

Land at Green Lane, Ewloe

Planning, Design and Access Statement

October 2023





CONTENTS

Executive Summary

1. Introduction
2. Site and Surroundings
3. Planning History
4. Proposed Development
5. Planning Policy Context
6. Technical and Policy Assessment
7. Case for Development
8. Summary and Conclusions

Appendices

- A Site Location Plan
- B Proposed Planning Layout



EXECUTIVE SUMMARY

This Planning, Design and Access Statement has been prepared on behalf of Castle Green Homes to support a planning application submitted to Flintshire County Council for 70 homes (including 28 affordable homes), new vehicular and pedestrian access of Green Lane, public open space, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works on land at Green Lane, Ewloe.

The Site is located to the north east of Green Lane and north of Mold Road, extending to around 2.43 gross hectares (6 acres) and consisting of a number of existing dwellings with associated agricultural buildings and fields presently used for the grazing of sheep and cattle.

The Site forms part of housing allocation HN1.7 Holywell Road/Green Lane, Ewloe in the adopted Flintshire Local Development Plan having been subject to comprehensive consultation and examination as part of the Local Plan examination process. It is therefore considered that the principle of the Site being developed for housing is accepted.

A full suite of technical reports has been prepared to inform the planning and do not raise any significant issues which would preclude the granting of planning permission; appropriate planning conditions and obligations can be secured to suitably mitigate the impact of the development.

Overall, the delivery of 70 homes will make a positive contribution to meeting local housing needs in Flintshire. In the overall planning balance, the significant benefits of granting planning permission are considered to outweigh any reason for why planning shall not be granted. The development is considered to constitute sustainable development having regard to the social, economic and environmental aspects of the proposal, and should therefore be granted permission without delay.



1. INTRODUCTION

1.1 This Planning, Design and Access Statement has been prepared by Castle Green Homes [hereafter referred as 'the Company'] in support of a planning application submitted to Flintshire County Council [hereafter referred to as 'the Council'] for the development of land at Green Lane, Ewloe.

1.2 The description of development to which full planning permission is sought is as follows: -

'Construction of 70 dwellings (including 28 affordable homes), new vehicular and pedestrian accesses off Green Lane, public open space, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works.'

Purpose of this Planning Statement

1.3 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

1.4 This Planning, Design and Access Statement sets out the planning policy and design context in which this application should be considered, including relevant policies within the development plan and other material considerations relevant to its determination.

1.5 This Statement is structured as follows: -

- Section 1 – provides an introduction to this Statement and highlights the main supporting reports that have been submitted and should be reviewed in the determination of the application.



- Section 2 – provides details of the Site, namely its location, key characteristics and details of the immediately surrounding area and context in respect of existing services and amenities.
- Section 3 – summarises any relevant planning applications associated with the site which may provide useful context in the determination of the application.
- Section 4 – provides details of the proposed development for which detailed planning permission is sought.
- Section 5 – sets out the relevant planning policies and guidance which are a material consideration in the determination of the planning application.
- Section 6 – assesses the proposed development against the relevant policies of the development.
- Section 7 – summarises the identified social, economic and environmental benefits of the development in accordance with Planning Policy Wales II
- Section 8 – summarises the case for development.

1.6 This application comprises a suite of supporting technical reports and drawings to be read alongside this Statement.

- Site Location Plan
- Site Layout (Ref: GL-EWL-SL.01 Rev B) prepared by Castle Green Homes;
- Site Layout (Colour) (Ref: GL-EWL-SL.01 Rev A) prepared by Castle Green Homes;
- Arboricultural Impact Assessment prepared by Ascerta;
- Preliminary Ecological Appraisal prepared by Ascerta;
- Flood Consequences Assessment and Drainage Strategy prepared by SCP;
- Transport Statement prepared by SCP;
- Landscape Layout prepared by TPM Landscape;
- Planting Plans prepared by TPM Landscape



- 1.7 In accordance with the statutory requirements set out in Welsh Government Guidance, the Company is undertaking formal pre-application consultation [PACS] in advance of submitting the application. A Pre-Application Consultation Report setting out the approach taken to pre-application consultation and the Company's response to those comments received will be submitted as part of the application.



2. SITE AND SURROUNDINGS

The Site

- 2.1 The application site is irregular in shape and located north east of Green Lane and to the north of the B5127 Mold Road, within the administrative area of Flintshire Borough Council [the Council].
- 2.2 The Site is located to the west of Ewloe, identified as a Local Service Centre in the Council's adopted Local Development Plan. Ewloe Green is located to the north of the A494 North Wales Expressway, which merging with the A55 forms the main arterial route through North Wales between Chester and Holyhead.
- 2.3 The Site extends to 2.43 gross hectares (6 acres) and consists of a number of existing dwellings, known as Pingott and Ivy Cottage respectively, with associated agricultural buildings and fields presently used for the grazing of sheep and cattle beyond.
- 2.4 The existing dwellings and agricultural buildings are located to the south west of the Site with existing vehicular access being off Green Lane.
- 2.5 There are relatively few physical features within the Site, save for existing trees and hedgerows which are predominantly located on the site boundary. Hedgerows limit views into and out of the Site and provide for a strong sense of containment.
- 2.6 A number of trees along the Site's western boundary and in its southeastern corner are protected by Tree Preservation Order 327 (2020), as identified within the Arboricultural Impact Assessment accompanying this application.



- 2.7 Existing landscape features will be retained as much as possible with some small-scale removal required to facilitate the proposed development. Appropriate compensatory landscape planting will be provided as part of the development.
- 2.8 The topography of the Site falls from the centre of the Site to the north east boundary.
- 2.9 An existing minor watercourse enters the Site on its south western boundary. Short sections of the watercourse are culverted within the Site as it crosses in an east to west direction and extending northwards along the site's western boundary.



The Surroundings

- 2.10 The Site is located to the west of the settlement of Ewloe, a Tier 2 Local Service Centre in the Flintshire Local Plan (2003).



- 2.11 In respect of its surroundings, Ewloe Green is an established residential area, the Site's eastern boundary comprising the rear garden fences of existing properties on Greenville Avenue with residential properties being predominantly 2 storeys.
- 2.12 To the north, the Site is bound by an equipped play area accessed off Circular Drive and separated from the Site by a mature hedgerow. Green Lane bounds the Site to the south with sporadic residential properties and open countryside beyond.
- 2.13 Land to the west is agricultural in nature and separated from the Site by mature trees and hedgerows. Public Right of Way 144 runs along the south west boundary of the Site and provides footpath connections between Green lane and Holywell Road.
- 2.14 The Site is not located within a conservation area nor subject to any statutory or special designations relation to landscape value and nature conservation, although is located approximately 510m to the south of Deeside and Buckley New Sites Special Area of Conservation [SAC], 510m to the north of Connah's Quay Ponds and Woodland Site of Special Scientific Interest [SSSI] and 950m to the north of Buckley Claypits and Commons SSSI. A number of non-statutory sites such as Sites of Biological Importance (SBI) and Local Wildlife Sites [LWS] are located within a 2km of the proposed development.
- 2.15 The Site is located within Flood Zone A and is generally considered to be at little to no risk of fluvial flooding or flooding from rivers.
- 2.16 There are no designated heritage assets in the Site's immediate surroundings, the closest heritage assets being: -
- Castle Hill Farm and its associated outbuildings, a Grade II Listed complex of farm buildings located approximately 725 metres north west of the centre of the Site;



- Church of the Holy Spirit, a Grade II Listed Building located approximately 960 metres northeast of the centre of the Site;

2.17 The nearest conservation area to the Site is Hawarden which is located approximately 2.3 km to the east of the centre of the Site.

