

Land at Gladstone Way, Hawarden

Planning, Design and Access Statement

November 2023





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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 300 homes (including 105 affordable homes), new vehicular and pedestrian accesses of Gladstone Way and Ash Lane, public open space, landscaping, highway works, foul and surface water drainage infrastructure and associated ancillary works on land at Gladstone Way, Mancot.

The Site is located to the south of the existing settlement of Mancot and to the east of Gladstone Way and east of Ash Lane, extending to 11.06 gross hectares (27.33 acres) and consisting of a number of agricultural fields varying in size used for the grazing of sheep and cattle and divided by existing trees and hedgerows.

The Site forms housing allocation HN1.8 Ash Lane, Hawarden 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 to inform the application have been prepared and do not raise any significant issues which would preclude the granting of planning permission. Appropriate conditions and planning obligations can be secured to suitably mitigate the impact of the development.

Overall, the delivery of 300 homes will make a substantial 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 permission shall not be granted. The development is considered to constitute sustainable development having regard to the social, economic, environmental and cultural aspects of the proposals, and should therefore be granted permission without delay.



1.0 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 Gladstone Way, Mancot.

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

'Construction of 300 dwellings (including 105 affordable homes), new vehicular and pedestrian accesses off Gladstone Way and Ash 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 development plan policies.
- 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 the following suite of supporting technical reports and drawings which should be read alongside this Statement: -

- Site Location Plan (Ref: ASHLN-MANC-LP01) prepared by Castle Green Homes;
- Proposed Site Plan (Colour) (Ref: ASHLN-MANC-SP01 Rev B) prepared by Castle Green Homes;
- Proposed Site Plan (Ref: ASHLN-MANC-SP01) prepared by Castle Green Homes;
- Arboricultural Impact Assessment prepared by Ascerta;
- Preliminary Ecology Assessment prepared by Ascerta;



- Amphibian Reasonable Avoidance Measures prepared by Ascerta;
- Flood Consequences Assessment and Drainage Strategy prepared by Coopers;
- Heritage Statement prepared by Clwyd-Powys Archaeological Trust;
- Outline Design and Specification for Treatment of Coal Workings prepared by Coopers;
- Landscape Layout (Sheets 1-6) prepared by Ascerta;
- Planting Plans (Sheets 1-6) prepared by Ascerta;
- Transport Assessment prepared by Eddisons;
- Travel Plan prepared by Eddisons

1.7 In accordance with the statutory requirements set out in Welsh Government Guidance, the Company is undertaking formal pre-application consultation 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 to the east of the A550 Gladstone Way and west of Ash Lane, Mancot within the administrative area of Flintshire Borough Council.
- 2.2 The Site is located to the south of Mancot and north of Hawarden, identified as Sustainable Settlement and Local Service Centre in the Council's adopted Local Development Plan, the Local Plan stating such settlements are expected to accommodate modest levels of housing growth.
- 2.3 The Site extends to 11.06 gross hectares (27.33 acres) and consists of a number of agricultural fields varying in size used for the grazing of sheep and cattle and divided by existing trees and hedgerows.
- 2.4 Access to the Site is currently via St Deiniols Ash Farm on Ash Lane, the farm and its associated buildings being excluded from this application.
- 2.5 The topography of the Site falls from the south west boundary from a level of 40.5m AOD to the north eastern boundary with the adjacent recreational ground to a level of 23.0m AOD.
- 2.6 There are relatively few physical features within the Site save for a number of mature trees and hedgerows located to the north west of the Site and on its site boundaries.
- 2.7 A number of trees within or adjacent to the Site identified in the Arboricultural Impact Assessment (T1, T2, T4, T5, T8, T9, T12, T13A, T14, T15, T16, T17, T18, T19) are subject to Tree Preservation Orders (TPO 331 (2021) and 335 (2021) respectively.



- 2.8 An ordinary watercourse is located along the Site's eastern boundary adjacent to the boundary with existing residential properties on Ash Lane. Short sections of the watercourse are culverted within the Site along its eastern boundary before emerging to the south east of the Site.
- 2.9 The Site is located within an area of potential shallow coal mine workings, which may compromise future ground stability across the Site and inform the final form and scale of development.
- 2.10 Existing landscape features will be retained as much as possible with some small-scale hedgerow removal required to facilitate the proposed development. Appropriate compensatory landscape planting will be provided as part of the development.



The Surroundings

- 2.11 The Site is located between the settlements of Mancot – a Tier 3 'Sustainable Settlement' in the Flintshire Local Plan (2023) to the south and Hawarden – a Tier 2 'Local Service Centre' to the north respectively.



- 2.12 Surrounding land uses are predominantly residential with the eastern and western boundaries comprising the rear garden fences of existing residential properties on Park Avenue, Ash Lane and Gladstone Way respectively, the majority of properties being 2 storeys in height.
- 2.13 The southern boundary of the Site is formed by established hedgerow with open countryside beyond. Public Footpath 303/36/10 forms the northern boundary to the Site and provides footpath connections to Park Avenue and Ash Lane. The footpath is separated from the Site by hedgerows with an area of public open space and established residential properties beyond. Mancot Bowling Club is located to the north east corner of the Site.
- 2.14 The Site lies within Flood Zone A and is deemed to be at low risk of fluvial flooding – having a less than 0.1% annual probability of flooding in any given year, Natural Resource Wales mapping not indicating any flood risk from surface water. The Site is also not subject to any statutory or special designations relation to landscape value and nature conservation.
- 2.15 The Site is located adjacent to a number of designated heritage assets, including St Deiniols Ash Farmhouse. The farmhouse is Grade I Listed farm, the listing description for the farmhouse stating:-
- ‘an extremely important example of a C16/17 manorial house with many surviving contemporary features and important historical associations. The wall-paintings of the life of St Deiniol rank amongst the very best in Britain at their early C17 date.....A large timber-framed and brick house of 2 main periods. Storeyed central timber-framed range, probably 3rd quarter C16, to which a tall parlour wing, garderobe tower and porch were added in the early C17. Main (E) front asymmetrical. Timber-framed range, box-framed with some close-studding and decorative braces to the upper storey. Medium-pitched slate roof. Brick infilling throughout with later fenestration.’*
- 2.16 The nearest conservation area to the Site is Hawarden, which is located approximately 290m to the south of the Site.



