

Land at Quarry Farm, Oakenholt

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 128 affordable homes, new vehicular and pedestrian accesses of Ffordd Hywyn, public open space landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works.

The site extends to 4.87 hectares (12.04 acres) and is located adjacent to the eastern settlement boundary of Flint, being bound by the Croes Atti residential development to the west, the A548 Chester Road to the south and Leadbrook Drive to the east.

The Site will comprise 100% affordable housing which will be delivered in perpetuity by a Registered Provider. PPW11 and Flintshire Council's Local Development Plan permits development of '*Affordable Housing Exception Schemes*' on sites outside of the settlement boundary. This Planning, Design and Access Statement and the accompanying Affordable Housing Needs Assessment demonstrate that the Site meets the criterion for an Exception Scheme and therefore the principle of development is therefore considered to be accepted.

A full suite of technical reports have 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 128 homes will make a positive contribution to meeting affordable 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 to as 'the applicant' in support of a planning application submitted to Flintshire County Council [hereafter referred to as 'the Council'] for the development of land at Quarry Farm, Oakenholt.

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

'Construction of 128 affordable homes, new vehicular and pedestrian accesses off Ffordd Hywyn, 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 – introduces 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 (Ref: QRY-OAK-LP-01) prepared by Castle Green Homes;
- Site Layout (Ref: QRY-OAK-SP01 Rev B) prepared by Castle Green Homes;
- Site Layout (Colour) (Ref: QRY-OAK-SPO1 Rev B) prepared by Castle Green Homes;
- Affordable Housing Needs Assessment prepared by Grimster Planning;
- Agricultural Land Quality Report prepared by Reading Agricultural Consultants;
- Arboricultural Impact Assessment prepared by Ascerta;
- Archaeological Desk Based Assessment prepared by Wardell Armstrong;
- Preliminary Ecological Appraisal prepared by Ascerta;
- Flood Consequences Assessment prepared by Coopers;

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- Drainage Strategy prepared by Coopers;
- Transport Statement prepared by SCP;
- Topographical Survey prepared by Carl Williams Land Surveys Ltd;
- Landscape and Visual Appraisal prepared by TPM Landscape;
- Composite Landscape Masterplan 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 planning 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 south of the A548 Chester Road and to the west of Leadbrook Drive, Oakenholt within the administrative area of Flintshire Borough Council [the Council].
- 2.2 The Site lies in the village Oakenholt on the eastern side of Flint and west of Connah's Quay. Flint is identified as a Main Service Centre in the adopted Flintshire Local Development Plan.
- 2.3 The Site extends to 4.87 hectares (12.04 acres) and consists of two agricultural fields separated by mature trees and hedgerows – herein referred as the northern and southern field respectively. There are relatively few physical features within the Site, save for existing trees and hedgerows located on the site boundary.
- 2.4 The northern field has an elevation of 10-20m AOD with contours running in west-east direction following the direction of the A548. The southern field has an elevation of 20-25 AOD with contours running in a north-south direction following the direction of Leadbrook Drive. The two fields are separated by an unmade former track that has hedgerows and hedgerow trees running along both sides of the track along its length towards Quarry Farm. A ditch runs along the south western boundary.
- 2.5 A group of trees at the centre of the Site are protected by Tree Preservation Orders 212 and 213 (2010), as identified within the Arboricultural Impact Assessment accompanying this application.
- 2.6 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.

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- 2.7 The Croes Atti Roman Site Scheduled Monument (Ref: FL213) comprising the buried remains of a Roman Road, roadside settlement and associated cremation cemetery runs east to west through the Site, parallel to the alignment of the A548 Chester Road within the northern field – the monument will be retained within public open space with a substantial no-build buffer.
- 2.8 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 200m north east of the Dee Estuary (Wales) (RAMSAR); 200m from the River Dee Estuary Site of Special Scientific Interest [SSSI]; 200m from the Dee Estuary (Wales) Special Area of Conservation [SAC] and 200m from the Dee Estuary (Wales) Special Protection Area (SPA). A number of non-statutory sites, including Local Wildlife Sites are located within 2km of the Site.
- 2.9 The Site is located within Flood Zone 1 – an area considered to be at little or no flood risk of fluvial or tidal flooding with a less than 1 in 1000 (0.1%) annual probability of flooding in any given year. Natural Resources Wales long term flood risk maps do not indicate any flood risk from surface water.





The Surroundings

- 2.10 The Site is located to the east of Flint, a Tier 1 Main Service Centre in the Flintshire Local Plan (2003).
- 2.11 In respect of its surroundings, Oakenholt is an established residential area, the Site's western boundary comprising the rear garden fences of existing properties on Llys Cadfan, Ffordd Pedrog and Cwrt Cybi of the recently completed 'Croes Atti' development, with residential properties being predominantly 2 storeys.
- 2.12 The northern boundary of the Site adjoins a small play area that is enclosed by timber post and wire fencing, a single bungalow being located to the north east. Existing terrace and detached properties line the northern side of the A548. A railway line runs parallel to the north of the A548 with the Flint Sands associated with the River Dee beyond. Land to the north parallel to the A548 is influenced by industrial uses.
- 2.13 The site is bound by Leadbrook Drive to the east with two groups of semi-detached properties with open countryside beyond.
- 2.14 Agricultural land lies to the south of the proposal site with pasture fields bounded by hedgerows, and with woodland and copses following the minor stream valleys.
- 2.15 There are no designated historic assets located within the Site, there being 3 listed buildings within 1km of the Site including the Grade II Listed Oakenholt hall (Ref: 355); Grade II Listed Oakenholt Farmhouse (Ref: 521) and the Grade II Listed Leadbrook Hall (Ref: 16409)
- 2.16 Given the distance and intervening development, vegetation, topography, and infrastructure, it is not considered that there is a visual relationship between the Site and the setting of the designated



heritage assets. Accordingly, it is not considered that the proposed development would cause harm to the setting and significance of these assets.

- 2.17 There are two non-designated historic assets located within the Site boundary, including evidence of a Roman enclosure in the north-east corner (HER 128787) and evidence of a Roman cremation Cemetery in the north of the Site (HER 128788).

Locational Sustainability

- 2.18 The Site is located a sustainable distance from a range of key service and amenities for future residents: -
- 2.19 **Education** – There are two primary schools within 1 mile of the Site, Ysgol Croes Atti Primary School (0.8 miles) and St Mary’s Catholic Primary School (1 mile). Both schools are to the east of the Site and accessed via Chester Road and surrounding residential roads; well-lit footpath are provided along these roads to ensure safe routes on foot to and from the schools.
- 2.20 The nearest secondary school to the Site is St Richard Gwyn Catholic High School which is located approximately 0.9 miles from the Site.
- 2.21 Overall, the Site benefits from excellent access to primary and secondary education, accessible via sustainable modes of travel.
- 2.22 **Shops and Services** – The Local Development Plan identifies Flint as a Main Service Centre, expected to play a strategic role in the delivery of services and facilities. A local Spar convenience store is located approximately around 0.7 miles from the Site with a larger supermarket being located approximately 1 mile from the Site.



