and PPW11.

Landscaping and Public Open Space

- 6.40. As documented in Section 4 of this Statement, Landscape Plans have been prepared and are submitted with the Application; these set out the Applicant's intentions to provide new and compensatory tree and hedgerow planting across the Site. They also provide details of the proposed boundary treatments within and at the perimeter of the Site.
- 6.41. As set out above, existing hedgerows are only proposed to be removed where they are required in order to secure vehicular and pedestrian connections, and to facilitate the proposed development as whole (including new hard surfaces and built form).

- 6.42. As part of the submission, a Landscape and Ecological Management Plan has been prepared for approval. This sets out the Applicant's management proposals for the Site, covering a 30-year period to be reviewed at five-yearly intervals. Details include annual and long-term maintenance schedules, demonstrating the Applicant's commitment to the long-term management and success of the Site. This is considered to represent a major benefit of the proposed development.
- 6.43. As detailed in Section 4 of this Statement, a total of 0.90 hectares of public open space will be provided in the northern and southern/south-eastern parcels of the Site. The latter will include attenuation basins/swales as part of the proposed surface water drainage strategy. Footpath connections will be provided through these spaces to encourage their use by future residents, delivering health and well-being benefits. No additional equipped areas of play are proposed within the Site given the proximity to an existing equipped area of play within 400m walking distance of the Site.
- 6.44. Details relating to the maintenance and management of the public open spaces can be secured by way of a planning obligation.
- 6.45. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR4, STR13, PC2, EN1, EN2, SPGN3, LPGN13, TAN16, and PPW11.

Highways and Road Safety

- 6.46. As documented in Section 4 of this Statement, vehicular (and pedestrian/cycle) access to the Site will be provided for through the creation of a new access from Well Street, designed to adoptable standards, and via Daleside as a continuation of the existing highway network in that location.
- 6.47. The proposed arrangements, including road and footpath widths, as described in Section 4 of this Statement are considered to be acceptable and will facilitate safe movements by vehicles (including refuse and emergency vehicles) pedestrians and cyclists of all abilities into and out of the Site, and through it, as well as providing safe connectivity to public spaces and services/facilities in the immediate surroundings. The proposed development should encourage and facilitate Active Travel as a result.
- 6.48. Policy HN1.1 of the LDP sets the following development parameter for the Site:
- Access onto Well Street should be designed so as to prevent a right turn and use of rural roads to the south.
- 6.49. The proposed development will align with this requirement by encouraging all development to head north from the Site via Well Street and Daleside (i.e the access points are located as far north as

possible to minimise travel along the length of Well Street which runs parallel to the Site). Naturally, the Applicant cannot control all vehicle movements/people's behaviours, should anyone seek to travel south along Well Street as an adopted highway.

- 6.50. In respect of car parking provision within the Site, the standards which have been applied by the Applicant are consistent with those set out by the Council in SPGN11.
- 6.51. The Transport Assessment submitted with the Application has assessed the potential impacts of the proposed development on the local highway network and road safety.
- 6.52. In terms of trip generation, it has been established within Section 7 of the accompanying Transport Assessment that the proposed development will generate the following:
- 22 vehicle arrivals, and 59 vehicle departures from the Site during the weekday AM peak hour; and
 - 53 vehicle arrivals and 23 vehicle departures from the Site during the weekday PM peak hour.
- 6.53. The Transport Assessment has assessed the impact of the proposed development on a number of junctions within the study area, including sensitivity assessments. This has demonstrated that there is either sufficient spare capacity to accommodate the proposed development, or that the development will not have a material impact on the operation of the majority of the junctions assessed. Full details are provided in Section 9 of the Assessment. This proposed increase in traffic is not anticipated to have a material impact on the operation or safety of the local highway network. As such, there are no highway or transport related reasons to withhold planning permission for the proposed development.
- 6.54. As a condition of any planning permission, the Applicant is willing to accept the requirement to submit a Construction and Environmental Management Plan, and which will include details of construction traffic, site compound, contractor parking, and construction hours amongst others.
- 6.55. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR4, STR5, STR6, PC5 and PC6, SPGN11 and SPGN12, Active Travel Guidance, TAN18, and PPW11.

Landscape and Visual Impact

- 6.56. The Site is not subject to any protected landscape designations and does not sit within an Area of Outstanding Natural Beauty. The acceptability of housing development on the Site is reflected through its housing allocation under Policy HN1 of the LDP.

