

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING COMMITTEE**

DATE: **30TH MARCH 2022**

REPORT BY: **CHIEF OFFICER (PLANNING, ENVIRONMENT AND ECONOMY)**

SUBJECT: **APPLICATION FOR THE APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL REF. 059635 FOR THE ERECTION OF 100 NO. DWELLINGS WITH ASSOCIATED INFRASTRUCTURE**

APPLICATION NUMBER: **061585**

APPLICANT: **CLWYD ALYN HOUSING**

SITE: **FORMER CORUS SITE, GARDEN CITY**

APPLICATION VALID DATE: **2ND SEPTEMBER 2021**

LOCAL MEMBERS: **COUNCILLOR MS C M JONES**

TOWN/COMMUNITY COUNCIL: **SEALAND COMMUNITY COUNCIL**

REASON FOR COMMITTEE: **MEMBER REQUEST DUE TO SCALE OF DEVELOPMENT**

SITE VISIT: **NO**

1.00 SUMMARY

1.01 This is a reserved matters application pursuant to outline planning permission ref: 059635 for an employment led mixed use development and associated infrastructure comprising construction of accesses, roads, footpaths, cycle paths, earthworks, and flood mitigation on land at Former Corus Site, Garden City, Deeside.

The Former Corus Site together with the neighbouring Airfields Site forms part of a long standing aspiration of Flintshire County Council and Welsh Government to bring forward a comprehensive, mixed use redevelopment in this area (referred to as a whole as the Northern

Gateway) taking advantage of the strategic location and the availability of previously developed land.

The original outline consent ref: 050125 was granted planning permission in 2014, and in recent years has been subject to a number of variations, the most recent and applicable in this case is ref. 059635. Permissions have also been approved for the phase 1, 2 and 3 enabling and infrastructure works, along with the associated discharge of conditions attached to the varied consent. Works are now advancing with development having commenced on site in line with the permissions granted, these works prepare the land for development in order to facilitate the delivery of the residential development plots. Members are advised that to date, reserved matters permission has been granted on phase 1a ref 060411 for the erection of 129 no. dwellings to be delivered by Keepmoat Homes. The application before you is referred to as phase 1b in accordance with the approved masterplan, and the delivery of 100 no. dwellings on this site would complete phase 1 of the residential development at the Former Corus Site.

Members are advised that this is a 100% affordable housing scheme, of which the 100 no. dwellings would comprise a mix of 1, 2, 3 and 4 bed roomed properties in a variety of house types and affordability tenures. The house types include apartment units and a small number of bungalow type properties, with the provision aiming to offer accommodation to the over 55's population and a degree of sheltered housing.

This site forms part of the wider mixed use strategic allocation including housing, Policy HSG2A in the Flintshire Unitary Development Plan, the principle of development is therefore considered acceptable in planning policy terms. Issues in respect of PPW good place-making, design, layout, access, residential amenity, interface distances, flood risk and development viability have been resolved.

2.00 RECOMMENDATION: TO GRANT PLANNING PERMISSION, SUBJECT TO THE FOLLOWING:-

2.01 That conditional planning permission be granted subject to the applicant entering into a Section 106 Obligation to provide the following:

- To secure 100 no. dwellings to be affordable and retained as such in perpetuity.
- Provide that a Management Company is incorporated for the management and future maintenance of the onsite public open space and communal landscaping areas.

Conditions

1. In accordance with approved plans
2. Samples of materials for external finishes
3. Specification for the type, location and amount of play equipment to be provided
4. Site levels shall be set at a minimum of 5.50m AOD
5. Finished floor levels of the proposed dwellings to be set at a minimum of 5.95m AOD
6. Works associated with forming the means of site access shall be kerbed and completed to carriageway base course layer
7. Facilities shall be provided and retained within site for parking and turning
8. Front of garage set back a minimum distance of 5.5m behind the back of footway line or 7.3m from the edge of the carriageway
9. Positive means to prevent the run-off of surface water
10. Detailed layout, design and construction of internal estate road
11. Gradient of access from edge of existing carriageway for minimum of 10m shall be 1 in 24 and a maximum of 1 in 15 thereafter
12. Full Travel Plan
13. Transport Implementation Strategy
14. Submission of active travel plan including off-site pedestrian linkages
15. Completion of off-site highway works prior to occupation

If the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as outlined above) is not completed within 6 months of the date of the Committee resolution, the Head of Planning be given delegated authority to REFUSE the application.

3.00 CONSULTATIONS

3.01 Local Member – Councillor Ms C M Jones

Requests committee determination due to size and scale of development.

Sealand Community Council

- The Council has major concerns concerning the proposed raising of height with sand and topsoil. This will cause vast amounts of dust and noise.
- The raising of the height of the site and the consequent higher level of the properties to be built will mean that existing Garden

City properties will be overlooked resulting in a loss of privacy and a reduction in amenity value and an increase in nuisance.