- 2.23 Flintshire Retail Park is located around 1.5 miles to the north west of the Site and whilst outside of the typical 1 mile walk threshold, still provides a viable option for residents travelling on foot.
- 2.24 Heinzl Park, a large employment park providing a range of employment opportunities is located around 1.7 miles to the north west.
- 2.25 The Transport Assessment confirms areas including Northop, Connah's Quay and Baglit are located within 5 miles of the Site, these areas providing a range of facilities and employment opportunities and are considered 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** – The nearest bus stops to the site are located on both sides of Turf Hill Road, approximately 500m south west of the Site and therefore within recommended walk distances.
- 2.28 These bus stops are served by the No's 10A, 11, D1, D2 and D3 bus services, providing half hourly/hourly services to Flint Railway Station, Flint, Chester, Connah's Quay, Holywell, and Deeside Industrial Estate.
- 2.29 The nearest railway station to the site is Flint Station, which is located approximately 2km to the east of the Site and is viewed as a viable option for some pedestrians, providing journeys to Cardiff, Holyhead, Rhyl, Bangor, Llandudno, Chester, Warrington, and Manchester.
- 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** – The nearest GP and dental facilities are located in Flint town centre, approximately 2km to the west of the Site. The nearest hospital is Deeside Community Hospital which is located



approximately 6km to the east of the Site. Overall, it is considered that the site is well served by existing healthcare provisions.

2.32 **Leisure/Recreation** – An existing equipped play area is located adjacent to the northern boundary of the Site and is accessed off Chester Road, there being opportunity to provide public footpath connections within the Site to aid pedestrian access. Other play facilities are located approximately 370m and 900m to the west of the Site off Chester Road. A Multi-Use Games Area [MUGA] is located approximately 210m from the Site and a bowling green approximately 570m from the Site.

2.33 A range of indoor leisure facilities including a gym and swimming pool are located approximately 1.5 miles to the west of the Site in Flint town centre.

2.34 Overall, future residents of the proposed development would enjoy excellent access to local leisure and recreation facilities, providing significant health and wellbeing benefits.

Summary

2.35 Overall, the Site benefits from being in excellent proximity to a range of services and amenities, including convenience retail, retail local primary schools and leisure/recreational facilities,

2.36 The site is well served for public transport provisions including bus and rail. Bus Stops located on Turf Hill Road are within walking distance of the Site and provide regular trips to Deeside, Ellesmere Port and Chester, Flint Rail Station providing opportunities for longer distance trips via non-car modes.



3. PLANNING HISTORY

- 3.1 The Site does not have a planning history which should be considered a material consideration in the determination of the planning application.
- 3.2 Land to the west of the Site referred as 'Croes Atti' is an identified Housing Commitment (HC.16) in the Flintshire Local Development Plan receiving outline planning permission in June 2006 for a *'mixed use development including residential (637 homes), open space, infrastructure, landscaping, education and community facilities'* (Ref: 035575) having formally been allocated for housing firstly in the North Flintshire Local Plan and retained in the Unitary Development Plan 2000-2015 (September 2011) [UDP].
- 3.3 Policy HSG2 of the now superseded UDP supports the delivery of housing at the Croes Atti site as part of a mixed-use development, provided that it provides a mix of house types, including *'an appropriate proportion of affordable housing'*.
- 3.4 A number of applications have been submitted pursuant to the outline permission; Flintshire Council's Housing Land Supply and Background Paper (January 2021), confirmed that 220 homes remained as of 1 April 2020. Given the time passed since this data was published, it is now expected that development of the Croes Atti site is nearing completion.
- 3.5 The s106 Agreement for the Croes Atti site secured the delivery of 10% affordable housing, this being substantially less than the 30% affordable housing that was sought through UDP Policy HSG10 for developments within the settlement boundary, it being assumed that a reduced affordable housing requirement was agreed due to scheme viability.
- 3.6 Whilst delivering a proportion of affordable housing, delivery of 10% affordable housing represents an under delivery of 127 affordable homes in the Flint and Coast Housing Market Area against the policy-compliant level.



- 3.7 Completion of the consented Croes Atti Site will remove a significant and consistent source of recent housing delivery in Flintshire. The development of the Quarry Farm site for 128 affordable homes will address the shortfall in affordable housing not achieved on the Croes Atti site and contribute to meeting the wider affordable housing needs within Flintshire.



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 128 affordable homes, new vehicular and pedestrian accesses off Ffordd Hywyn, public open space, landscaping, highways works, foul and surface water drainage infrastructure and associated ancillary works.”

Amount

- 4.3 The proposed development will comprise 128 no. affordable homes (Use Class C3).
- 4.4 In addition to new housing, the proposals include the provision of on-site public open space, hard and soft landscaping, 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 three properties.



4.7 New areas of planting and retention of existing trees and hedgerows within and around the edges of the Site will also assist in filtering views in and out of the Site and reduce the perceived density and massing of the development, helping to integrate it into its surroundings.

Housing Mix, Density and Floorspace

4.8 The Application Site is 2.91 hectares (10.63 acres) of which approximately 1.97 hectares (4.87 acres) or 45.8% 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 128 homes equates to an average density of 43.99 dwellings per net hectare (DPH) or 17.8 units per acre or 26.27 DPH (gross) (10.64 DPA).

4.10 The housing mix for the Site comprises 8 different housetypes, including a range of 1 and 2 bed flats, 2 bed 2-storey terraced, properties and 3 and 4 bedrooms terraced and semi-detached properties. The total number of houses in each category being as follows: -

- 20 no. 1 Bed 2 Person Ground/First Floor Flats;
- 4 no. 2 Bed 3 Person Ground/First Floor Flats;
- 54 no. 2 Bed 4 Person End/Mid Terrace Houses;
- 42 no. 3 Bed 5 Person 2 Storey End/Mid Terrace Houses
- 8 no. 4 Bed 6 Person 2 Storey Semi-Detached Houses;

4.11 Proposed housetypes are reflective of existing properties in the immediate vicinity of the Site and will be WDQR compliant, including a range of energy saving measures including air source heat pumps, photovoltaic panels, efficient heating systems, double glazing, insulated flooring and a high standard of roof and wall insulation.



Layout

- 4.12 The Planning Layout has been prepared to ensure an efficient use of land and natural extension to the existing settlement of Flint.
- 4.13 Plots are laid out in outward facing blocks to positively present the street and ensure opportunities for natural surveillance.
- 4.14 Plots on the western 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.
- 4.15 A large public open space to the north of the Site off Chester Road will provide an attractive green arrival space to the development, preserving the Scheduled Monument Roman Road and retaining a substantial buffer to the nearest proposed dwelling.
- 4.16 Plots 124-128 are 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 W1 (in part) and T14 subject to TPOs 211, 212 and 213 (2010) respectively, to integrate the development into its surroundings.
- 4.18 To accommodate the development and provide linkages between the northern and southern parcels, a small extent of woodland W1 will be removed. 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, the surface water drainage for the southern parcel discharging into an



existing minor watercourse located to the southern boundary of the Site, which will be retained in open channel.