Locational Sustainability

- 2.17 As set out in the accompanying Transport Assessment, the Site is located a sustainable distance from a range of key service and amenities for future residents: -
- 2.18 **Education** – The nearest primary schools to the site are Hawarden Village Church School located approximately 700m from the centre of the Site and Sandycroft Primary School located approximately 1.2km from the Site. Existing footpaths and footpath connections proposed as part of the development provide opportunity for safe pedestrian movements to and from the Site.
- 2.19 The nearest secondary school to the site is Hawarden High School located approximately 1.25km from the centre of the Site.
- 2.20 Overall, the Site benefits from excellent access to primary and secondary education, accessible via sustainably modes of transport.
- 2.21 **Shops and Services** – The Site is located approximately 1.2km from Hawarden town centre, providing access to a range of shops and amenities including a village store (500m), public houses (c650m), a pharmacy (770m) and medical centre (880m).
- 2.22 An Asda Supermarket and Petrol Station is located approximately 1.4km from the centre of the Site and Deeside Retail Park is located approximately 1.9km from the centre of the Site.
- 2.23 Overall, the Site benefits from a range of services and amenities within a sustainable distance of the Site. Larger scale retail provision is located a short distance away and is accessible via public transport.
- 2.24 **Public Transport** – Bus stops are located on Gladstone Way immediately to the west of the Site and comprises a bus stop pole, shelter and timetable. Additional bus stops are located further along Gladstone Way and on the A550 The Highway.



- 2.25 These bus stops are served by Route 11 which provides regular service between Holywell and Chester and providing access to neighbouring towns/villages including Saltney, Broughton, Hawarden, Queensferry, Connah's Quay and Oakenholt – trips to Chester taking 27 minutes and trips to Broughton taking approximately 8 minutes.
- 2.26 Hawarden Train Station is located approximately 800m to the south of the Site and can be accessed by a 12 minute walk or a 6 minute cycle.
- 2.27 The Station is served by two services per hour to destinations such as Wrexham Central and Bidston respectively with Bidston providing onward journeys to Liverpool.
- 2.28 The Site is also well located to allow trips by cycle; National Cycle Route 5 being located 1.5km from the centre of the site and providing access from Chester westwards via Garden City and Connah's Quay. National Cycle Route 568 is also located north of the Site running westwards from Chester city centre westwards to Connah's Quay and then back up northwards.
- 2.29 As part of the Active Travel Integrated Network, there are numerous cycle networks located in the vicinity of the Site, providing access to Chester and nearby areas.
- 2.30 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.
- 2.31 **Healthcare** – There are existing medical centres/ GP practices and dental surgeries in Hawarden, The Stables Medical Centre being located approximately 880m from the Site.
- 2.32 **Leisure/Recreation** – Mancot Lane recreation ground including playing pitches and an equipped play area, and Mancot Bowling Club are located to the north and north eastern boundary of the Site. Hawarden Golf Club is located approximately 1.4km from the centre of the Site.



2.33 The Site benefits from a range of leisure and recreation opportunities within walking distance, offering significant health and wellbeing benefits to future residents.

Summary

2.34 Overall, the Site is well located to cater for trips on foot and provides potential for a high degree of pedestrian trips between the development and the surrounding area. It has been demonstrated that the Site is accessible by cycle, with a number of national cycle routes being located in close proximity. The Site is also located within close proximity of bus stops and Hawarden train station and is therefore considered sustainably located to enable trips to be taken by non-car modes.

2.35 A range of services and amenities are located a sustainable distance from the Site, including schools, medical facilities and retail provisions. The allocation of the Site in the Flintshire Local Development Plan being a further demonstration of the Site's suitability and sustainability for residential development.



2. PLANNING HISTORY

- 3.1 The site is allocated in the recently adopted Flintshire Local Development Plan for a residential development of 288 homes (Site HN1.8 Ash Lane, Hawarden). The LDP was subject to significant and comprehensive consultation and examination process, the Inspector concluding 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.
- 3.2 There are no recent major planning permissions granted in the vicinity of the Site which require consideration in the determination of this application.

Pre-application

- 3.3 The Company undertook formal pre-application consultation with Flintshire Council with an advice letter received in March 2023; the letter providing advice on a number of topics associated with the development. Advice included comments on the following: -
- Relevant planning policies
 - Principle of development
 - Highways and parking
 - Housing Need
 - Affordable housing
 - Public open space
 - Heritage assets
- 3.4 The pre-application comments received have assisted in the design of the final scheme proposed.



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 Planning Layout (Ref: ASHLN-MANC-SP01 Rev B) and supporting reports and plans accompanying the application.

Use

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

‘Construction of 300 dwellings, (including 105 affordable homes) new vehicular and pedestrian accesses off Gladstone Way and Ash 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 195 open market dwellings and 105 affordable homes, representing 35% of the total homes to be provided on-site in accordance with Local Plan Policy HN3.
- 4.4 In addition to new housing, the proposals include the provision of substantial on-site open space, hard and soft landscaping, attenuation areas, equipped play, 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.

Housing Mix, Density and Floorspace

4.8 The Application Site is 11.06 hectares (27.33 acres) of which approximately 8.01 hectares (19.8 acres) or 28% will be undeveloped land comprising land required for access, public open space, play areas, structural planting and land required for attenuation areas.