- 6.57. Notwithstanding the above, the development of a greenfield parcel of land for housing will inevitably change the characteristics of the Site and the views into and out of it. However, the Proposed Site Plan has sought to provide for a layout which offers a natural transition to the countryside beyond to the west by retaining existing, well-established landscape features at the boundaries to the Site, and which will be strengthened by additional planting. To this end, the proposed development of the Site for 155 no dwellings, of no more than 2-storey in height, is not considered to cause unacceptable landscape and visual harm.
- 6.58. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR13 and EN4, and PPW11.

Heritage

- 6.59. As set out in Section 2 of this Statement, the Site does not lie within a Conservation and nor are there any designated or non-designated heritage assets on or immediately adjacent to the Site. However, the Site does lie within c. 180m to the north-east of a section of Wat's Dyke which is designated as a Scheduled Monument. Any impact on the significance of the Scheduled Monument arising from the proposed development is therefore a material planning consideration.
- 6.60. Accordingly, in order to assess the potential impact of the proposed development on the Scheduled Monument, a Heritage Impact Statement was prepared as part of the evidence based to the Local Development Plan Examination in Public. This Statement concluded that the landscape setting of the Monument had the capacity to absorb new development without eroding its key characteristics, and would not impinge on its significance. Whilst that conclusion was arrived at based on a scheme of 151 no. dwellings, it is not considered likely that the proposed development of 155 no. dwellings would result in any alternative conclusion being arrived at. The proposed development will not have an adverse visual impact on the setting of the Monument or any of the values which contribute towards its significance, and there will remain a physical separation between them. The impact would therefore be neutral.
- 6.61. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR13 and EN8, SPGN28, TAN24 and PPW11.

Nature Conservation

- 6.62. A detailed Preliminary Ecological Appraisal (PEA) has been undertaken across the Site.
- 6.63. The PEA has assessed the Site for feature of ecological importance and in doing so, has considered the impacts of the proposed development on ecological habitats.

6.64. The PEA has established the following:

- There are no statutory or non-statutory protected sites within the vicinity of the Site that would be reasonably impacted by the proposed development;
- The Site contains no designated or priority habitats. Existing hedgerows should be retained where possible;
- The improved grassland, scattered trees, species poor hedgerow, and scrub provide habitat for nesting and foraging bird species. Vegetation clearance should be undertaken outside of the nesting bird season (1st March to 31st August inclusive) to avoiding any impact on breeding birds;
- The habitats on the Site provide low suitability for commuting and foraging bats. The oak tree along the northern boundary of the Site has been assessed as having low bat roost potential;
- The off-site pond located c. 20m south of the Site returned a HSI score of below average for Great Crested Newts. The closest record of Great Crested Newts to the Site is c. 760m to the north-east. Accordingly, no further survey work is required at this time. However, given that the Site does provide terrestrial habitat for amphibians and seven ponds are present within 500m of the Site, it is recommended that an Amphibian Reasonable Avoidance Measures Method Statement is produced and implemented during the construction phase to avoid harm to this species;
- The Site provides limited habitat for badger and hedgehog within the scrub, species poor hedgerow, improved grassland and tall ruderal vegetation. It is recommended that a Badger and Hedgehog Reasonable Avoidance Measures Method Statement is implemented during the construction phase; and
- It is recommended that an Invasive Species Management Plan is produced and adhered to during the construction phase given the presence of Cotoneaster along the northern boundary of the Site.

6.65. The PEA sets out a series of potential enhancement measures, which could include bird and bat boxes, retained and enhanced hedgerows within and around the Site, and suitable landscaping across the Site and in particular within the areas of amenity/open space.

6.66. Accordingly, and subject to following recommendations set out in the PEA, the proposed development is considered to respond positively to and is consistent with LDP Policies STR13 and EN6, SPGN8 and SPGN8a, TAN5 and PPW11.

Flood-Risk and Drainage

- 6.67. As documented in Section 2 of this Statement, the Site lies wholly within Flood Zone 1 based on the NRW Flood Maps for Planning and thus is deemed to be at low risk of flooding. It is therefore deemed by Natural Resources Wales to be at a low risk of surface water, groundwater, fluvial and tidal flooding.
- 6.68. In accordance with TAN15 and the latest national standards on Sustainable Urban Drainage Systems documented in the Flood and Water Management Act 2010, a High-Level Drainage Strategy has been prepared and is submitted with the Application. This has identified the proposed surface water and foul water drainage solutions as set out in Section 4 of this Statement. These solutions can form the basis of detailed dialogue and discussions with the LLFA and Welsh Water in order to secure SAB approval.
- 6.69. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies STR13, STR14, EN14, and EN15, SPGN29, TAN15 and PPW11.