2.18 Given the distance and intervening urban development, vegetation, topography and infrastructure, it is not considered that there is a visual relationship between the Site and the setting of the heritage assets or conservation area. Accordingly, it is not considered that the proposed development would cause harm to the setting and significance of these assets.

Locational Sustainability

2.19 The Site is located a sustainable distance from a range of key service and amenities for future residents: -

2.20 **Education** – There are two primary schools in Ewloe. The nearest primary school to the Site is Ewloe Greem County Primary School which is located 200m in a south eastern direction from the Site on Mold Road. 2m pedestrian footpaths along Green Lane proposed as part of the development will provide safe routes on foot to and from the school.

2.21 The nearest secondary school to the Site is Hawarden High School which is located approximately 1.6km east of the Site.

2.22 Overall, the Site benefits from excellent access to primary and secondary education, accessible via sustainable modes of travel.



- 2.23 **Shops and Services** – The Local Development Plan identifies Ewloe as a Local Service Centre, expected to play a local role in the delivery of services and facilities. A local convenience store and a range of hot food takeaways are located approximately 1km from the centre of the Site on Holywell Road. A post office and Co-Operative Supermarket are located approximately 1.2km to the west of the Site off The Highway. St David's Park is located approximately 1km to the east of the Site and includes a range of services and employment opportunities including public houses and hotels.
- 2.24 The nearest supermarket is located in Queensferry, approximately 2.6km north of the Site. Deeside Retail Park, providing a range of comparison goods stores is located approximately 2.84km to the north.
- 2.25 The Transport Assessment confirms that the town is located within 5 miles of a range of areas including Shotton, Queensferry and Buckley and is therefore accessible by cycle.
- 2.26 Overall, the Site benefits from access to a range of convenience shops and services available on foot, cycle or via public transport and capable of meeting the everyday needs of future residents. Shops selling comparison goods are accessible via private car, cycle or public transport.
- 2.27 **Public Transport** – There are bus stops either side of Mold Road immediately to the south east of the proposed site access, other bus stops being located north and south of Mold Road. These bus stops are served by the X4, 5 and 5a bus services providing an hourly service to locations including Ellesmere Port, Mold, Buckley, Broughton, Chester, Queensferry, Deeside and Buckley respectively.
- 2.28 The nearest railway station to the site is Hawarden Train Station, which is located approximately 2km to the east of the Site and is viewed as a viable option for some pedestrians, providing hourly journeys to Neston Wrexham Central and Bidston respectively with Bidston providing onward journeys to Liverpool.
- 2.29 Overall, the Site benefits from a range of public transport modes including bus and train, providing opportunities for longer distance trips via non-car modes.



- 2.30 **Healthcare** – The nearest GP facilities to the Site are located in Hawarden, approximately 2.7km from the Site; Deeside Community Hospital being located approximately 1.7km to the north of the Site. The nearest dentist surgery is located approximately 560m to the east of the Site in St David's Park, Ewloe. Overall, it is considered that the site is well served by existing healthcare provisions.
- 2.31 **Leisure/Recreation** – An existing equipped play area is located adjacent to the northern boundary of the Site and is accessed off Circular Drive, there being opportunity to provide public footpath connections within the Site to aid pedestrian access. Other play facilities are located approximately 630m to the north of the Site. A range of leisure facilities including a gym and swimming pool are located at Village Hotel, St Davids approximately 600m from the Site.
- 2.32 The nearest outdoor sports facilities are Gladstone Herbert Playing Fields, Hawarden approximately 1.7km to the east of the Site.
- 2.33 Overall, future residents of the proposed development would enjoy excellent access to local leisure and recreation facilities, providing opportunity for significant health and wellbeing benefits.

Summary

- 2.34 Overall, the Site benefits from being in excellent proximity to a range of services and amenities, including convenience retail, local primary schools and recreational facilities, its allocation in the adopted Local Development Plan confirming the Site as a suitable and sustainable location for housing.
- 2.35 The site is well served for public transport provisions including bus and rail. Bus Stops located on Mold Road within walking distance of the Site entrance providing regular trips to Deeside, Ellesmere Port and Chester.



3. PLANNING HISTORY

- 3.1 The site forms part of a larger site allocated in the recently adopted Flintshire Local Development Plan for a residential development of 298 homes (Site HN1.7 (Holywell Road/Green Lane, Ewloe) including land outside of the application boundary and the control of the applicant. The LDP was subject to significant and comprehensive consultation and examination, the Inspector concluding that the allocation of the site for residential purposes to be acceptable and appropriate.
- 3.2 The Site does not have a planning history relevant to the proposed development which should be considered a material consideration in the determination of the planning application.
- 3.3 There are no recent major planning permissions granted in the vicinity of the Site which require consideration in the determination of this application.



4. PROPOSED DEVELOPMENT

- 4.1 This section provided details of the proposed development for which full planning permission is sought and should be read in conjunction alongside the Proposed Site Layout (Ref: GL-EWL-SL.01 Rev A) and supporting reports and plans accompanying the application.

Use

- 4.2 The application seeks detailed planning permission for the following: -

'Construction of 70 dwellings (including 38 affordable homes), new vehicular and pedestrian access off Green Lane, public open space, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works.'

Amount

- 4.3 The proposed development will comprise the development of 42 open market dwellings and 28 affordable homes, representing 40% of the total homes to be provided on-site in accordance with adopted policy.
- 4.4 In addition to new housing, the proposals include the provision of on-site public open space, hard and soft landscaping, attenuation areas, road infrastructure and parking.



Scale and Massing

- 4.5 All houses will be a maximum of two storeys in height. A variety of build solutions are used to reduce the perceived scale and massing of buildings including the use of hipped roofs, variation in materials on principle facades and asymmetrical building footprints with projecting gables and garages.
- 4.6 Rows of terraced properties have been limited to a maximum run of four properties.
- 4.7 Landscape buffers and planting within and around the edges of the Site will also assist in reducing the perceived density and massing of the development and integrate it into its surroundings.

Housing Mix, Density and Floorspace

- 4.8 The Application Site is 2.43 hectares (6 acres) of which approximately 1.77 hectares (4.38 acres) or 27% will be undeveloped land comprising land required for access, public open space, play areas, structural planting and land required for surface water attenuation.
- 4.9 The development of 70 homes equates to an average density of 39.49 dwellings per net hectare (DPH) or 15.98 units per acre.
- 4.10 The housing mix for the Site comprises 9 different housetypes, including a range of 2-storey terraced, semi-detached and detached properties. Dwelling size range from 2 to 4 bedrooms; as a proportion of the total mix, the number of houses in each category is as follows: -
- 16 no. 2 Bed 2 Storey End/Mid Terrace homes (Affordable) – 22.9%;
 - 12 no. 3 Bed 2 Storey End Terrace homes (Affordable) – 17.1%;
 - 3 no. 2 Bed 2 Storey Mid Terrace homes (Open Market) – 4.3%;
 - 6 no. 3 Bed 2 Storey End Terrace homes (Open Market) – 8.6%;



- 10 no. 3 Bed 3 Storey Semi-detached homes (Open Market) – 14.3%;
- 18 no. 3 Bed 2 Storey Detached homes (Open Market) – 25.7%;
- 5 no. 4 Bed 2 Storey Detached homes (Open Market) – 7.1%

4.11 Proposed housetypes are two storeys in height, reflective of existing properties in the immediate vicinity of the Site and in keeping with the predominant character of properties in Ewloe.