4.9 The development of 280 homes equates to an average density of 37.80 dwellings per net hectare (DPH) or 15.3 units per acre.

4.10 The housing mix for the Site comprises 16 different housetypes, including a range of flats and 2-storey terraced, semi-detached and detached properties. Dwelling size range from 1 to 4 bedrooms; as a proportion of the total mix, the number of houses in each category is as follows:

-

- 12 no. 1 bedroom apartments (Affordable) – 4%
- 44 no. 4 Person 2 Bed End/Mid Terrace homes (Affordable) – 14.67%;
- 40 no. 5 Person 3 Bed End Terrace homes (Affordable) – 13.33%;
- 9 no. 6 Person 4 Bed Semi-detached homes (Affordable) – 3%;
- 33 no. 2 Bedroom 2 Storey End/Mid Terrace homes (Open Market) – 11%
- 36 no. 3 Bedroom 2 Storey End Terrace homes (Open Market) – 12%
- 32 no. 3 Bedroom 2 Storey Semi-detached Terrace homes (Open Market) – 10.67%
- 49 no. 3 Bedroom 2 Storey Detached homes (Open Market) – 16.33%
- 45 no. 4 Bedroom 2 Storey Detached homes (Open Market) – 15%



- 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 Hawarden.
- 4.12 A total of 105 (35%) affordable homes will be provided, comprising a mix of 1-bedroom apartments and 2-to-4-bedroom houses.
- 4.13 Following discussions with the Company's Registered Housing partner Clwyd Alyn and the Council's Housing Strategy officer, it is proposed that the affordable housing will be delivered in small clusters across the Site to ensure phased delivery throughout the construction phase of the development and to assist the Clwyd Alyn with property management.
- 4.14 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.
- 4.15 Across the Site, densities vary to create areas of different character. Areas of highest density are located to the north of the Site where the site edges and interfaces with the adjacent settlement, with development parcels to the south of the Site typically being lower density and accommodating predominantly larger detached properties.

Layout

- 4.16 The Proposed Planning Layout has been prepared to ensure an efficient use of land and natural extension to the existing settlement of Mancot.
- 4.17 Plots are laid out in outward facing blocks to positively present the street and ensure opportunities for natural surveillance. Plots on the eastern and western boundary have been orientated so private gardens back onto existing properties and ensure that minimum



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 22m back-to-back separation distance between properties.

- 4.18 Plots 114 to 119 has been orientated around an area of open space to provide an attractive landscaped 'Gateway Green' off Gladstone Way and ensuring retention of tree T2 as a key feature within the Site.
- 4.19 Plots 238-243 are accessed via shared drives and positively address Ash Lane whilst retaining existing hedgerows H1 (in part) to support retention of on-site biodiversity in accordance with Policy H1 of the Local Plan.
- 4.20 Plots adjoining areas of open space have been orientated to front onto private drives to provide natural surveillance. A substantial landscape buffer has been incorporated along the Site's southern boundary to offset development and filter views from St Deiniols Ash Farm, providing a large area of public open space along the southern boundary.
- 4.21 Existing trees and hedgerows within the Site have been retained where achievable, including Tree T2 to the south west of the Site set within 'Pocket Greens' and forming attractive focal point to the Site entrance off Gladstone Way. Other trees subject to TPO 331 (2021) are retained within a large area of open space to the north of the Site.
- 4.22 A Tree Survey has confirmed that Tree T1 subject to TPO 335 (2021) has an estimated remaining contribution of 10 years due to the extent of basal cavity which poses a risk to persons and property. It is therefore proposed to remove or reduce the tree to make it safe and provide a habitat enhancement feature. Replacement tree planting is provided within landscape proposals.



- 4.23 In order to accommodate the proposed development, including the proposed site accesses off Gladstone Way and Ash Way, small extents 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.
- 4.24 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 to the south east and north east set within areas of open space to support surface water drainage and encourage biodiversity. An existing minor watercourse will be retained within non-developable areas along the Site's eastern boundary.
- 4.25 Properties have been orientated to provide natural surveillance onto areas of open space. The northern area of open space has been located to provide maximum opportunity for the retention of existing hedgerows and to reflect on-site constraints associated with the Site's former coal mining legacy, also presenting opportunity to integrate with existing equipped play on Mancot Lane. Details of street lighting to be provided within the Site will be agreed via pre-occupation planning condition.
- 4.26 The development incorporates a network of formal and informal pedestrian routes connecting homes with areas of open space and the existing footpath network including Public Footpath 303/36/10 along the Site's northern boundary.
- 4.27 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.
- 4.28 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 a serve a maximum of 5 units.



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

Access and Movement

4.30 The Site is to be accessed via two vehicular and pedestrian accesses off Gladstone Way to the south west and off Ash Lane to the east of the Site respectively.

4.31 Vehicular access off Gladstone Way will be via a new 3-arm priority junction with 5.5m carriageway and 6-metre entry radii and 2m footpaths on either side.

4.32 The vehicular access off Ash Lane will be via a new 3-arm priority junction with 5.5m carriageway and 6-metre entry radii and 2m footpaths on either side.

4.33 The internal road layout will provide for the safe movement of pedestrians and encourage non-car travel. A new pedestrian/cycleway is proposed through public open space to the north of the Site, providing connections to Public Footpath 303/36/10, active travel routes and increasing leisure and recreation. Dropped kerbs and tactile paving will assist footpath users and cyclists to ensure that the proposed development is accessible to all.

4.34 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 (please refer to Drawing Refs: 4168-SP01 and 4168-SP02, as set out in the accompanying Transport Assessment).

4.35 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.

4.36 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.