- 4.20 Properties have been orientated to provide natural surveillance onto areas of open space to the north and amenity greenspace at the centre of the Site. The siting of the open space provides opportunities to integrate with existing equipped play accessed off Chester Road. 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 The scheme incorporates 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.
- 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 either side and shared private drives are 4.4m wide and serve a maximum of 5 units.

Access and Movement

- 4.24 Vehicular access to the Site is to be provided via an extension to Ffordd Pedrog – an access road constructed as part of the Croes Atti development and will comprise a 5.5m carriageway with 2m footpaths on both sides as shown on Drawing SCP/230489/ATR01.
- 4.25 The existing geometries of Ffordd Pedrog/Ffordd Hwyn (carriageway widths in excess of 5.5m) are of typical residential standards and adequate to serve the scale and nature of traffic generated by the proposed development.



- 4.26 In addition to the principle access, a separate 3.7m wide emergency/pedestrian and cycle access will be provided onto Leadbrook Drive to the east of the Site, vehicular access being restricted by the installation of removable bollards.
- 4.27 Pedestrian and cycle access into the Site will be provided at the same location as the vehicular access. 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.
- 4.28 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.
- 4.29 A balanced approach has been taken to car parking, incorporating a range of parking solutions including frontage and side parking. Parking is provided in accordance with the Council's adopted parking standards set out in Supplementary Planning Guidance No. 11.
- 4.30 All parking is provided close to, and visible from, people's homes offering security and convenience.
- 4.31 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



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

Surface Water and Foul Drainage

- 4.33 Site investigations have determined that the Site is not suitable for infiltration techniques to dispose of surface water flows.
- 4.34 Due to existing site levels, it is proposed that the southern part of the site will drain into the existing watercourse on the Site's southern boundary via 2 new outfalls. The northern part of the Site will drain into an existing highway drain on Leadbrook Drive. Flows will be restricted to greenfield QBAR rates of 4.2 litres per second for the northern portion and 11.2 litres per second for the southern portion; attenuation will be provided within a network of oversized on-line pipes and cellular tanks.
- 4.35 All foul flows will discharge into the existing 225mm diameter foul public sewer in Ffordd Pedrog to the west of the Site, subject to agreement with Welsh Water.
- 4.36 Topography and proposed site levels design will allow for a gravity network to serve the entire development without requiring a pump station.

Appearance and Detailing

- 4.37 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.
- 4.38 Key elevation feature include: -



- A mix of brick and artificial stone heads and cills;
- Variation in ridge height and colour to support an interesting roofscape;
- Front entrances articulated with porches and canopies of various designs;
- 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.

4.39 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.

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

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

Landscaping and Public Open Space

4.42 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.



- 4.43 Trees under Tree Preservation Order to the centre and south of the Site will be retained and integrated into areas of amenity space. Retention of existing trees and hedgerows on the Site's eastern and southern boundary will screen views of the development from the open countryside beyond.
- 4.44 Landscape plans are submitted as part of the application and seek to provide new and compensatory tree and hedgerow planting across the Site.
- 4.45 The siting 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/informal recreation and amenity open spaces.
- 4.46 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. The siting of the open space to the north will preserve the setting of a Scheduled Monument Roman Road and ensure sufficient offset from proposed dwellings.
- 4.47 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 The Site is identified on the adopted LDP Policies Map as lying outside but immediately adjacent to the defined settlement boundary of Flint defined as ‘Countryside’.

5.4 Policy STR1 ‘Strategic Growth’ sets that in the period 2015 and 2030, the LDP will make provision for 7,870 new homes to meet a housing requirement of 6,950, of which 2,265 will be affordable.

5.5 The LDP (Policy STR2 ‘The Location of Development’) identifies Flint as a Tier 1 ‘Main Service Centre’, such settlements playing a strategic role in the delivery of services and facilities, and being identified as the main locations for new housing development to meet the growth ambitions highlighted in Policy STR1; the expectation being that the housing requirement will be met through the delivery of housing via the following sources: -

- I. Allocations;
- II. Windfall market housing;
- III. Affordable housing on sites above an area/unit threshold
- IV. Exceptions schemes for Affordable Housing adjoining settlement boundaries.



- 5.6 Policy STR11 'Provision of Sustainable Housing Sites' states that in implementing the sustainable settlement hierarchy and to ensure that communities have access to sufficient, good quality, affordable housing to meet a range of needs...new housing growth will be directed to sustainably located, economically viable and deliverable housing sites. Delivery of housing on these sites should facilitate the provision of affordable housing relative to local needs and viability, make the most efficient use of land and provide balanced developments through a mix of housing units.
- 5.7 Policy PC1 'The Relationship of Development to Settlement Boundaries' sets out that outside settlement boundaries, new development will be permitted where it conforms with the specific forms of housing development as set out in policies HN4/HN4-A/HN4-B/HN4-C/HN4-D.
- 5.8 Part F of Policy HN4 'Housing in the Countryside' sets out that proposals for housing development outside defined settlement boundaries will only be permitted where 'it is for affordable housing exception sites on land adjoining the settlement limits.
- 5.9 Policy HN4-D 'Affordable Housing Exception Schemes' expands on HN4, setting out that outside settlement boundaries, proposals to develop affordable housing will only be permitted where: -
- a) There is evidence of genuine local need for affordable housing;
 - b) There are no suitable alternative sites or properties within settlement boundaries to meet the need;
 - c) Schemes abut settlement boundaries and form logical extensions to settlements, avoiding ribbon and fragmented development and incorporating suitable boundary treatment and landscaping measures;
 - d) The scale, design and layout of the proposed development are sympathetic and appropriate to the size and character of the settlement and its landscape setting, and reflect the scale of need identified; and



- e) Houses will remain affordable in perpetuity for those in need, managed by a housing association, the County Council, a bona fide trust, or similar management organisation.

5.10 Appendix 4 of the Local Development Plan identifies the Site as being located in the Flint and Coast Housing Market Area (HMA), Policy HN3 (Affordable Housing) requiring that sites of 10 or more units within the HMA provide 15% affordable housing, expecting this to be delivered on site.

5.11 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
HN4	Housing in the Countryside



HN4-D	Affordable Housing Exception Schemes
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

- 5.12 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.
- 5.13 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.
- 5.14 PPW11 emphasises that sustainable places are the goal of the land use planning system in Wales, paragraph 2.3 stating that it 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.



- 5.15 '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.
- 5.16 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...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.
- 5.17 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.