4.12 A total of 28 (40%) affordable homes will be provided (a mix of 2 and 3 bed terraced properties).

4.13 The affordable homes will be tenure blind and indistinguishable in character to the market housing to ensure a consistent design message across the Site and support an integrated and mixed community.

Layout

4.14 The Planning Layout has been prepared to ensure an efficient use of land and natural extension to the existing settlement of Ewloe.

4.15 Plots are laid out in outward facing blocks to positively present the street and ensure opportunities for natural surveillance. Plots on the eastern boundary have been orientated so private gardens back onto existing properties and ensure that adequate separation distances to existing properties are achieved. Arranging plots in outward facing blocks ensures private gardens are located to the rear, providing security and ensuring a minimum 21m back-to-back separation distance between properties.

4.16 A 'Gateway Green' area off Green Lane will provide an attractive arrival space. Plots 1-5 are accessed via a shared drive to positively address Green Lane whilst retaining existing hedgerows



and support retention of on-site biodiversity in accordance with guidance set out in Policy HN1. Plots 46-51 are also served off shared private drive to front onto areas of public open space.

- 4.17 Existing trees and hedgerows within the Site have been retained including Trees T2, T3, T4, T5, and G3 (part) subject to TPO 327 (2020) to the west and south east of the Site which will act as a visual screen to filter views in and out of the development from the open countryside beyond.
- 4.18 However, in order to accommodate the proposed development, including the proposed site accesses, a small extent of hedgerow H1 will need to be replaced. The loss of trees will be compensated for through replacement planting as shown on the submitted landscape plans.
- 4.19 The Proposed Site Layout and drainage strategy has been designed having regard to the Site's natural topography including creation of a new attenuation basin set within an area of open space to support surface water drainage and encourage biodiversity. An existing minor watercourse located to the south east of the Site will be retained in open channel within areas of open space.
- 4.20 Properties have been orientated to provide natural surveillance onto areas of open space. The northern area of open space has been located to provide opportunities to integrate with existing equipped play accessed off Circular Drive. Details of street lighting to be provided within the Site will be agreed via pre-occupation planning condition.
- 4.21 The development incorporates a network of formal and informal pedestrian routes connecting homes with areas of open space as well as to the existing footpath network.
- 4.22 A clear and legible hierarchy of streets, well enclosed by built form and comprising a series of interconnected streets, lanes and shared private drives to reflect their role and function within the Site and forming internal loops throughout the development.



4.23 Main Streets are defined by 5.5m wide carriageways with 2m footpaths on either side; Lanes are defined by 4.4m wide carriageways with a 2m footpath on one side and shared private drives are 4.4m wide and serve a maximum of 5 units.

4.24 Following discussions with the Registered Provider and Flintshire Council's Housing Strategy Officer, affordable homes are clustered throughout the Site; these properties will be indistinguishable in external appearance from the open market homes.

Access and Movement

4.25 The Site is to be accessed off Green Lane to the south of the Site via a priority-controlled T-junction with 5.5m carriageway and 2m footpaths on either side (Drawing Ref: SCP/230836/D02 Rev B). Green Lane will be widened to 5.5m from Mold Road to just beyond the proposed vehicular access with a 2m footpath on its eastern side.

4.26 The proposed access will provide visibility splays that have an 'x' distance (minor arm setback distance) of 2.4m and a 'y' (major road visibility) distance of 45m to the left and 45m to the right, which is in accordance with the guidance set out in TAN18 for a 20mph road.

4.27 Utilising land within the adopted highway, it is proposed to widen the existing junction of Green Lane and Mold Road to provide a suitable junction to accommodate vehicular traffic associated with the development ensuring sufficient forward manoeuvrability and visibility.

4.28 The internal road layout will provide for the safe movement of pedestrians and encourage non-car travel. Dropped kerbs and tactile paving will assist footpath users and cyclists to ensure that the proposed development is accessible to all. Pedestrian/cycleways are proposed through the open space to the north of the Site, providing access to public open space on the Site's northern boundary.



- 4.29 Road widths have been designed such that the proposed development is accessible for refuse and emergency vehicles. Swept path analysis has been undertaken to inform the Proposed Site Layout, as set out in the accompanying Transport Assessment.
- 4.30 A new pedestrian footway will be provided from the Site on the northern side of Green Lane, providing connections to the wider footpath network on Mold Road and enabling safe trips on foot to existing bus stops on Mold Road and Ewloe Green Primary School. Existing connections on Green Lane to Public Right of Way 144 will be retained as part of the development.
- 4.31 A balanced approach has been taken to car parking, incorporating a range of parking solutions including frontage and side parking with some dwellings also have integrated or detached garages. The development provides parking in accordance with the Council's adopted parking standards set out in policy SPGN3.
- 4.32 All parking is provided close to, and visible from, people's homes offering security and convenience. Garages are typically set back from the fronts houses to reduce their visibility and prominence along the street.
- 4.33 Street trees, planting within front gardens and landscape strips between adjacent driveways will provide screening to parked vehicles, reducing their visual dominance on the streetscene. The layout avoids long rows of parking bays along the street by varying the housing mix, using side parking where possible and introducing landscaping to break up adjacent parking bays – frontage parking bays are limited to a maximum run of 6.

Waste and Recycling

- 4.34 Each dwelling will have sufficient space within the dwelling curtilage for the separate storage of refuse recycling.



Surface Water and Foul Drainage

- 4.35 It is preferred that surface water will discharge via the existing minor watercourse to the south of the Site; infiltration will be considered following completion of further site investigations.
- 4.36 Subject to agreement with Flintshire Council and Welsh Water, surface water will discharge into the watercourse at a rate of 12 litres per second, matching the existing greenfield run-off rate, controlled by a flow control.
- 4.37 Due to surface water flow being restricted, attenuation will be provided in the form of oversized pipes and a detention basin located to the south east of the Site.
- 4.38 The foul water drainage is proposed to connect to an existing foul water sewer present on Green Lane, subject to agreement with Welsh Water.

Appearance and Detailing

- 4.39 The proposed housetypes are of traditional appearance and have been informed by the vernacular of the surrounding area, incorporating architectural details, materials and scale to ensure the development integrates seamlessly into its surroundings.

Key elevation feature include: -

- A mix of brick and artificial stone heads and cills;
- Front bay windows to properties;
- Use of chimneys and variation in ridge height and colour to support an interesting roofscape;
- Front entrances articulated with porches and canopies of various designs;
- Integral garages to some houses;
- Double height bay windows to some housetypes;



- GRP Chimneys;
- Contrasting brick plinths;
- Dentilled brick courses;
- Decorative brick detailing to gables;
- Use of render on some housetypes to provide additional variety and interest to the streetscene;
- Simple pitched and hipped roofs;
- Variation in front door and garage colours.

4.40 Proposed building materials have been selected to respond to the local vernacular., comprising a palette of red facing bricks with contrasting details. Roof materials predominantly comprises slate-coloured concrete tiles with contrasting rainwater goods and detailing.

4.41 Variation in brick type, use of render and variation in front door and garage colours assist in creating character within the development.

4.42 Further details of proposed materials will be submitted as part of the planning application.

Landscaping and Public Open Space

4.43 The Development seeks to ground the Site within its surroundings by responding sensitively to existing landscape features including hedgerows and mature trees. Such features will be retained and integrated into the development within areas of open space and are central to providing an established green infrastructure framework.

4.44 Trees under Tree Preservation Order along the Site's western boundary and at the south east will be retained and integrated into areas of open space. Retention of those trees on the Site's western boundary will provide screen views of the development from the open countryside to the west.