4.37 Street trees, planting within front gardens and landscape strips between adjacent driveways will provide screening to parked vehicles, reducing their visual dominance on the street scene. 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 4.

Waste and Recycling

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

Surface Water and Foul Drainage

4.39 Infiltration tests have confirmed that the underlying soils have poor infiltration characteristics. It is therefore proposed that surface water run-off from highways, roof and private drives will discharge into the ordinary watercourse located along the eastern site boundary via 3 new outfalls (2 discharging to the open watercourse and 1 to a culverted section of the watercourse which will be realigned to accommodate the development.

4.40 Flow controls will limit the rate of surface water discharge, mimicking the existing pre-development greenfield QBAR run-off rate of 24.4 litres per second; attenuation will be provided within a network of oversized on-line pipes, buried cellular tanks and SUDs basins located within open space to the north east and south east of the Site. Incorporation of



additional source control SUDs components such as water butts, permeable paving, filter drains and bioretention components (tree pits and rain gardens) will be considered at detailed design stage.

- 4.41 It is proposed to discharge all foul flows into the existing 150mm diameter foul public sewer in the Paddock to the north of the Site, subject to agreement with Welsh Water that this is an acceptable point of connection.
- 4.42 Topography and proposed site levels will allow for a gravity network to serve the entire development without requiring a pumping station.

Appearance and Detailing

- 4.43 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;
- 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;
- Contrasting brick plinths;
- Dentilled brick courses;
- Decorative brick detailing to gables;



- Restrained 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.

4.44 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.

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

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

Landscaping and Public Open Space

4.47 The Development seeks to ground the Site within its surroundings by responding sensitively to existing landscape features including hedgerows and mature trees as well areas impacted by the Site's coal mining legacy. Such features will be retained and integrated into the development within areas of open space and pocket parks and are central to providing an established green infrastructure framework.

4.48 Landscape plans are submitted as part of the application and seek to provide new and compensatory tree and hedgerow planting across the Site.

4.49 An area of open space at the Gladstone Way entrance leading to a small Pocket Green 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.



- 4.50 A large area of open space incorporating equipped play is located to the north of the Site and will have physical and visual connections to the existing play facilities on Mancot Lane. Details of the equipped play to be provided will be secured via planning condition.
- 4.51 A planted green buffer is retained along the Site's southern boundary to reduce visual impact on St Deiniols Ash Farm, define a new southern settlement edge to Mancot and provide a green interface to the open countryside beyond.
- 4.52 The existing minor watercourse through the Site will be left open channel and integrated within a green buffer along the Site's eastern boundary.
- 4.53 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 Policy HN1 (New Housing Development Proposals) identifies the Site as forming housing allocation HN1.8 Ash Lane, Hawarden which is expected to accommodate 288 homes across the Plan period.

5.4 In allocating the Site, Policy HN1 advises that access shall be provided onto Gladstone Way and Ash Lane; strategic landscaping be provided to provide setting to listed building; hedgerows and mature trees to be retained and links to be provided to active travel routes.

5.5 Appendix 4 of the Local Development Plan identifies the Site as being located in the Connah’s Quay, Broughton, Queensferry Housing Market (HMA), Policy HN3 requiring sites of 10 or more units within the HMA provide 35% 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, paragraph 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, highlighting 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 II 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 – further stating that 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. Applications 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 Chapter 6 of PPW II states that any decisions made through the planning system must fully consider the impact on the historic environment and on the significance and heritage values of individual historic assets, further advising that for any development proposal affecting a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building or its setting.
- 5.21 Paragraph 6.2.4 of PPWII 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.
- 5.22 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.
- 5.23 Chapter 6 of PPW II 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.
- 5.24 PPW II 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.



5.25 Paragraph 6.619 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)

5.26 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

5.27 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

5.28 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.



- 5.29 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.
- 5.30 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).
- 5.31 Appendix 3A of the Background Paper forecasts projected completions from the Ash Lane allocation, assuming that its expectant capacity of 288 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.
- 5.32 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)

- 5.33 The Council's most recent LHMA (2018 Update) was published in January 2019, Policy HN3 of the Local Plan identifying Mancot as lying within the Connah's Quay, Queensferry and Broughton Housing Market Area.
- 5.34 Table 5.7 of the LHNA identifies that the highest demand for open market dwellings in Flintshire is for 3 bed and 4 bed houses and bungalows (all sizes).



5.35 Table 6.5 suggests an annual shortfall of 238 dwellings across Flintshire, with the Connah's Quay, Queensferry and Broughton HMA comprising 186 dwellings of this shortfall. Highest affordable housing need within Flintshire is for smaller 1- and 2-bedroom properties (45.6%) with lesser needs for 3-bedroom homes (28.3%), 4-bedroom properties (12%) and older persons stock (14%).

Supplementary Planning Guidance Notes (SPGNs)

5.36 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

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

5.38 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 proposed development against the relevant policies of the development plan and other material consideration set out in Section 5.

Principle of Development

6.2 The Site is located to the south of Mancot and north of Hawarden which are identified as Sustainable Settlements and Local Service Centre's respectively in the Local Plan and expected to accommodate modest levels of new housing development. The Site is located within the settlement boundary as defined on the Proposals Map, Policy PCI 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 Site HN1.8 '*Ash Lane, Hawarden*' expected to deliver 288 homes, its allocation through the LDP and examination-in-public process confirming it constitutes a sustainable location and suitable and deliverable site for housing.