5.18 Paragraph 3.58 of PPW11 confirms that agricultural land of grades 1, 2 and 3a is the best and most versatile and should be conserved as a finite resource for the future. Paragraph 3.59 advising that considerable weight should be given to protecting such land from development because of its special importance, land in grades 1, 2 and 3a only being developed where there is an overriding need or the development.

5.19 Paragraph 3.60 confirms that development in the countryside should be located within and adjoining settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation, further reinforcing that infilling or minor extension may be acceptable, in particular where they meet a local need for affordable housing.

5.20 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.

5.21 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, Paragraph 4.2.28 stating that development plans must include a target for affordable housing based on the LHMA.



- 5.22 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.
- 5.23 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.
- 5.24 Paragraph 4.2.25 raises that affordable housing need is a *material consideration* in the determination of planning applications, paragraph 4.2.27 stating the importance that authorities have an appreciation of the demand for different types of affordable housing in relation to supply.
- 5.25 Paragraph 4.2.34 is clear that the provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community, affordable housing provided on exception sites meeting the needs of local people in perpetuity.
- 5.26 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.
- 5.27 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.
- 5.28 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.

5.29 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.

5.30 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)

5.31 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

5.32 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

5.33 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.

5.34 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.

5.35 The Table confirms that a proportion of the Council's housing supply is expected to be delivered on large windfall sites, the Council projecting a supply of 60 homes per annum across years 6 to 15 of the Plan Period (480 homes in total) to come from this source of supply.

5.36 With respect of affordable housing, paragraph 8.10 of the LDP sets out that 325 affordable homes will be delivered on large windfall sites across the Plan period, this representing 68% of the total number of projected completions off windfall sites during the Plan period (on the basis that no affordable housing will be delivered on small windfall sites given they do not meet the 10-unit threshold for affordable housing confirmed in Policy HN3).

5.37 Accordingly, the Council have factored in an element of their housing land supply to be delivered on sites not identified as housing allocations or commitments in the LDP (windfall sites); the significant proportion of affordable homes to be delivered through such sites would infer that the Council expect such windfall completions to come from affordable housing exception sites, the principle being established through Policy HN4-D of the LDP.



5.38 The Site will deliver affordable housing early in the Plan period to support achieving the Council's published housing trajectory. 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 a delivery rate of c45 dwellings per annum.

Local Housing Market Assessment (LHMA)

5.39 The Council's most recent LHMA (2018 Update) was published in January 2019., identifying an annual shortfall of 238 affordable dwellings across Flintshire in the period 2019/20 and 2023/24 – this comparing with an annual shortfall of 246 affordable dwellings in the previous LHMA published in 2015.

5.40 Table 6.6 of the LHMA identifies the size of the affordable housing making up this need, identifying that the largest affordable need is for 2-bedroom properties (31.6% of affordable housing needs) and 3-bedroom properties (28.3% of all affordable housing needs). There is smaller need for 1-bedroom properties (14%) and 4- and 5-bedroom properties (8.7% and 3.3% respectively).

Supplementary Planning Guidance Notes (SPGNs)

5.41 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



- 5.42 Appraisal of the development against these guidance notes is considered in Section 6 of this Statement.
- 5.43 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 principle of development of the Site as an Affordable Housing Exception Scheme turns on the application's compliance with relevant policies in the adopted Local Development Plan, specifically policies PC1 and the criterion set out in Policy HN4-D.

6.3 As expressed in Chapter 5, the LDP's housing trajectory assumes that a significant proportion of Flintshire's affordable housing supply is to be delivered on sites not allocated for housing nor already an existing commitment in the LDP, the Local Plan Inspector confirming that such sites '*would broaden opportunities for 100% affordable housing proposals.*'

6.4 The LDP identifies Flint as a Main Service Centre, a Tier 1 settlement which is expected to be a main location for new housing development. Policy STR2 a) iv) acknowledging that exception schemes for affordable housing on sites adjoining settlement boundaries will form part of the future housing supply in reinforcing and contributing to achieving sustainable settlements.

6.5 As set out in the accompanying Affordable Housing Needs Assessment, the development fully satisfies the criteria for an affordable housing exceptions scheme for sites outside of the settlement boundary, as set out in Policy HN4-D of the LDP: -

A) Evidence of genuine local need for affordable housing



Affordable Housing Delivery and Need

- 6.6 The Affordable Housing Needs Assessment identifies that affordable housing delivery in Flintshire has persistently failed to reach the levels required to meet the identified needs set out in the Council's own LHMA 2015 and LHMA Update 2019, identifying an average rate of affordable housing delivery in the period 2015/16 to 2021/22 of 134 dwellings against a current annual requirement of 238 affordable homes. Table 5 of the AHNA identifying a cumulative shortfall of 910 affordable homes in Flintshire in this period.
- 6.7 Whilst the LDP seeks to address this affordable housing shortfall through affordable housing policy HN3, it is unrealistic that such allocations and existing housing commitments alone will meet this outstanding and ever-increasing need. Paragraph 8.10 of the LDP assumes annual affordable housing delivery of 151 homes from allocations, commitments, and windfall sites. In the event that all those completions expected were achieved across the Plan period, this would still represent a shortfall of 87 affordable homes per annum or 1,305 affordable homes across the Plan period against identified need.
- 6.8 The need to increase affordable housing delivery has been acknowledged by the Council through the inclusion of policies which allow for exception schemes from outside of the settlement boundary to come forward to meet this substantial need.

Flintshire Housing Register

- 6.9 Table 6 to 8 of the AHNA set out the number of applicants on the SARTH Housing Register and Tai Teg Housing Register who are presently seeking social rent, intermediate rent, or affordable home ownership properties: -
- 641 applications on the SARTH Housing Register seeking properties in the Flint Area (October 2023);
 - 346 applications on the Tai Teg Housing Register seeking rental properties in the Flint Area (October 2023);



- 364 applications on the Tai Teg Housing Register seeking affordable ownership properties in the Flint Area (October 2023)

6.10 This demonstrates a strong current demand for social rented, intermediate rented and intermediate ownership housing in Flint.

Affordability

6.11 The AHNA sets out the increasing affordability issues that those seeking properties on the private property market are experiencing in Flintshire, such affordability issues being exacerbated by the significant under supply in housing delivery against identified needs and increasing pressures on affordable home providers to provide support to those priced out of the private market.

- **Median Private Rents** – private rents have increased for every property size in Flintshire between 2015/16 and 2019/20 – the rate of rental growth for 2,3- and 4-bedroom properties being well in excess of the national average at 6%, 13% and 10% respectively;
- **Lower Quartile Private Rents** – lower quartile private rents for all property sizes have also increased across Flintshire in the same period, exceeding the national average for 1-, 3- and 4-bedroom properties; rental averages for each property size in Flintshire being above the national average (16% in the case of 2-bedroom properties; 20% in the case of 3-bedroom properties and 23% in the case of 4-bedroom properties respectively)
- **Median House Prices** – median house prices for the Flint Oakenholt Middle Layer Super Output Area (MSOA) have increased by £32,000 in the period between March 2015 and March 2022 – equating to a 26% increase over a 7-year period. This increase being larger than the increase at ward and county level.