- 4.45 Landscape plans are submitted as part of the application and seek to provide new and compensatory tree and hedgerow planting across the Site.
- 4.46 An area of open space at the site entrance will provide an attractive green gateway to the Site. Greenspaces will serve a number of functions including places for formal and informal recreation, amenity open spaces and areas set aside for natural SUDs features.
- 4.47 A large area of public open space will be provided to the north of the Site with physical and visual connections to the existing equipped play to the north.
- 4.48 The existing minor watercourse through the Site will be left open channel and integrated into the on-site open space.
- 4.49 Hedge and shrub planting is proposed within the front garden of plots to define public and private spaces and soften the built form.



5. PLANNING POLICY CONTEXT

5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that *‘where in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise’* – this being reiterated in paragraph 1.22 of Planning Policy Wales 11 [PPW11] (February 2021).

Flintshire Local Development Plan

5.2 The relevant development plans for this application comprises the Flintshire Local Development Plan 2015-2030, which was adopted on 24th January 2023.

5.3 Alongside land to the west, Policy HN1 (New Housing Development Proposals) identifies the Site as forming part of larger housing allocation HN1.7 Holywell Road/Green Lane, Ewloe which is expected to accommodate 298 homes across the Plan period.

5.4 In allocating the Site, Policy HN1 advises that access shall be provided off Holywell Road and Green Lane with no through route between the Sites; improvements to be made to the junction of Green Lane and Old Mold Road and field boundary hedgerows and trees/ecological mitigation measures be incorporated.

5.5 Appendix 4 of the Local Development Plan identifies the Site as being located in the Mold and Buckley Housing Market Area (HMA), Policy HN3 (Affordable Housing) requiring that sites of 10 or more units within the HMA provide 40% affordable housing, expecting this to be delivered on site.



5.6 The following Local Development Plan policies are considered to be pertinent in the determination of this application and are considered further in Section 6 of this Statement: -

Policy Ref	Policy Name
STR1	Strategic Growth
STR2	The Location of Development
STR4	Principles of Sustainable Development, Design and Placemaking
STR11	Provision of Sustainable Housing Sites
STR13	Natural and Built Environment, Green Networks and Infrastructure
STR14	Climate Change and Environmental Protection
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
PC7	Passenger Transport
HN1	New Housing Development Proposals
HN2	Density and Mix of Development
HN3	Affordable Housing
EN1	Sports, Recreation and Cultural Facilities
EN2	Green Infrastructure
EN8	Built Historic Environment and Listed Buildings
EN12	New Development and Renewable and Low Carbon Energy Technology
EN14	Flood Risk
EN18	Pollution and Nuisance



Planning Policy Wales 11

- 5.7 Planning Policy Wales 11 [PPW11] is a material consideration in the determination of planning applications, its primary objective being to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.
- 5.8 Paragraph 1.22 of PPW 11 reiterates that planning applications must be determined in accordance with the adopted plan, para 1.18 promoting a presumption in favour of sustainable development for those developments in accordance with the development plan unless material considerations indicate otherwise, to ensure that these social, economic, cultural and environmental issues are balanced and integrated.
- 5.9 PPW11 emphasises that sustainable places are the goal of the land use planning system in Wales, paragraph 2.3 stating that the planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly...development proposals should create conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all.
- 5.10 'Placemaking' features heavily in PPW 11, identified as a holistic approach to the planning and design of development and spaces, considering the context, function and relationship between a development site and its wider surroundings to create high quality development.
- 5.11 Figure 4 of PPW 11 defines a number of key planning principles, highlights that the efficient use of resources - including land, underpins sustainable development, further stating that the planning system must work in an integrated way to maximise its contribution to well-being, through the creation of well-designed places and cohesive rural and urban communities which can be sustained



by ensuring the appropriate balances of uses and density, making places where people want to be including providing the right mix of good quality/well designed homes.

5.12 Paragraph 3.1 of PPW 11 confirms that good design is fundamental to creating sustainable places where people want to live, work and socialise, extending that design goes beyond the architecture of a building but the relationship between all elements of the natural and built environment.

5.13 Paragraph 3.4 states that design is an inclusive process, and early engagement can help to secure public acceptance of new development.

5.14 Figure 8 of PPW 11 raises 5 key aspects of good design: -

- **Access and Inclusivity** – Development proposals should place people at the heart of design... providing for flexibility in use and buildings and environments that are convenient and enjoyable to use for everyone. Design measures should enable easy access to services by walking, cycling and public transport;
- **Environmental Sustainability** – Development should seek to make efficient use of land with early decisions made regarding location, density, layout, built form, materials, also noting that landscape and green infrastructure are an integral part of the design process;
- **Character** - The special characteristics of an area should be central to the design of a development. The layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations;
- **Community Safety** - Crime prevention and fear of crime are social considerations which regard should be given. The aim should be to produce safe environments that do not compromise on design quality;



- **Movement** - Good design is about avoiding the creation of car-based developments, contributing to minimising the need to travel and reliance on the car, and maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys.
- 5.15 Chapter 4 of PPW 11 is clear that new housing development should incorporate a mix of market and affordable housetypes, tenures and sizes to cater for the range of identified housing needs and contribute to the development of sustainable and cohesive communities.
- 5.16 Paragraph 4.2.5 expands that planning authorities must clearly set out the housing requirement in their development plan. These requirements must be based on evidence and clearly express the number of market and affordable homes the planning authority considers will be required in their area over the plan period. Planning authorities should plan for a mix of market and affordable housing types to meet the requirement and specifically consider the differing needs of their communities.
- 5.17 Paragraph 4.2.10 states that the supply of land to meet the development plan housing requirement must be deliverable; and development plans must include a supply of land which delivers the identified housing requirement figure. To be considered 'deliverable', sites must be free, or readily freed, from planning, physical and ownership constraints and be economically viable; paragraph 4.2.12 stating that authorities should promote sustainable residential mixed tenure communities.
- 5.18 Paragraph 4.2.22 is clear that planning authorities will need to ensure through the development management process that they make the most efficient use of land and buildings in their area; higher densities must be encouraged on sites which have good walking, cycling and public transport links.



- 5.19 Planning applications for housing on sites that comply with an up-to-date development plan should be assumed to be viable. Paragraph 4.2.25 raises that affordable housing need is a material consideration in the determination of planning applications. Applicants for planning permission should therefore demonstrate and justify how they have arrived at a particular mix of housing, having regard to development plan policies.
- 5.20 Paragraph 6.2.4 of PPW11 states that green infrastructure plays a fundamental role in shaping places, the protection and enhancement of biodiversity must be carefully considered as part of green infrastructure provision alongside the need to meet society's wider social and economic objectives and the needs of local communities.
- 5.21 Paragraph 6.2.5 advises that the quality of the built environment should be enhanced by integrating green infrastructure and embed the benefits of biodiversity into new development and places and contributing towards health and well-being outcomes.
- 5.22 Chapter 6 of PPW 11 is clear that development should reduce and must not increase flood risk on and off the development site; surface water flooding will affect choice of location and the layout and design of schemes, and such factors should be considered at an early stage in formulating development proposals.
- 5.23 PPW 11 requires new development of more than one dwelling require approval from the SuDS Approval Body (SAB) prior to commencement of development, to ensure that SuDS infrastructure is properly maintained and functions effectively for its design life, stating that the provision of SuDS must be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals.
- 5.24 Paragraph 6.6.19 advises that development proposals should incorporate design for surface water management, based on principles which work with nature to facilitate the natural functioning of the water cycle, providing issues such as land contamination would not result in



the mobilisation of contaminants which may have an impact over a wider area. Design for multiple benefits and green infrastructure should be secured wherever possible.