Ground Investigation / Contamination

- 6.70. Given the nature of the proposed land-use, a Phase 2 Geo-Environmental Assessment has been undertaken and is submitted with the Application. This has assessed the potential for existing/future sources of ground contamination on the Site.
- 6.71. This Assessment has identified the presence of some elevated lead within the topsoil at the Site. One area of the Site has also been identified as comprising potential ground gas. Three groundwater samples have identified a potential vapour risk, albeit a low one. The underlying soils are cohesive in nature and have not demonstrated significant permeability potential to support a sustainable drainage solution.
- 6.72. In view of these findings, a Remediation and Enabling Works Strategy has been prepared and is submitted for approval as part of this Application.
- 6.73. Accordingly, the proposed development is considered to respond positively to and is consistent with LDP Policies EN16 and EN18 and PPW11.

Welsh Language

- 6.74. As set out previously in this Section, the Site is a housing allocation under Policy HN1 of the LDP, through which the development of the Site for housing has been tested and accepted. As a result,

the proposed development of the Site is not considered to cause harm to the Welsh language and would not conflict with LDP Policies STR4 and STR6, TAN20 and PPW11.

- 6.75. Notwithstanding this, a number of enhancement measures could be considered which would support the local community and linguistic effects. These could include bi-lingual street names and signage, local advertisement/marketing of the properties, the preparation and submission of a Construction Method Statement, and a detailed lighting design. The Applicant will engage with the Council post-submission to consider such matters further.

Planning Conditions

- 6.76. As outlined within this Statement, where necessary the Applicant is willing to accept a number of planning conditions related to the proposed development where these satisfy the six tests set out in the Welsh Government Circular published in October 2014 and WGC 016/2014. These include, amongst others:

- Drainage (surface water and foul water);
- Materials;
- Affordable housing;
- Construction and Environmental Management Plan;
- Hedgerow protection measures;
- Ground remediation and enabling works;
- Reasonable avoidance measures Method Statements; and
- Lighting.

Planning Obligations

- 6.77. The Applicant is committed to engaging in discussions with Officers at Flintshire County Council in relation to securing planning obligations where these satisfy the requirements set out in LDP Policy STR6 and Regulation 122 of the Community Infrastructure Levy Regulations which require that:

- The obligations must be necessary to make the proposed development acceptable in planning terms;
- The obligation must be directly related to the proposed development; and
- The obligations must be fairly and reasonably related in scale and kind to the proposed development.

- 6.78. Any requests for financial contributions consistent with the aforementioned policy tests must be justified by up-to-date evidence.

7 CASE FOR DEVELOPMENT

7.1. Having regard to the Technical Assessment in Section 6 of this Statement, this Section goes on to consider the proposed development in the context of the overarching objectives of sustainable development as documented in paragraph 2.28 of PPW11.

Social Benefits

7.2. The proposed development will deliver the following **Social** benefits:

- The delivery of 155 no. new dwellings in Flintshire where there is an accepted need for new market and affordable housing in line with the adopted LDP housing trajectory. The proposed development will involve the development of land allocated for housing in the LDP, lying within the re-defined settlement limits of Buckley, the principle of which is established and supported by virtue of the Site's housing allocation. It will provide for a logical extension to the settlement of Buckley at its south-western edge;
- The delivery of 62 no. affordable homes, 40% of the proposed development consistent with LDP Policy HN3, and which is a material planning consideration. These will comprise 1, 2 and 3 bedroom homes, including bungalows, reflecting the findings of the LHMA and which will be accessible by local people; and
- The creation of a high-quality living environment which is a) proportionate to the size of the settlement based on an acceptable density per hectare, b) positively contributes to the character and appearance of the Site and its context by raising the quality of design in the area, and c) is consistent with the Council's SPGNSs, Technical Advice Notes, and the placemaking aspirations set out in PPW11.

Economic Benefits

7.3. The proposed development will deliver the following **Economic** benefits:

- The creation of direct construction jobs (on and off-site) over the lifetime of the build programme, and indirect jobs through the local supply chain via the purchase of goods and services;
- Increased local expenditure (convenience, comparison, leisure, services) to help support and sustain the local community and businesses;

- Annual Council Tax contributions to Flintshire County Council from the 155 no. proposed new dwellings;
- Gross Value Added to the local economy generated by future residents of the proposed development; and
- Potential planning obligations where these satisfy Regulation 122 of the CIL Regulations.