- **Lower Quartile House Prices** – similarly, lower quartile house prices for the Flint Oakenholt MSOA have increased by £30,000 across the period between March 2015 and March 2022 – equating to a 35.2% increase over a 7-year period – a larger increase than that experienced at a ward and county level (30.5% and 25% respectively).

6.12 Overall, it is clear that there is a clear and genuine affordable housing need in Flintshire. The AHNA identifies a significant need for affordable housing of different types and size in the Flint area, based on the number of applicants seeking accommodation on the SARTH and Tai Teg Housing Registers as well as rising house prices and median and lower quartile rents against national averages in Flintshire and the Flint Oakenholt MSOA.

6.13 These affordability issues are exacerbated by persistent under-delivery of affordable housing against identified need in the Council's LHMA, it being unlikely that this cumulative need can be met through the delivery of affordable housing on allocated sites, existing commitments, and windfall sites.

6.14 The Council acknowledge the need to increase the supply of affordable housing through the imposition of Policy HN4 which supports the delivery of Affordable Housing Exception Schemes on sites outside the settlement boundary.

B) There are no suitable alternative sites or properties within settlement boundaries to meet the need

6.15 The LDP identifies one housing allocation in Flint – *HN1.4 Land at Northop Road, Flint* which is currently subject to a pending application for 200 homes (App Ref: FUL/000414/22) including 30 affordable homes – providing a policy compliant level of affordable housing plus 10 additional affordable homes.



- 6.16 In addition, the LDP identifies a number of committed sites (set out in Table 12 of the AHNA) which are expected to deliver a combined 69 no. affordable homes, these homes expected to be delivered on the Croes Atti site (HC.16), which is now largely complete and was consented prior to the commencement of the LDP period in 2015.
- 6.17 As expressed in Chapter 3 of this Statement, the Croes Atti Site delivered only 10% affordable housing - substantially less than the 30% policy compliant amount required under the previous policy context, contributing to the significant residual affordable housing need in Flintshire.
- 6.18 No other greenfield land outside of the settlement boundary of Flint is sequentially preferable with land to the south, west and north-west having regard to its agricultural land classification and other policy constraints including Green Wedge and Mineral Safeguarding.
- 6.19 Such policy constraints do not encumber the application site. Other considerations such as flood risk, accessibility and sustainability, and topography have been considered as part of the application and are reviewed elsewhere within this Statement and are not encumbrances to the Site coming forward.
- 6.20 Paragraph 8.23 of the LDP refers that in consideration of whether any alternative suitable sites or properties are to meet the affordable housing need, initially this will be within the Community Council area in which the settlement sits, but in some circumstances, it may be appropriate to widen this to adjoining Community Council areas.
- 6.21 It is not considered appropriate that Sites outside of the Community Council area are considered; it being considered that affordable housing needs should only be met within the appropriate housing market area. As a Main Service Centre, it is reasonable that only other Main Service Centres in the Flint and Coast HMA are considered, as any other settlement is considered to be less sustainable having regard to their respective location within the settlement hierarchy defined in Policy STR2.



- 6.22 Holywell is the only other Main Service Centre located in the Flint and Coast HMA; the LDP does not allocate any sites in Holywell for housing, identifying 2 housing commitments which achieve a combined 44 affordable homes.
- 6.23 The AHNA identifies an outstanding affordable housing need in Holywell to be met across the Plan period, it being reasonable to expect that it will seek to meet its own needs and will not be able to also accommodate the affordable housing needs of Flint.
- 6.24 The AHNA therefore concludes that there are no sites in Holywell which are sequentially preferable, and which could accommodate the scale of affordable housing that is proposed on the application site, sites adjacent to the settlement boundary being subject to policy constraints including Green Wedge, Mineral Safeguarding and Greenfield Valley.
- 6.25 It is therefore concluded that there are no suitable sites or alternative properties within the settlement boundaries of Flint and Holywell, nor are there LDP allocations or commitments capable of meeting the identified affordable housing needs in Flint nor the scale of affordable housing to be delivered on the application site which is considered to be a significant positive and material consideration in the determination of the planning application. The application therefore complies with the requirements of Part B of HN4-D.

C) Schemes abut settlement boundaries and form logical extensions to settlements, avoiding ribbon and fragmented development

- 6.26 The Site is located to the west of the existing urban area of Flint and immediately abuts its eastern boundary.
- 6.27 The Site is formed by strong and permanent physical boundaries including the Croes Atti residential development to the west, the A548 Chester Road to the north with existing residential properties beyond and an ordinary watercourse forming the Site's southern boundary.



6.28 Leadbrook Drive together with existing properties and retained and enhanced landscaping enclose the Site from open countryside beyond and form an appropriately robust and permanent future settlement edge, providing a clear physical barrier to future encroachment and therefore representing a logical extension to the existing settlement on its eastern edge.

6.29 The application satisfies the criterion of Part C) of Policy HN4-D

D) The scale, design, and layout of the proposed development are sympathetic and appropriate to the size and character of the settlement and its landscape setting, and reflect the scale of need identified

6.30 This Planning, Design and Access Statement has sought to demonstrate that the proposed development is appropriate in scale and design to the size and character of Flint, the delivery of 128 affordable homes reflecting the scale of need in the housing market area and the County as a whole.

6.31 The delivery of 128 affordable homes is appropriate in scale given Flint is identified as a Main Service Centre in the LDP, the most sustainable settlements and main locations for growth and which are expected to play a strategic role in the delivery of services and facilities – the suitability of these settlements to accommodate new homes being evidenced in paragraph 2.15 of the LDP which confirms that 47% of housing commitments are located in Main Service Centres, including Flint.

6.32 The development proposes a density of 26.27 units to the hectare (gross) (43.99 units to the hectare), representing an efficient use of land and being broadly consistent with its surroundings including the adjacent Croes Atti development and Policy HN2 of the LDP which states that new housing schemes should aim to provide a density of at least 30 dph.

6.33 The Scheme has been designed to integrate with the existing settlement, proposed housetypes and materials responding to the local vernacular, comprising a palette of red facing bricks with slate roof tiles.



6.34 Key features including the Scheduled Monument Roman Road have been preserved within areas of open space. Existing tree and hedgerow planting on the Site boundaries will be retained and enhanced to enhance ecology and provide visual screening into and out of the Site.

6.35 It is therefore considered that the Site is both appropriate in scale for the settlement whilst being sympathetic to the character and landscape of its setting, and therefore satisfies the requirements of Part D) of Policy HN4-D.