Technical Advice Notes (TANs)

5.25 Alongside PPW11, Welsh Government have prepared a number of supplementary Technical Advice Notes. Those of relevance to the determination of the application are listed below: -

- TAN 2: Planning and Affordable Housing;
- TAN 5: Nature Conservation and Planning;
- TAN 11: Noise;
- TAN 12: Design;
- TAN 16: Sport, Recreation and Open Space;
- TAN 18 – Transport

Other Material Considerations

5.26 Flintshire County Council have published a number of evidence base documents which are considered to be pertinent to the determination of this application.

Housing Land Supply

5.27 The Council's housing land supply position is set out in the Housing Land Supply and Delivery Background Paper (February 2021) with April 2020 as its base date.

5.28 The Background Paper projects that the Council will deliver 3,320 homes in the 5-year period 2020-2025 at an average of 664 dwellings per annum (Table 5A) and 4,831 dwellings across the remainder of the Plan period to 2030 at an average of 483 dwellings per annum.



- 5.29 The Table identifies that a significant proportion of housing completions are likely to occur on those sites allocated for housing in the Local Development Plan as identified in Policy HN1 and highlights the reliance the Council is placing on these sites to achieve their housing requirement – such sites delivering 3,300 homes across the remainder of the Plan period (68% of projected completions).
- 5.30 Appendix 3A of the Background Paper forecasts projected completions from the Holywell Road/Green Lane allocation assuming that its expectant capacity of 298 homes will be delivered before the end of the Plan period in 2030 and contributing to the 6,950 new homes to be delivered in Flintshire in the period 2015-2030 as set out in Policy SRT1 of the LDP.
- 5.31 Accordingly, the Site is expected to deliver new homes early in the Plan period to support achieving the Council's published housing trajectory. In accordance with the Council's delivery projections, it is considered that there are no physical encumbrances which would preclude commencement of development upon receiving planning consent and that the Site can achieve c45 dwellings per annum as per the trajectory set out at Appendix 3A.

Local Housing Market Assessment (LHMA)

- 5.32 The Council's most recent LHMA (2018 Update) was published in January 2019, Policy HN3 of the LDP identifying Ewloe as lying within the Mold and Buckley Housing Market Area.
- 5.33 Table 5.7 of the LHMA identifies that the highest demand for open market dwellings in Flintshire is for 3 bed and 4 bed houses and bungalows (all sizes).
- 5.34 The LHMA suggests an annual net affordable shortfall of 238 dwellings across Flintshire, identifying an overall shortfall of 22 affordable dwellings per annum in the Mold and Buckley HMA (Table 6.5). Highest affordable housing need within Flintshire is for smaller 1- and 2-bedroom properties (45.6%), there also being need for 3 bedroom (28.3%) and 4-bedroom properties (12%) and older persons stock (14%).



Supplementary Planning Guidance Notes (SPGNs)

5.35 Flintshire Council has a number of Supplementary Planning Guidance Notes (SPGNs) and Local Planning Guidance Notes (LPGNs) relevant to the determination of the application: -

- SPGN No.2 – Space Around Dwellings;
- SPGN No. 8 – Nature Conservation and Development;
- SPGN No.9 – Affordable Housing;
- SPGN No.11 – Parking Standards;
- SPGN No.23 – Developer Contributions to Education
- PGN No.13 Open Space Requirements

5.36 Appraisal of the development against these guidance notes is considered in Section 6 of this Statement.

5.37 Compliance of the proposed development against these relevant planning considered is considered in Section 6 of this Statement.



6. TECHNICAL AND POLICY ASSESSMENT

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

Principle of Development

6.2 The Flintshire LDP identifies Ewloe as a Local Service Centre, a Tier 2 settlement expected to accommodate modest levels of new housing development. The Site is located within the settlement boundary as defined on the Proposals Map, Policy PC1 confirming that new development within settlement boundaries will be permitted subject to complying with other Plan policies.

6.3 The Site is identified as a housing allocation under Policy HN1 of the Flintshire Local Development Plan, forming part of Site HN1.7 *Holywell Road/Green Lane, Ewloe* which is expected to deliver 298 homes, its allocation through the LDP following an extensive examination-in-public process confirming the Site as a sustainable and suitable site for housing.

6.4 Policy HN1.7 of the LDP sets out the following guidance for the development of the allocation: -

- Access off Holywell Road and Green Lane but no through route;
- Improvements to junction of Holywell Road and Old Road and junction of Green Lane;
- Retention of field boundary hedgerows and trees; and
- Ecological mitigation measures

Guidance relevant to that part of the allocation subject to this application is discussed later in this paragraph.



- 6.5 The development will contribute to the delivery of market and affordable housing in Flintshire, and more specifically the Mold and Buckley housing market area, contributing to delivering the Local Plan housing requirement of 7,870 homes between 2015 and 2030 to support meeting Flintshire's economic ambition.
- 6.6 PPW11 states that local authorities' ability to deliver its housing requirement must be demonstrated through a housing trajectory illustrating the expected rate of housing delivery for both market and affordable housing. The timing of the submission of the planning application is consistent with the Housing Trajectory set out in Appendix 3a of the LDP, which expects delivery of the Site to commence in 2023/24 and supports the Council's projected delivery assumptions and making a significant contribution towards achieving the LDP housing requirements of 6,950 new homes in the period 2015 to 2030 as set out in Policy SRT1.
- 6.7 Consequently, the Site forms an important component of the Council's short term forward land supply and is required to meet the Council's forecast housing requirement. There are no physical encumbrance which would preclude commencement of development following the granting of consent.
- 6.8 The development will represent an efficient use of land, delivering a mix of housetypes which respond to local housing needs – proposing predominantly 2–4-bedroom homes.
- 6.9 Accordingly, the principle of residential development on the Site is accepted; consistent and supported by Local Development Plan policies STR1, STR2 and H1.

Housing Mix and Affordable Housing



6.10 The housing mix for the Site comprises 9 different housetypes, including a range of 2-storey terraced, semi-detached and detached properties, comprising the following housing mix: -

- 16 no. 2 Bed 2 Storey End/Mid Terrace homes (Affordable) – 22.9%;
- 12 no. 3 Bed 2 Storey End Terrace homes (Affordable) – 17.1%;
- 3 no. 2 Bed 2 Storey Mid Terrace homes (Open Market) – 4.3%;
- 6 no. 3 Bed 2 Storey End Terrace homes (Open Market) – 8.6%;
- 10 no. 3 Bed 3 Storey Semi-detached homes (Open Market) – 14.3%;
- 18 no. 3 Bed 2 Storey Detached homes (Open Market) – 25.7%;
- 5 no. 4 Bed 2 Storey Detached homes (Open Market) – 7.1%

6.11 The open market housing mix responds to and is in accordance with the Council's most recent Local Housing Market Assessment 2019 (LHMA) which highlights highest demand for 3- and 4-bedroom properties.

6.12 The delivery of 28 affordable homes constitutes 40% of the total number of dwellings, consistent with Policy HN3 of the LDP and making a significant contribution to affordable housing delivery within the Mold and Buckley housing market area which identifies an annual shortfall of 22 affordable dwellings per annum.

6.13 Again, in response to the identified affordable housing need set out in the LHMA, the affordable housing comprises a mix of 2- and 3-bedroom properties, the LHMA identifying the largest need for affordable homes is for 1- and 2-bedroom homes with there also being significant need for 3 bed properties. The affordable homes are pepper-potted throughout the Site and indistinguishable in appearance from the market dwellings.