Environmental Benefits

7.4. The proposed development will deliver the following **Environmental** benefits:

- Existing hedgerows within and at the perimeter of the Site will be retained wherever possible. Landscaping, including new tree and hedgerow planting across the Site, provides the opportunity to achieve secure net gains in biodiversity whilst at the same time minimising the landscape and visual impacts of the proposed development. There is also a firm commitment from the Applicant to the maintenance and management of the landscaping across the Site;
- The proposed development is not likely to give cause to the loss of any features of significant ecological value, nor cause harm to any protected species. The proposed attenuation basin and public open space could provide the opportunity for enhanced biodiversity across the Site. Reasonable Avoidance Measures Method Statements are also recommended;
- The proposed surface water drainage measures will not increase or exacerbate flood-risk or surface water run-off elsewhere, and a fully detailed drainage strategy would be agreed with the LLFA and Welsh Water requiring SAB approval;
- The creation of safe and adoptable access arrangements from Well Street and Daleside, which will facilitate and encourage safe pedestrian and cycle movements by connecting to the existing network through the creation of new footway linkages. The existing Public Rights of Way will also remain accessible post-development;
- Development on a sustainable site which provides the opportunity for future residents to travel by foot and public transport to access shops, education, jobs and services, reducing the reliance on private car travel and with it providing for a reduction in carbon emissions. The Site's location means that future residents will enjoy very good access to education, shops and services by walking and cycling, provided for through new and safe linkages, consistent with the guidance criteria set out in Section 5 of the accompanying Transport

Assessment. Insofar as the use of the private car is concerned, the proposed development will not have a material impact on the highway network and road safety;

- The proposed development will not have any adverse impact on the historic environment, including the setting and significance of the nearest heritage asset;
- The proposed development will not create any adverse impacts in relation to noise, contamination and air quality/odour. Appropriate remediation and enabling works will be undertaken to address the findings of the Phase 2 Site Investigation; and
- Construction of energy efficient homes using established techniques which the Applicant applies to all of its new-build properties.

Cultural Well-Being

7.5. The proposed development will deliver the following **Cultural** benefits:

- The Applicant recognises that the proposed development presents the opportunity for an overall positive community and linguistic impact. To this end, and if deemed necessary, they are willing to consider the provision of bilingual signage within the proposed development amongst other measures such that the proposed development has the potential for a positive community and linguistic impact;
- The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance; and
- There is no evidence to suggest or support any view that the proposed development cannot be integrated within the settlement, and nor that it would impact on the safety and cohesion of the community. The Site is allocated under Policy HN1 of the LDP, and its suitability for residential development was fully tested as part of the plan-making process including by independent Inspectors at the Examination in Public.

8 CONCLUSIONS

- 8.1. This Statement has been prepared in support of a detailed planning application for the proposed development of Land off Well Street in Buckley.
- 8.2. The description of development for which detailed planning permission is sought is:
- “Erection of 155 dwellings, construction of a new vehicular access, landscaping and associated works”***
- 8.3. This Statement has demonstrated that the principle of residential development on the Site is supported through its housing allocation under Policy HN1 of the LDP (Site Ref. HN1.1), and its location within the re-defined settlement limits of Buckley.
- 8.4. The proposed development will represent a logical extension to the settlement at its south-western edge delivering a balanced mix of much-needed, high-quality new market and affordable housing which provides for the efficient and sustainable use of the land. The proposed housing mix responds to need and market demand.
- 8.5. In respect of the technical considerations assessed in Section 6 of this Statement, the proposed development will not give cause to any negative adverse impacts. It satisfies the key policy and technical requirements set out in the LDP and other material considerations including the Council's SPGN's, and national planning policy contained in the Technical Advice Notes and PPW11.
- 8.6. As set out in Section 7 of this Statement, the proposed development will generate a number of economic, social, environmental and cultural well-being benefits consistent with the overarching objectives set out in PPW11.
- 8.7. In the overall planning balance, the proposed sustainable development is considered to be acceptable; the Applicant therefore kindly requests that detailed planning permission be granted in accordance with Policies STR1 and STR4 of the adopted LDP, and paragraph 1.18 of PPW11.