E) Houses will remain affordable in perpetuity for those in need, managed by a housing association, the County Council, a bone fide trust or similar management organisation

6.36 The Company is currently in discussions with a number of Registered Providers with significant experience of delivering affordable homes in Flintshire to deliver the scheme.

6.37 The affordable homes will be secured by a condition attached to the Planning Permission requiring they remain affordable in perpetuity. An Affordable Housing Delivery Statement has been submitted alongside this Planning, Design and Access Statement and will be listed as an approved document on the Planning Permission ensuring their retention.

6.38 The Registered Provider will enter into a nominations agreement with the Council for the letting of the social rented properties on the site in line with the Council's criteria. Intermediate rented and shared ownership properties would be advertised and let through Tai Teg.

6.39 The Permission will therefore secure the affordable homes in perpetuity to be let and managed by a Registered Provider, and therefore satisfies the requirements of Part E of HN4-D.



6.40 Overall, it is considered that the principle of the site as an affordable housing exception site is accepted, as demonstrated by its compliance with the criterion set out in LDP Policy HN4-D and being consistent and supported by policies in PPW11 and LDP policies STR2, PC1 and HN4-D.

6.41 The development will contribute to the delivery of market and affordable housing in Flintshire, and more specifically the Flint and Coast Housing Market Area. Accordingly, the principle of residential development on the Site is accepted and the delivery of 128 additional affordable homes on an Affordable Housing Exception Scheme should be given significant weight in the determination process, the scheme being consistent and supported by Local Development Plan policies STR1, STR2, H1 and HN4/4-D.

Housing Mix and Affordable Housing

6.42 The housing mix for the Site comprises 8 different housetypes, including a range of flats and 2 storey terrace and detached properties, comprising the following housing mix: -

- 20 no. 1 Bed 2 Person Flats (Affordable) – 15.6%;
- 4 no. 2 Bed 3 Person Flats (Affordable) – 3%
- 54 no. 2 Bed 4 Person End/Mid Terrace Homes (Affordable) – 42.2%
- 42 no. 3 Bed 5 Person End Terrace Homes (Affordable) – 32.8%
- 8 no. 4 Bed 6 Person Semi-detached Homes (Affordable) – 6.3%

6.43 The delivery of 128 affordable homes will make a significant contribution to affordable housing delivery within the Flint and Coast housing market area.

6.44 Again, in response to the identified affordable housing need set out in the LHMA, the scheme comprises a range of 1 to 4-bedroom properties. The proposed housing mix of c78% 2- and 3-bedroom properties will make a significant contribution to meeting the identified housing needs of Flintshire which identifies the largest affordable housing need being for these property sizes.



6.45 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 128 new affordable homes when determining the application.

6.46 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

6.47 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, protection of heritage assets and ecology, accessibility and amenity of existing residents and seeks to integrate the development within its immediate surroundings.

6.48 The development will have limited impact on existing trees and hedgerows including those on existing field boundaries. Existing trees and hedgerows including much of those subject to Tree Preservation Order will be retained within on-site green infrastructure, with any which are required to be lost to facilitate the development being replaced.

6.49 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.



- 6.50 Proposed housetypes are two-storey and are considered appropriate for the Site's location, character and physical characteristics in the immediate vicinity of the Site. The development achieving the minimum separation distances set out in SPGN No.2.
- 6.51 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.
- 6.52 The proposed net density across the Site will be 43.99 units per hectare (gross) 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.
- 6.53 The proposed development is consistent with LDP policies STR4, STR5, STR13, PC3, SPGN2, TAN12 and PPW11.

Arboriculture

- 6.54 An Arboricultural Impact Assessment (AIA) has been undertaken to inform and support the application.
- 6.55 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.
- 6.56 Trees subject to Tree Preservation Orders 211 (2010) to the south east corner of the Site will be retained; some individual Ash trees within woodland at the centre of the Site (W1) subject to TPO 2013 (2010) will be removed to facilitate the development however are considered to be in ill health.



- 6.57 The following trees will need to be removed from the Site to accommodate development – T4, T11 and some individual Ash trees within W1.
- 6.58 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.
- 6.59 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

- 6.60 The Site is not subject to any protected landscape designated and is not within an Area of Outstanding Natural Beauty.
- 6.61 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.
- 6.62 The proposed development of the Site for 128 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.

Archaeology



- 6.63 As set out in the Archaeological Assessment, the site is considered to have low archaeological potential for prehistoric, early medieval and medieval remains and moderate potential for Romano-British, post-medieval and modern remains.
- 6.64 A geophysical survey undertaken in 2014 confirms that the archaeological potential of the Site is likely limited to the northern extent of the northern field, with evidence of a Roman cremation cemetery and Roman enclosure as well as a Scheduled Ancient Monument relating to the Croes Atti Roman settlement.
- 6.65 In order to preserve these remains in situ, the development proposes to retain these historic assets within areas of open space with no ground disturbance anticipated to impact these remains. The Assessment concluding that the magnitude of impact of the proposed development on the archaeological remains is judged to result in no change to an asset of up to medium to high importance, equating to an impact of neutral significance.
- 6.66 Potential unknown archaeological remains present within the site would be of local/regional (low to medium) importance. Construction activity would impact upon any unknown buried remains if present and result in a major magnitude of impact which, on an asset of low to medium significance would equate to an impact of slight to moderate adverse significance.
- 6.67 The Assessment considers that further archaeological evaluation is not considered necessary at pre-determination stage, it being proportionate for a scheme of further archaeological investigation works to be conditioned to the planning permission and undertaken in accordance with a Written Scheme of Investigation agreed with Flintshire County Council.
- 6.68 Accordingly, there is no evidence to suggest the presence of remains within the boundary of the site should preclude the granting of planning permission nor development of the Site. It is therefore



considered that the proposed development is in accordance with Chapter 6 of PPW11 and Policy EN8 of the Flintshire LDP.

Highways

- 6.69 As set out in the accompanying Transport Assessment and Chapter 4 of this Statement, access to the Site will be via an extension of the existing adopted carriageway on Ffordd Pedrog. An emergency vehicle and pedestrian/cycleway access will be provided off Leadbrook Drive.
- 6.70 Internal road arrangements including road and footpath widths are considered to be acceptable and will facilitate safe movements by vehicles (including refuse and emergency vehicles), cyclists and pedestrians and provide safe connectivity to the wider footpath network, providing opportunity for local trips to be taken on foot.
- 6.71 The development provides parking in accordance with the Council's adopted parking standards set out in Supplementary Planning Guidance No. 11; all parking is provided close to, and visible from, people's homes offering security and convenience.
- 6.72 In terms of trip generation, the Transport Assessment considers that the scheme will generate 13 vehicle arrivals and 26 vehicle departures in the weekday AM peak hour and 28 arrivals and 19 departures during the weekday PM peak hour. An assessment of the impact of the additional trips generated by the proposed development on the operation of the A548 Chester Road/Ffordd Dewi Roundabout confirms that the roundabout has sufficient spare capacity to accommodate the proposed development traffic.
- 6.73 It is expected that a condition will be attached to the Planning Permission to secure a Travel Plan to encourage residents to take trips by sustainable modes of transport where possible; a Construction and Environmental Management Plan can also be secured via planning condition to minimise highways disruption during the construction phase.