- 6.14 PPW 11 is clear that affordable housing need is a material consideration in the determination of planning applications; significant weight should be afforded to the delivery of 28 new affordable homes when determining the application.
- 6.15 Accordingly, the development is considered to respond positively to LDP policies STR11, HN2 and HN3, SPGN9: Affordable Housing, TAN2, PPW11 and relevant evidence in the LHMA.

Layout, Design and Density

- 6.16 The layout considers the Site's surroundings and technical and policy requirements, representing a high quality and inclusive design which respects the Site and its surroundings, and technical and policy requirements including topography, impact on trees/hedgerows and ecology, accessibility and amenity of existing residents and seeks to integrate the development within its immediate surroundings.
- 6.17 In accordance with guidance set out in Policy HN1.7, the proposed development responds to and will have limited impact on existing trees and hedgerows including those on existing field boundaries. Existing trees and hedgerows, including those subject to Tree Preservation Order will be retained within new areas of public open space with any which are required to be lost to facilitate the development being adequately replaced.
- 6.18 Proposed homes have been arranged in logical and outward facing blocks to aid natural surveillance of properties and public spaces/areas of open spaces. The development demonstrates a clear and legible hierarchy of streets, well enclosed by built form and providing an attractive setting for residents and facilitating safe and easy vehicular and pedestrian movements. New footpaths/cycleways will maximise opportunities for connectivity to the surrounding area and increase opportunities for trips on foot and access to public transport services.



In accordance with the guidance stated in Policy HN1, the internal road arrangement does not seek to provide future opportunities for road connections between the site and the adjacent site which forms the remainder of housing allocation HN1.7.

- 6.19 Proposed housetypes are two-storey and are considered appropriate for the Site's location, prevailing character and physical characteristics. The development achieving the minimum separation distances set out in SPGN No.2.
- 6.20 The housetypes, materials palette and architectural detailing have been selected to be sympathetic and appropriate to the surrounding area and to achieve a high-quality living environment which integrates well with the immediate surroundings.
- 6.21 The proposed net density across the Site will be 39.49 units per hectare, taking account of the Site's location, surroundings, policy requirements as well as known technical constraints and being in accordance with Policy HN2 of the LDP which states new housing development should aim to provide a density of at least 30 dph and makes the most efficient use of land.
- 6.22 The proposed development is consistent with LDP policies STR4, STR5, STR13, PC3, SPGN2, TAN12 and PPW11.

Arboriculture

- 6.23 An Arboricultural Impact Assessment (AIA) has been undertaken to inform and support the application.
- 6.24 Guidance within Policy HN1 states that development of allocation HN1.7 shall retain field boundary hedgerows and trees. The proposed development has been informed by existing green infrastructure



within the Site and seeks to retain existing tree and hedgerow planting where possible, with appropriate replacement planting proposed where removal is necessary to facilitate development.

- 6.25 Trees subject to Tree Preservation Order (Trees T2, T3, T4, T5) on the western boundary and G3 (part) in the site's south east corner will be retained as part of the development.
- 6.26 The following trees will need to be removed from the Site to accommodate development - H1 (in part), H2 (in part), T6, T7, G2, G3 (in part) & H5
- 6.27 Notwithstanding the removal of trees and hedgerows necessary to facilitate the development, it is considered that the development aligns with the guidance at Policy HN1, with any trees required to be removed being appropriately replaced as part of a new landscape strategy submitted as part of the application.
- 6.28 The AIA has assessed the impact of the proposed development on retained trees with appropriate recommendations made and reflected to ensure their long-term retention. Tree protection measures are proposed to mitigate the impact of the development on retained trees, including erection of tree protection fencing prior to commencement of development. Such measures can be controlled via an appropriately worded pre-commencement planning condition.
- 6.29 Accordingly, the proposed development is considered to respond positively to and be consistent with LDP policies STR4, STR13, PC4, EN2, EN7, SPGN4 and PPW11.



Landscape and Visual Impact

- 6.30 The Site is not subject to any protected landscape designated and is not within an Area of Outstanding Natural Beauty. The acceptability of the Site is reflected in its allocation for housing under Policy HN1 of the LDP.
- 6.31 The development of a greenfield for housing will inevitably change the landscape character of the Site and its immediate surroundings. The proposed landscape strategy for the Site introduces new green infrastructure as well as retaining existing trees and hedgerows to integrate the Site into its surroundings and screen views into and out of the Site.
- 6.32 The proposed development of the Site for 70 dwellings is not considered to have an unacceptable landscape and visual harm and is considered to accord with relevant policies in PPW11 and LDP Policies STR13 and EN4.

Highways

- 6.33 As set out in the accompanying Transport Statement and Chapter 4 of this Statement, access to the Site will be provided through a new vehicular/pedestrian access from Green Lane via a priority T-junction.
- 6.34 The internal site layout has been designed to typical residential standards with the main access road providing a 5.5m wide carriageway and 2m wide footways on both sides of the road. The main road serves a number of cul-de-sacs which provide a 4.8m wide carriageway and private driveways.
- 6.35 The proposed arrangements are considered to be acceptable and will facilitate safe movements by vehicles (including refuse and emergency vehicles), pedestrians and cyclists, providing safe connectivity to public spaces and services/facilities in the immediate area.



- 6.36 Green Lane will be widened to have a carriageway width of 5.5m with a 2m footway along the eastern section of the carriage way and a verge along the western side with the junction of Mold Road/Green Lane widened to ensure appropriate manoeuvrability and visibility to accommodate development traffic, in accordance with the relevant guidance set out in Policy HN1 of the LDP.
- 6.37 The development will accommodate sufficient car parking to meet relevant guidance in the Flintshire Council SPG.
- 6.38 The proposed development will result in an increase of 36 two-way vehicles during the AM peak hour and 35 two-way vehicles during the PM peak hour, equating to an average of 1 additional vehicle movement every 1-2 minutes or so in the during both peak hours.
- 6.39 Having regard to the low volume of traffic generated and benefits provided through the upgrading of Green Lane and introduction of a footway, the proposed development will not have a material impact on the operation or safety of the local highway network and no further detailed assessment is required. The traffic impact of the scheme is therefore acceptable in planning terms.
- 6.40 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. It is therefore concluded that there is no highway-related reason to withhold planning permission for the scheme.



Nature Conservation

6.41 A Preliminary Ecological Assessment [PEA] has been undertaken to inform and support the application, assessing the site for features of ecological importance and the impact of the proposed development on ecological habitats.

6.42 The PEA has established the following: -

- The Site is located in relative proximity to several designated sites, namely the south of Deeside and Buckley New Sites Special Area of Conservation [SAC], Connah's Quay Ponds and Woodland Site of Special Scientific Interest [SSSI] and Buckley Claypits and Commons SSSI. A number of non-statutory sites such as Sites of Biological Importance (SBI) and Local Wildlife Sites [LWS] are located within a 2km of the proposed development. It is likely that surrounding designated sites will be indirectly impacted by the proposals due to an increase in recreational pressure;
- It is not considered that there will be any impact on any SSSI in the vicinity as a result of the proposals;
- The Site provides habitat for nesting birds, badger, hedgehog, amphibians, and bats, although the habitats to be lost as part of the development are considered to be small in area and not of a high ecological value.
- The species rich hedgerow, semi-improved grassland, scattered trees, tall ruderal vegetation, and scrub provide suitable habitat for nesting and foraging bird species. It is recommended that vegetation clearance should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds.