6.4 Policy HN1.8 of the Local Development Plan sets out the following guidance for the development of the allocation: -

- Access onto Gladstone Way and Ash Lane;
- Strategic landscaping buffer to provide setting to listed building;
- Retention of hedgerows and mature trees;
- Link to active travel route;

6.5 Assessment of the Site against the guidance relevant to the allocation is discussed later in this chapter.



- 6.6 The development will make a significant contribution to the delivery of market and affordable housing in Flintshire and the Connah's Quay, Queensferry and Broughton HMA, contributing to delivering the Local Plan housing requirement of 7,870 homes between 2015 and 2030, set to meet Flintshire's economic ambition.
- 6.7 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 timescales of the LDP Housing Trajectory set out in Appendix 3a of the LDP, which expects delivery to commence in 2023/24 and supports the Council's projected delivery assumptions and making a significant contribution towards achieving the LDP housing requirement of 6,950 new homes in the period 2015 to 2030 as set out in Policy SRT1.
- 6.8 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 encumbrances which would preclude commencement of development following the granting of consent.
- 6.9 The development will represent an efficient use of land, delivering a mix of housetypes which respond to local housing needs – proposing a range of 1-4-bedroom homes.
- 6.10 Accordingly, the principle of residential development on the Site is considered to be accepted and supported by Local Development Plan policies STR1, STR2 and H1.



Housing Mix and Affordable Housing

- 6.11 The development includes 16 different housetypes, including a range of flats, 2-storey terraced, semi-detached and detached properties and comprises the following housing mix: -
- 12 no. 1 bedroom apartments (Affordable) – 4%
 - 44 no. 4 Person 2 Bed End/Mid Terrace homes (Affordable) – 14.67%;
 - 40 no. 5 Person 3 Bed End Terrace homes (Affordable) – 13.33%;
 - 9 no. 6 Person 4 Bed Semi-detached homes (Affordable) – 3%;
 - 33 no. 2 Bedroom 2 Storey End/Mid Terrace homes (Open Market) – 11%
 - 36 no. 3 Bedroom 2 Storey End Terrace homes (Open Market) – 12%
 - 32 no. 3 Bedroom 2 Storey Semi-detached Terrace homes (Open Market) – 10.67%
 - 49 no. 3 Bedroom 2 Storey Detached homes (Open Market) – 16.33%
 - 45 no. 4 Bedroom 2 Storey Detached homes (Open Market) – 15%
- 6.12 The open market housing mix responds to and is considered to be in accordance with the Council's most recent Local Housing Market Assessment 2019 (LHMA) which highlights highest demand for 3- and 4-bedroom properties.
- 6.13 The delivery of 105 affordable homes constitutes 35% of the total number of dwellings, consistent with Policy HN3 of the LDP, making a significant contribution to affordable housing delivery within the Connah's Quay, Queensferry and Broughton housing market area which identifies an annual shortfall of 186 affordable dwellings per annum.
- 6.14 The scheme delivers a mix of housetypes to meet a variety of affordable housing needs, including 3- and 4-bedroom properties, which 40% of the identified affordable housing needs in Flintshire.
- 6.15 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 105 new affordable homes when determining the application.



6.16 Accordingly, the proposed 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

6.17 The proposed 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, including topography, impact on trees/hedgerows and ecology, existing heritage assets, accessibility and amenity of existing resident to integrate the Site into the surrounding area.

6.18 In accordance with guidance set out in Policy HN1.8, the proposed development responds to and will have limited impact on existing trees and hedgerows, retaining existing mature trees within new pocket parks and areas of public open space. Any trees required to be lost to facilitate the development will be adequately replaced as part of a comprehensive landscape strategy.

6.19 A permanent landscape buffer is maintained to the Grade II St Deiniols Ash Farm on the Site's south eastern boundary to minimise impact on its setting and create a green interface between the development and the countryside beyond.

6.20 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.

6.21 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.



- 6.22 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.
- 6.23 A number of homes will be zero carbon ready and include a range of measures including photovoltaic panels, air source heat pumps, energy efficient boiler, electric vehicle charging and double glazing.
- 6.24 The proposed net density across the Site will be 37.8 units per hectare, taking account of the Site's location, surroundings, policy requirements and known technical constraints, 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.
- 6.25 The proposed development is considered to be consistent with LDP policies STR4, STR5, STR13, HN2, PC3, SPGN2, TAN12 and PPW11.

Arboriculture

- 6.26 An Arboricultural Impact Assessment (AIA) has been undertaken to inform and support the application.
- 6.27 Guidance within Policy HN1 states that development of allocation HN1.8 should retain field boundary hedgerows and trees. In accordance with guidance, 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. Trees subject to TPOs 331 and 335 (2021) have been integrated into the development.



- 6.28 Part of Hedgerow H1 will need to be removed at Ash Lane and Gladstone Way to facilitate the vehicular accesses serving the development. Tree T1 will be reduced and retained as a habitat feature with appropriate replacement incorporated within the Site.
- 6.29 Notwithstanding the removal of trees and hedgerows necessary to facilitate the development, it is considered that the proposed scheme accords with the guidance at Policy HNI, with any trees required to be removed being appropriately replaced as part of a new landscape strategy submitted as part of the application.
- 6.30 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.
- 6.31 Accordingly, the proposed development is considered to respond positively and be consistent with LDP policies STR4, STR13, HNI, PC4, EN2, EN7, SPGN4 and PPW11.

Landscape and Visual Impact

- 6.32 The Site is not subject to any protected landscape designations and is not within an Area of Outstanding Natural Beauty. The acceptability of the Site to accommodate housing at the scale proposed is reflected in its allocation for housing under Policy HNI of the LDP.
- 6.33 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.



6.34 The proposed development of the Site for housing 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.

Heritage

6.35 As set out in submitted Heritage Statement, the development of the Site would erode the rural surroundings and intrude into the fields that formed part of the farmland linked historically with St Deiniol's Ash Farmhouse.