6.74 It is therefore concluded that there is no justification for the withholding of planning permission on grounds of highways impact. The proposed development is considered to be 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

6.75 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.

6.76 The PEA has established the following: -

Designated Sites and Habitats

- The Site is located within 1km of several statutory sites, namely the Dee Estuary (Wales) (RAMSAR), the River Dee Estuary Site of Special Scientific Interest (SSSI), Flint Mountain SSSI, the Dee Estuary (Wales) Special Area of Conservation (SAC) and the Dee Estuary (Wales) Special Protection Area (SPA). A number of non-statutory sites including local wildlife sites are located within 2km of the Site.
- The PEA considers that the proposals will directly impact the River Dee Estuary Ramsar/SSSI/SAC/SPA designated site during the construction phase, it being recommended that measures are secured through a CEMP to protect the site during the construction phase, also recommending that appropriate mitigation measures such as dog waste bins and litter bins are put in place to minimise impact arising from increased recreational pressure. Remaining



designated sites within the vicinity of the Site are unlikely to be directly impacted by the proposals.

- Habitats on site comprise semi-improved grassland, scattered trees, semi-natural broadleaved woodland, tall ruderal vegetation, species of rich hedgerow and wet ditch (D1). These habitats are considered to have an ecological value of 'within the zone of influence'. The site contains no designated or priority habitats however the River Dee Estuary Ramsar/SSSI/SAC/SPA lies within 200m.

6.77 If suggested mitigation above is implemented and habitats within the site such as species rich hedgerow, scattered trees and semi-broadleaved woodland are retained and enhanced, it is considered that the proposals will not adversely affect the ecological value of the area.

Birds

- The semi-natural broadleaved woodland, semi-improved grassland, scattered trees, species rich hedgerow, 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.

Bats

- Habitats on site provide low-moderate suitability for commuting and foraging bats, it being recommended that nocturnal bat activity surveys are undertaken between April to October. Two trees (ash and oak) within the semi-natural broadleaved woodland within the site provide suitable roosting habitat for bats and provide moderate bat roost potential. The Ash tree is proposed for removal and therefore a minimum of two nocturnal bat surveys (between May



and August in suitable weather conditions) are recommended to assess if bats are using the tree as a roost.

- Remaining trees within the site offer negligible to low potential to support bat roost.

Badger and other small mammals

- The site provides habitat for badger and hedgehog within the scrub, semi-improved grassland, tall ruderal vegetation, species rich hedgerow and semi-natural broadleaved woodland. These habitats are likely to be impacted by the development and therefore it is recommended that a Hedgehog Reasonable Avoidance Measures (RAMs) Method Statement is implemented during works to avoid harm to species.
- It is recommended that gaps of at least 13cm by 13cm are left under new garden fences to enable hedgehogs to roam freely within the area following development, also recommending a hedgehog hibernaculum be provided within the landscaping.
- It is recommended that updated badger checks of suitable habitats are undertaken prior to works commencing within the site and a Badger RAMs Method Statement be implemented to avoid harm to the species.

Amphibians

- Ditch D1 on the site's southern boundary was assessed as providing limited suitability for Great Crested Newts. The Semi-improved grassland, scrub, broadleaved woodland, tall ruderal vegetation and species rich hedgerow provides terrestrial habitats for amphibians and the ditch will provide limited aquatic habitat for amphibians.



- These habitats are likely to be impacted by the proposals and therefore it is recommended that as the areas to be lost are small in size that an Amphibian RAMs Method Statement be implemented during the works to avoid harm to this species.

6.78 In order to meet requirements for biodiversity protection and enhancement, it is recommended that ecological enhancement including provision of bird and bad boxes and suitable landscaping incorporating species that provide a food or shelter resource to wildlife.

6.79 Subject to the recommendations made in the PEA, it is considered that there would be very limited impact on the local ecology as a result of the proposals. 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.

Agricultural Land

6.80 The Agricultural Land Quality Assessment (the ALQA) confirms that the majority of the Site (88%) is considered to be subgrade 3b agricultural land, this being defined as 'moderate quality' with the remaining 12% being subgrade 3a which is considered to be of 'good quality'.

6.81 Additionally, and as evidenced by Welsh Government's Agricultural Land Classification Report (1988) appended to the ALQA, the Site is not considered to be of such distinction or high quality that separates it from other agricultural land located outside of the existing settlement boundary of Flint and its protection being supported in PPW11, the report identifying that approximately a third of the agricultural land assessed surrounding Flint was of superior Grade 2 quality to the Site.

6.82 It is therefore considered that the development of the land would not result in the loss of high-quality agricultural land and is therefore consistent with paragraphs 3.58 and 3.59 of PPW11.



Flood Risk and Drainage

- 6.83 As documented in Chapter 2 of this Statement and the accompanying Flood Consequences Assessment, the Site lies within Flood Zone 1 and is therefore considered to be at low risk of flooding from fluvial sources.
- 6.84 The FCA confirms the proposed drainage strategy for the Site; surface water for the southern parcel is to discharge into the existing watercourse on the Site's southern boundary at the existing greenfield run off rate. Surface water run-off for the northern parcel will discharge into the existing highway drain located in Leadbrook Drive with attenuation provided within oversized on-line pipes and buried cellular tanks. Foul drainage will discharge into an existing 225mm diameter foul public sewer in Ffordd Pedrog to the west of the Site, subject to agreement with Welsh Water.
- 6.85 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

- 6.86 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
 - Archaeology
 - Construction Management



- Ground remediation and enabling works.
- Materials
- Lighting
- Ecological Mitigation
- Tree Protection

Planning Obligations

6.87 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 128 new affordable homes will make a significant contribution to the supply of affordable housing in Flintshire. Its delivery being consistent with relevant LDP policies which make provision for such sites to come forward on exception schemes, and the Council's housing trajectory which expects windfall sites to contribute significantly to the Council achieving its housing requirements across the Plan period;
- The delivery of 128 affordable homes will make a significant contribution to meeting the identified substantial affordable housing need in Flintshire, which has been exacerbated by under provision against adopted policy on other sites in the settlement and persistent under-delivery.
- The affordable homes will be delivered in a range of tenures including social rent, intermediate rent and shared ownership properties, to 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 128 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: -

- Proposed houses will be WDQR compliant and incorporate a range of energy saving measures including air source heat pumps, photovoltaic panels, efficient heating systems, double glazing, insulated flooring and a high standard of roof and wall insulation.
- 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. 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 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 existing heritage assets which are to be retained within the site.
- 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 Quarry Farm, Oakenholt.