- Habitats on site provide **low-moderate** suitability for commuting and foraging bats. Current plans indicate that the boundary habitats including scattered trees and species rich hedgerow, which provide the most valuable foraging and commuting habitat within the Site are to be retained.
- The buildings on site were assessed to provide negligible to moderate potential for bats.
- The site provides habitat for badger and hedgehog within the scrub, semi-improved grassland, species rich hedgerow and tall ruderal vegetation. These habitats are likely to be impacted by the proposals and therefore, it is recommended that a Hedgehog Reasonable Avoidance Measures (RAMS) Method Statement is produced and implemented during the works to avoid harm to this species.
- The water body within the Site was assessed to provide **average** suitability for GCN. It is recommended that further surveys for GCN are carried out at the onsite ditch (D1) and all ponds within 500m of the site to assess the presence/absence of the species and to further inform proposals. It is recommended as the areas to be lost and are small in size that an Amphibian Reasonable Avoidance Measures (RAMS) Method Statement is produced and implemented during the works to avoid harm to this species.

6.43 It is considered that loss of habitats can be appropriately mitigated and subject to appropriate mitigation, including bird and bat boxes and suitable landscaping will not adversely affect the ecological value of the area.

6.44 Accordingly, the proposed development is considered to respond to and be consistent with TAN5, PPW11 and policies HN1 and STR13 of the Local Development Plan.



Flood Risk and Drainage

- 6.45 As documented in Chapter 2 of this Statement and the accompanying Flood Consequences Assessment, the Site lies within Flood Zone A and is therefore considered to be at low risk of flooding from fluvial sources.
- 6.46 The FCA confirms the proposed drainage strategy for the Site; surface water to discharge into the existing watercourse on-site at the existing greenfield run off rate of 12 litres per second with oversized pipes and detention basins incorporated to account for climate change at 20% and water quality management techniques implemented to provide treatment to surface water flows. Foul drainage will connect into the existing foul water sewer on Green Lane subject to agreement with Welsh Water.
- 6.47 The proposed development is considered to respond positively to and is consistent with LDP Policies STR13, STR14, EN14, and EN15, SPGN29, TAN15 and PPW11.

Planning Conditions

- 6.48 Where necessary and subject to satisfying the six tests set out in the Welsh Government Circular 016/2014, the local authority may impose a series of planning conditions to the planning permission and requiring additional information in relation to the following: -
- Drainage (surface water and foul)
 - Proposed Levels
 - Construction Management
 - Ground remediation and enabling works.
 - Materials
 - Lighting
 - Ecological Mitigation



- Tree Protection

Planning Obligations

6.49 Through the determination of the planning application, the Company will engage with the local planning authority and its statutory consultees to secure planning obligations required to mitigate the impact of the development, subject to these obligations satisfying the requirements set out in LDP policy STR6 and Regulation 122 of the 2010 Community Infrastructure Levy Regulations, which require that the obligation is: -

- a) Necessary to make the development acceptable in planning terms;
- b) Directly related to the development;
- c) Fairly and reasonably related in scale and kind to the development.



7. THE CASE FOR DEVELOPMENT

7.1 This section considers the proposed development in the context of the overarching objectives of sustainable development, as set out in paragraph 2.28 of PPW11.

Social Benefits

7.2 The development will deliver the following social benefits: -

- Delivery of an allocated site in the Flintshire Local Development Plan for 70 new homes will make a significant contribution to the supply of new homes in Flintshire, its delivery being in accordance with the LDP housing trajectory.
- The delivery of 28 affordable homes, representing 35% of the total number of homes to be delivered on site and in accordance with LDP Policy HN3 will make a significant contribution to meeting affordable housing needs in Flintshire and support achievement of a mixed and integrated community.

Economic Benefits

7.3 The development will deliver the following economic benefits: -

- The development will support a substantial number of direct construction jobs over the lifetime of the construction phase as well as a large number of indirect jobs through the local supply chain via the purchase of goods and services;
- Increased expenditure from new residents within local shops and services supporting local businesses and increasing employment opportunities.
- Planning obligations will be secured via s106 agreement to mitigate the impact of the development on local services – subject to discussions with the local authority.
- Increased Council Tax contributions to Flintshire Council from the 70 new dwellings;



- Gross Value Added to the local economy generated by future residents of the proposed development;

Environmental Benefits

7.4 The proposed development will deliver the following environmental benefits: -

- Existing trees and hedgerows within the Site are to be retained wherever possible. New landscaping including new and replacement tree and hedgerow planting provides the opportunity to secure net gains in biodiversity whilst minimising the landscape and visual impacts of the proposed development.
- The proposed development will not give cause to the loss of any features of significant ecological value nor cause harm to any protected species. The proposed attenuation basin and areas of open space provide opportunity to further enhance biodiversity.
- The proposed surface water drainage strategy will not increase the risk of surface water run-off elsewhere;
- The Creation of safe and adoptable pedestrian/cycleways through the Site and along Green Lane will provide opportunities for future residents to make trips on foot and cycle. The Site is located in proximity to a range of public transport provisions including bus stops on Mold Road, providing a realistic alternative to the private car.
- The Site is sustainably located near a range of services and amenities including Primary Schools and convenience shopping reducing dependency on the private car and reducing carbon emissions.
- The development will not have a negative impact on the historic environment, including the setting and significance of heritage assets.
- The proposed development will not have an adverse impact in relation to noise, air quality and contamination.



8. SUMMARY AND CONCLUSIONS

8.1 This Planning, Design and Access Statement has been prepared in support of a detailed planning application for the proposed development of land at Green Lane, Ewloe.

8.2 The description of development for which planning permission is sought is as follows: -

'Construction of 70 dwellings (including 28 affordable homes), new vehicular and pedestrian accesses off Green Lane, public open space, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works.'

8.3 This statement has demonstrated that the proposed development is consistent with relevant policies contained within the Flintshire Local Development Plan as well as other material planning considerations.

8.4 The principle of residential development is established through the Site's allocation for housing in the LDP under Policy HN1 and its location within the existing settlement boundary.

8.5 The Site is in a highly sustainable location with good access to schools, shops, and employment opportunities, also being well served for public transport links.

8.6 The development of the Site for housing will make a significant contribution to the delivery of new market and affordable homes in Flintshire in accordance with the Council's LDP Housing Trajectory, delivering an appropriate mix of housing to meet housing needs set out in the Local Housing Market Assessment and representing an efficient use of land.



- 8.7 In respect of the technical considerations set out in Section 6.0 and the accompanying report, the proposed development will not give cause to any significant negative impacts.
- 8.8 In the overall planning balance, this Statement demonstrates that the development of the Site would be sustainable development having regard to the social, economic, and environmental aspects of the proposal.
- 8.9 In accordance with the presumption in favour of sustainable development which permeates PPW 11, we would kindly request that detailed planning permission be granted without delay.