6.36 The report advises that this is judged to have a low adverse impact on the heritage significance of the asset, localised within a zone to the north of the listed building, principally experienced within views from the upstairs windows. From other directions the understanding and appreciation of the listed building within its setting would remain unaffected.

6.37 Proposed mitigation in the form of a native woodland mix and specimen tree planting is proposed to help provide a robust, native screen and screen the proposed housing from the northern aspect of the farmhouse, raising to 12m high after year 15, helping reduce residual effects over time to slight adverse whilst enhancing the existing character of the setting of the farmhouse.

6.38 Accordingly, the proposed development is considered to be consistent with LDP policies STR4, STR13, PC2, PC3 and EN8 as well as relevant policies in PPW11.

Highways

6.39 As set out in the accompanying Transport Assessment and Chapter 4 of this Statement, access to the Site will be provided through new priority-controlled T-junctions off Gladstone Way and Ash Lane.



- 6.40 The internal road layout has been designed to typical residential standards with the main access road providing a 5.5m wide carriageway with 2m footways on both sides of the road. The main road provides access to a network of 4.8m wide carriageways and private driveways.
- 6.41 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.
- 6.42 The development will accommodate sufficient car parking to meet relevant parking standards in SPG No.11.
- 6.43 The Transport Assessment considers that the scheme will generate 42 vehicle arrivals and 111 departures in the AM-peak and 98 arrivals and 52 departures in the PM-peak.
- 6.44 Assessment of the proposed access junctions at Gladstone Way and Ash Lane confirm that both would operate within capacity during peak hours during the future year scenario. Operational assessments have shown that the junctions on the local highway network would operate efficiently and within their design capacity following the inclusion of proposed development trips. The proposed development would therefore not have a severe traffic impact on the local highway network.
- 6.45 Overall, it is concluded that the proposed development is acceptable in highways terms and 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

6.46 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.

6.47 The PEA has established the following: -

- The Site is located within 2km of three statutory sites – Afon Dyfrdwy (River Dee) Site of Special Scientific Interest [SSSI]; River Dee and Bala Lake Special Area of Conservation [SAC] and Broughton Brook Section Regionally Important Geological Site [RIGS], also being within 2km of several non-statutory sites (local wildlife sites) and restored ancient woodland, also lying within the Natural Resource Wales SSSI Impact Zone. Given the site lies over 1km from these statutory or non-statutory sites, the PEA concludes that there will not be any impact as a result of the development. The PEA acknowledges that Natural Resource Wales will not have to be consulted as part of the application and there will be no impacts on any SSSIs in the vicinity as a result of the proposals.
- The Site does not contain any designated or priority habitats. Habitats on site comprise semi-improved grassland, scattered trees, tall ruderal vegetation, running water, bramble scrub and species poor hedgerows – these habitats considered to have an ecological value of '*within the zone of influence*' of the Site or lower. Overall, the proposals are unlikely to adversely affect the ecological value of the area.
- The scrub, semi-improved grassland, scattered trees and species poor hedgerows provide suitable habitat for nesting and foraging 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 suitability** for commuting and foraging bats; the majority of hedgerows and scattered trees will be retained within the development and provide continued commuting and foraging habitats for bats. Some of the mature oak trees provide low suitability for bats due to cracked and broken limbs;
- The Site provides **limited habitat** for badger and hedgehogs within the scrub and semi-improved grassland.
- Invasive Species – Montbretia has been identified within the Site; an invasive species management plan will be agreed via planning condition to ensure it does not spread during site clearance.
- The site provides terrestrial habitat within the semi-improved grassland, species poor hedgerow, tall ruderal vegetation and bramble scrub areas, providing refuge areas and connectivity corridors for amphibians.

6.48 An Amphibian Reasonable Avoidance Measures (RAMs) Method Statement has been produced to identify the impact to amphibians, badger and hedgehog during construction works and provide appropriate avoidance, mitigation or compensatory measures to prevent disturbance of these species.

6.49 It is considered that loss of habitats can be appropriately mitigated and subject to appropriate ecological enhancement including provision of bird and at boxes and suitable landscaping would appropriately mitigate the impact of the development on the local ecology.

6.50 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

- 6.51 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.
- 6.52 The FCA confirms the proposed surface water and foul drainage strategy for the Site; surface water is to discharge into the existing watercourse on-site at the existing greenfield run-off rate of 24.40 litres per second and attenuation provided within a network of oversized on-line pipes, buried cellular tanks and SUDs basins and will not increase flood risk off-site. Foul drainage will discharge into an existing 150mm diameter foul public sewer in the paddock to the north of the Site, subject to agreement with Welsh Water.
- 6.53 The proposed development is considered to respond positively to and is consistent with LDP Policies STR13, STR14, EN14 and EN15, SPGN29, TAN15 and PPW11.

Geo-technical and Coal Mining

- 6.54 A Mining Investigation Report undertaken by NKC Geotech Limited describes the carboniferous strata as primarily shales and sandstones, which are heavily faulted and dipping at a general rate of 1 in 6 (9.5%) to the north east. The following sequence of coal seams are described to be present at shallow depths beneath the site (specific to this coalfield):

- **Brassey Coal** 1.2m thick.
12m to:
- **Rough Coal** 1.0m thick
6m to:
- **Crank Coal** 0.5m thick
12m to:



- **Main Coal** 3.0m thick
24m to:
- **King Coal** 1.2m thick

6.55 Ground investigations have identified reworked topsoil, primarily overlying glacial sand and clays to rockhead at 6m to 15m depth (shallower in the north). The mining investigation report identifies 3 no. faults within the site, 2 no. running east/west downthrown towards the centre of the site and 1 no. fault running north/south.

6.56 Coal Authority records confirm the presence of 6 no. mine shafts within the Site, of which 3 have been filled. Interpretation of shallow mine workings by NKC identified no evidence of extensive working of the coal seams other than in the northern part of the site. The remainder of the site was referenced as having adverse ground conditions for early mining.