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

'Construction of 128 affordable homes, new vehicular and pedestrian accesses off Ffordd Hywyn, 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 Site is located outside of the existing settlement boundary, the proposed development according with relevant policies within the LDP which permits development of such sites as 'exception schemes' for the delivery of affordable housing subject to meeting relevant criteria.

8.5 This Planning, Design and Access Statement and accompanying Affordable Housing Needs Assessment submitted as part of this planning application confirms the Site's compliance with the criteria set out in Policy HN4-D and therefore its acceptability as an affordable housing exception scheme: -

- There is a significant affordable housing need in Flintshire, it being unlikely that such a scale of affordable housing can be met on LDP housing allocations and commitments without such exception sites coming forward during the Plan period;



- There are no suitable alternative sites or properties within the settlement boundary to meet the need;
- The Site abuts and forms a logical extension to the existing settlement boundary, incorporating a suitable boundary treatment and landscape measures to prevent further encroachment into the open countryside;
- The scale of development is considered appropriate for Flint, a Main Service Centre in the LDP, which are acknowledged as the most sustainable settlements and the main locations for housing growth. The layout and design of the scheme reflect the site's technical constraints and are appropriate to the size and character of the settlement;
- The scheme will be delivered in partnership with a Registered Provider and will remain as affordable housing in perpetuity, secured by planning condition. Further details of the affordable housing is set out in the Affordable Housing Statement submitted as part of the application which will form an approved document on the decision notice.

8.6 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.

8.7 The development of the Site for housing will make a significant contribution to the delivery of new affordable homes in Flintshire, delivering an appropriate mix of housing to meet needs set out in the Local Housing Market Assessment comprising social rent, intermediate rent and shared ownership properties.

8.8 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.



- 8.9 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.
- 8.10 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.

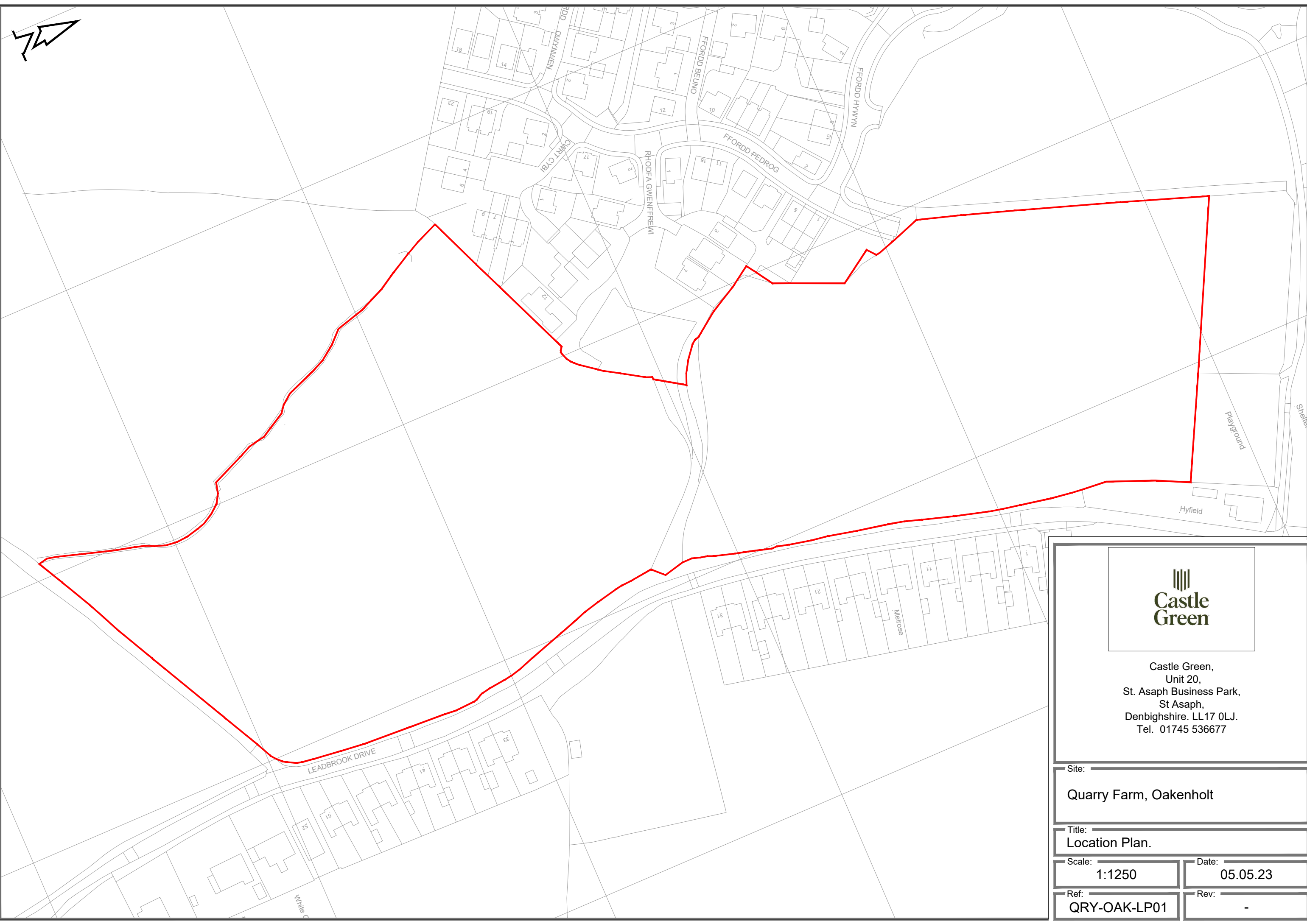


Appendices



Appendix A

Site Location Plan



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

Site: **Quarry Farm, Oakenholt**

Title: **Location Plan.**

Scale: **1:1250**

Date: **05.05.23**

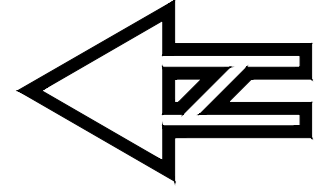
Ref: **QRY-OAK-LP01**

Rev: **-**



Appendix B

Proposed Planning Layout



- Key:**
- Site Boundary
 - 1.8m high boundary fence
 - 1.8m high screen wall / fence
 - Private Drive
 - 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
 - Affordable Housing
 - Existing retained hedges/landscaping
 - Location of low Pressure Gas Main

Rev:	Description:	Date:
A	Mix adjusted slightly	23.11.22
B	Amended in line with Highways officer	01.08.23

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

Site:
Quarry Farm, Oakenholt

Title:
Proposed Site Plan

Scale: 1:500@A0 Date: 10.05.22

Ref: QRY-OAK-SP01 Rev: B



castlegreenhomes.uk

Castle Green Homes

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Denbighshire

LL17 0LJ

Tel: 01745 536677