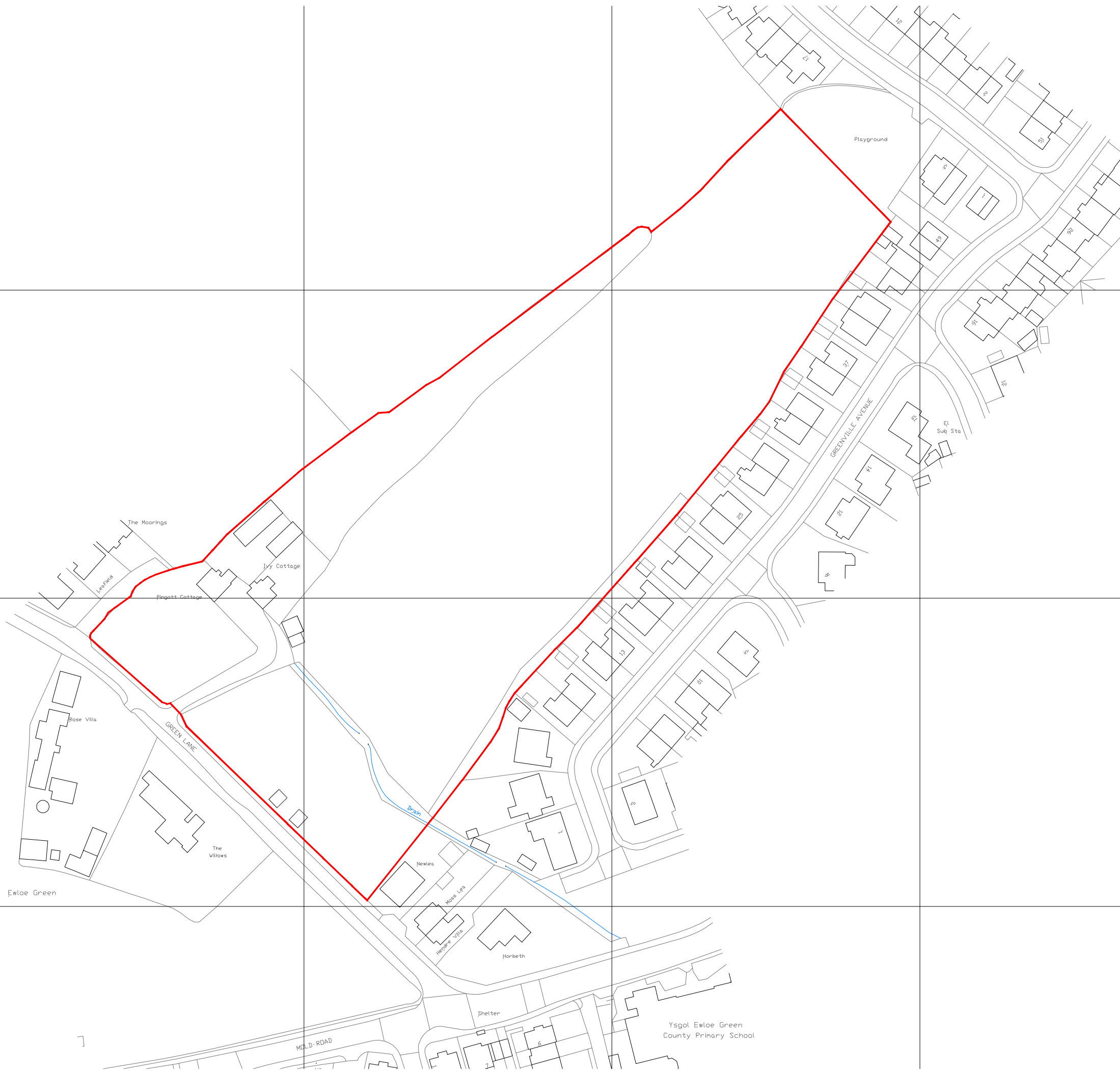


Appendices

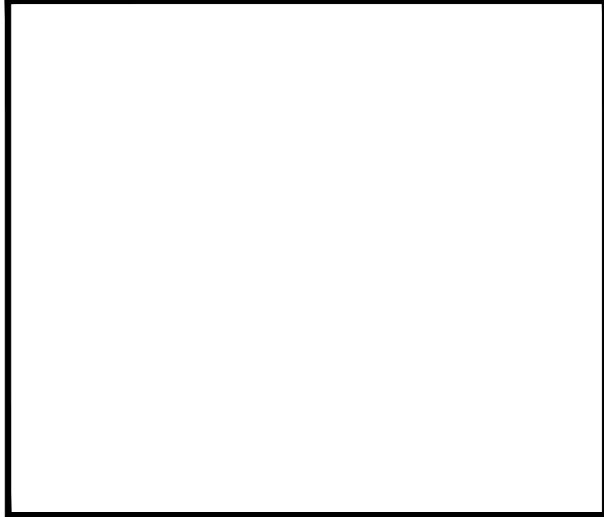


Appendix A

Site Location Plan



Rev:	Description:	Date:
-		



Castle Green,
 Unit 20,
 St. Asaph Business Park,
 Denbighshire. LL17 0LJ.
 Tel. 01745 536677

Site: **Land off Green Lane, Ewloe**

Title: **Location Plan**

Scale: **1:1250**

Date: **06.10.23**

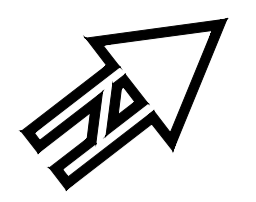
Ref: **GL-EWL-LP01**

Rev: **-**



Appendix B

Proposed Planning Layout



SCHEDULE OF ACCOMMODATION				
HOUSETYPE	DESCRIPTION	SQFT	NUMBER	PERCENTAGE
4P2B (Affordable)	2 Bed, 2 Storey, End-Mid-Terrace	895 SQFT	16	22.86
5P3B (Affordable)	3 Bed, 2 Storey, End-Terrace	1015 SQFT	12	17.14
Casley	2 Bed, 3 Storey, Mid-Terrace	705 SQFT	3	4.29
Highfield	3 Bed, 2 Storey, End-Terrace	821 SQFT	6	8.57
Marlow Semi	3 Bed, 2 Storey	987 SQFT	10	14.29
Henley	3 Bed, 2 Storey	1040 SQFT	2	2.86
Stratford	3 Bed, 2 Storey	1095 SQFT	11	15.71
Cheltenham	3 Bed, 2 Storey	1234 SQFT	5	7.14
Wentworth	4 Bed, 2 Storey	1345 SQFT	5	7.14
TOTAL		6991 SQFT	70	100.00
Gross Site Area		6 Acres	2.43 Hectares	
Existing Landscaping		0.37 Acres	0.15 Hectares	
PCS		1.06 Acres	0.43 Hectares	
Undevelopable: Site Access, SSR & Sub-station		0.19 Acres	0.08 Hectares	
NETT SITE AREA:		4.38 ACRES	1.77 HECTARES	
Gross Density:		11.67 Units/Acre	28.83 Units/Hectare	
NETT DENSITY:		15.98 UNITS/ACRE	39.49 UNITS/HECTARE	
Gross Footage:		11665.17 SQFT/Acre	2677.93 SQM/Hectare	
NETT FOOTAGE:		16379.68 SQFT/ACRE	3668.39 SQM/HECTARE	

Key:

- Site Boundary
- 1.8m high boundary fence
- 1.8m high screen wall / fence
- Private Drive
- Visibility Splays - 2.4x??m to Site Entrances
- Indicative Landscaping. - refer to landscaping design for exact details
- Number of parking spaces proposed to Semi-Detached and Detached Dwellings in accordance with LPA Parking Standards
- Parking space allocation to Frontage Parking Dwellings
- Existing retained hedges/landscaping

Rev:	Description:	Date:
A-	Amendments to housing mix & Numbers	20/09/23



Castle Green

Castle Green,
Unit 20,
St. Asaph Business Park,
St Asaph,
Denbighshire. LL17 0LJ.
Tel. 01745 536677

Site:
Land off Green Lane, Ewloe

Title:
Site Layout

Scale: **1:500 at A1** Date: **03/05/2023**

Ref: **GL-EWL-SL.01** Rev: **A**





Castle Green Homes

Unit 20, St Asaph Business Park

St Asaph

Denbighshire

LL17 0LJ

castlegreenhomes.uk

Tel: 01745 536677