6.57 Recorded mine shafts have been accounted for within the development layout with the following appropriate no-build buffers incorporated and mine shafts being located within areas of open space:-

- Shaft 331366-014: Located approximately 130m from closest proposed building;
- Shaft 331366-017: Located approximately 75m from closest proposed building;
- Shaft 331366-050: Located approximately 55m from closest proposed building.

6.58 Conventional capping of the mine shafts on bedrock is not considered viable due to the depth of drift, and shallow perched groundwater/running sand. The mine shafts are considered to be relatively shallow, conjectured to be circa 30m to the Main Seam. The primary risks can therefore be mitigated by multiple full depth grouting of the shafts. If full depth grouting of the shafts cannot be achieved, the upper sections would be proof drilled and grouted and piled cap constructed.

6.59 Proposals for mine treatment are to undertake a program of drill and grout works, such treatment varying by development layout and zoning of the mine risk: -



- Areas of recorded shallow mine workings on mine abandonment plan (Plots 33-49, 92- 94, 189-209) = Drill and grouting on 6m primary grid to define potential workings beneath proposed buildings, 10m linear length on proposed adopted roads.
- Remaining plots/roads = Drill and grouting for investigation locations, 1 No. position per building for detached/semi-detached plots or 2 per building for 3 or 4 block mews, 20m linear length of roads.
- Open space areas = no proposed treatment (excluding mine shafts).

Planning Conditions

6.60 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

6.61 Through the determination of the planning application, the Company will engage with the local planning authority and its statutory consultee 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 obligations are: -

- 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: -

- The delivery of 300 new homes in Flintshire will make a significant contribution to the supply of new homes; reflecting development of an allocated site in accordance with the LDP housing trajectory.
- The delivery of 104 affordable homes within a housing market area where there is an accepted shortfall of 186 affordable homes per annum (Connah's Quay, Queensferry and Broughton HMA), 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.
- The development will create a high-quality living environment which will integrate and positively contribute to the character and appearance of the surrounding area and be proportionate in scale to Mancot as a Sustainable Settlement and Hawarden as a Local Service Centre and the range of services and amenities available in the local area.

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;
- Increased Council Tax contributions to Flintshire Council from 300 new homes;
- 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 will be retained where achievable. New landscaping including new and replacement tree and hedgerow planting provides the opportunity to secure net gain 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 basins and proposed landscaping within areas of open space provides 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 connective into existing public footpaths and active travel routes will provide opportunities for future residents to make trips on foot and cycle. The Site is located in proximity to existing bus stops on Gladstone Way, providing alternative modes of transport to the private car;
- The Site is sustainably located near a range of services and amenities including primary schools and convenience shopping, minimising dependency on the private car and reducing carbon emissions;
- The development will not have a significant impact on nearby conservation areas or heritage assets, including the Grade II St Deiniols Ash Farm;
- The proposed development will not have an adverse impact on existing or future residents in relation to noise, air quality and contamination.
- Proposed housetypes will incorporate a range of technologies including energy efficient boilers, double glazing, insulated flooring, electric car charging infrastructure and a high standard of roof and wall insulation. Affordable homes will also incorporate air source heat pumps and photovoltaic panels.
- Each dwelling will have its own private bin storage area to aid waste collection and recycling.

Cultural Well-being

7.5 The proposed development will deliver the following cultural benefits: -

- The development will support and sustain local linguistic and cultural identity through incorporation of bilingual street signage;



- The development will create new areas of public open space and equipped play to create opportunities for health/recreation and support social interaction;
- The proposed development will not cause harm to any existing heritage assets nor assets of cultural significance;



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 Gladston Way, Mancot.

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

'Construction of 300 dwellings (including 105 affordable homes), new vehicular and pedestrian accesses off Gladstone Way and Ash 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, 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.

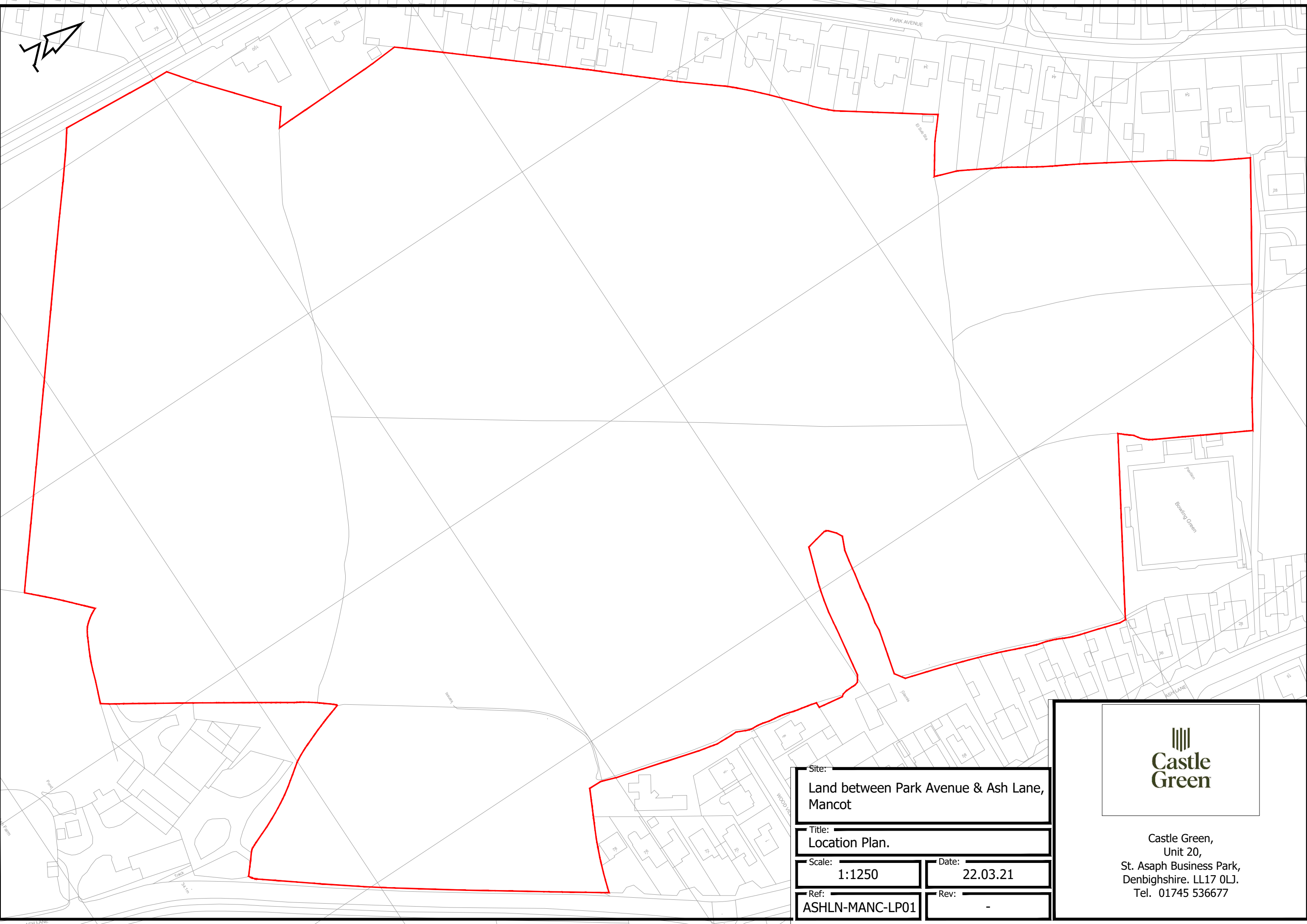


Appendices



Appendix A

Site Location Plan



Site:
**Land between Park Avenue & Ash Lane,
Mancot**

Title:
Location Plan.

Scale:
1:1250

Date:
22.03.21

Ref:
ASHLN-MANC-LP01

Rev:
-

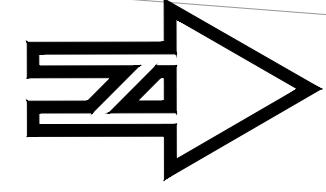


Castle Green,
Unit 20,
St. Asaph Business Park,
Denbighshire. LL17 0LJ.
Tel. 01745 536677



Appendix B

Proposed Planning Layout



SCHEDULE OF ACCOMMODATION

SCHEMATIC	DESCRIPTION	SQFT	NUMBER	PRIORITY
SP1 (Mk2/3)	1 Bed Walk up Br. Ground Floor	516 SQFT	6	2.00
SP2 (Mk2/3)	1 Bed Walk up Br. Flat/Thru	448 SQFT	6	2.00
SP3 (Mk2/3)	2 Bed 2 Storey, 6.5m Max Terrace	865 SQFT	44	1.40*
SP4 (Mk2/3)	3 Bed 2 Storey, 6.5m Max Terrace	1075 SQFT	30	1.40*
SP5 Corner (Mk2/3)	3 Bed 2 Storey, 6.5m Max Terrace	1075 SQFT	2	0.47
SP6 (Mk2/3)	4 Bed 2 Storey, 7m Max Terrace	1187 SQFT	8	1.90
SP7 Mk2	3 Bed 2 Storey	851 SQFT	33	11.00
SP8 Mk2	3 Bed 2 Storey	862 SQFT	36	12.00
SP9 Mk2	3 Bed 2 Storey	891 SQFT	32	10.00
SP10 Mk2	3 Bed 2 Storey	1134 SQFT	25	8.33
SP11 Mk2	3 Bed 2 Storey	1246 SQFT	4	1.25
SP12 Mk2	3 Bed 2 Storey	1246 SQFT	20	6.07
SP13 Mk2	4 Bed 2 Storey	1355 SQFT	6	2.00
SP14 Mk2	4 Bed 2 Storey	1465 SQFT	4	1.33
SP15 Mk2	4 Bed 2 Storey	1505 SQFT	17	6.07
SP16 Mk2	4 Bed 2 Storey	1722 SQFT	13	6.00
TOTAL		21791 SQFT	266	168.89
Open Site Area	27.22 Acres		11.00	Heathland
Landscaping Buffer & Existing (Mk2/3)	0.28 Acres		0.11	Heathland
WDP	6.66 Acres		2.81	Heathland
Uncontaminated Site Areas (SP1, Broom & Sub-Station)	0.98 Acres		0.40	Heathland
NET SITE AREA	19.81 Acres	7.94 HECTARES		
Open Driveway	10.88 Units/ha/acre	27.12	Units/hectare	
SETBACKS	13.51 UNITS/HA/ACRE	37.20	UNITS/HECTARE	
Open Footprint	11403.62 SQFT/ha	2979.00	SUBMITTANCE	
SETBACKS	1627.24 SQFT/HA	373.81	SUBMITTANCE	

- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - Visibility Splays - 2.4x7m 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
 - Proposed Landscape Screen to Southern boundary
 - Approx. Mineshaft Location & offset
 - Route of watercourse/ditch

Rev: Description: Date:
 A Minor amendments in line with Engineering appraisal 03/04/23
 B Amended in line with pre app response 10/08/23



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Site:
 Land off Gladstone Way, Hawarden

Title:
 Proposed Site Plan

Scale: 1:500@A0 Date: 20.03.23

Ref: ASHLN-MANC-SP01 Rev: B



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