- The Council also requests that all necessary safeguards are put in place during construction to avoid unnecessary negative nuisance to adjacent properties including the risk of structural damage when pile driving is in operation for the construction of foundations. With the nearness to existing properties Council is very concerned that cracks will appear in inner walls.
- The Council has major concerns on the impact of the current drainage of the area which potentially could have a major flooding impact on Garden City Traffic issues are a major concern as all new traffic will be linked into Welsh Road creating additional pressure on the highway's infrastructure
- The Council has major concerns about school provision at Sealand Primary School with the high numbers of new pupils that will be living at the to be built additional properties
- Council has major concern on the impact of local health facilities – GP surgeries and dentists.
- Council would like to see the definite inclusion of the provision of children's play area on the sites in question.

Head of Public Protection

Confirms no adverse comments to make with respect to the proposed development.

Head of Assets and Transportation

Confirms no objection following the receipt of amended information, recommends that any permission granted includes the following conditions:

- Works associated with forming the means of site access shall be kerbed and completed to carriageway base course layer
- Facilities shall be provided and retained within site for parking and turning
- Front of garage set back a minimum distance of 5.5m behind the back of footway line or 7.3m from the edge of the carriageway
- Positive means to prevent the run-off of surface water
- Detailed layout, design and construction of internal estate road
- Gradient of access from edge of existing carriageway for minimum of 10m shall be 1 in 24 and a maximum of 1 in 15 thereafter

- Full Travel Plan
- Transport Implementation Strategy
- Submission of active travel plan including off-site pedestrian linkages

Welsh Government (Trunk Roads)

Welsh Government as highway authority for the A494 trunk road directs that any permission granted by your authority shall include the following conditions:

- *The Highway Works identified in the approved Schedule of Highway Works as being relevant to that particular phase shall be laid out and constructed strictly in accordance with the approved plans (Appendix A – Scheme Drawings) and be substantially complete to the written satisfaction of the LPA in consultation with Welsh Government prior to the first occupation of any building within that particular phase, or in accordance with such other timescales as shall be agreed by the Local Planning Authority.*

The above conditions are included to maintain the safety and free flow of trunk road traffic.

Welsh Water/Dwr Cymru

Confirms that following the receipt of a revised proposed site plan, the development would be situated outside of the protection zone of the raising mains measured 3 metres either side of the centreline. On this basis, Welsh Water raise no objections to the proposed scheme subject to the compliance with the requirements of the drainage related conditions imposed on the outline permission, specifically condition no. 9 which relates to the approval of a foul drainage scheme and water supply connection.

Natural Resources Wales

Confirms no objection on flood risks grounds following the receipt of additional information.

Airbus

Confirms no aerodrome safeguarding objection.

Housing Strategy

Supports the application, the proposal would meet the immediate need within the Garden City, Queensferry and Shotton areas and would provide a surplus provision of affordable housing options for future demand for which interest is anticipated to increase as the development is built out, and accommodation becomes available.

Education

The proposed development would not trigger the request for financial contributions for primary education, the nearest and most suitable school being Sealand CP School. The development would however trigger the request for financial contributions towards secondary education, totalling £313,973.00 for Hawarden High School as the nearest and most suitable school.

Education Services advise that the monies would be allocated to the new science block project that has been identified at Hawarden High School.

Leisure Services

Confirms the provision of onsite public open space is satisfactory to cater for the development proposed. Requests that any permission granted is subject to the imposition of a condition which requires a scheme to be submitted for play and recreation equipment which compliments the provision on the phase 1a site and that provided outside of the site as part of the informal public open space in accordance with the approved Green Infrastructure Plan.

Emergency Services

Confirms that emergency vehicles would be able to access the site via the highway network and proposed access arrangements serving the proposed development.

Clwyd-Powys Archaeological Trust (CPAT)

Confirms there are no additional requirements for this reserved matters. The former estate dwellings recorded at Garden City have been archaeologically excavated by Oxford Archaeology, with the report received being considered acceptable.

4.00 PUBLICITY

4.01 Press Notice, Site, Notice, Neighbour Notification

1 no. letter of objection received upon the following grounds:

- Reduce the value of property
- Takes away views enjoyed from the property
- Development will increase the loss of light to the property
- Increased noise
- Lack of doctors surgery

5.00 SITE HISTORY

5.01 There is a complex and lengthy planning history to the Northern Gateway site and accordingly the most relevant applications to this particular plot are listed below.

060411 Application for approval of reserved matters following outline approval (056540) for the erection of 129 no. dwellings. Approved 28.10.21

059635 Application for removal of conditions 6, 8, 11 and 32 and variation of conditions 7, 31, 36 and 44 following grant of planning permission. (056540). Approved 05.06.20

058868 Application for approval of reserved matters relating to the phase 1a enabling and infrastructure works following outline approval. (056540). Approved 30.08.19

056540 Application for variation of conditions 5 (mix of development and phasing), 32 (highway works) and 38 (off-site highway works) and removal of conditions 6 (highway works at Station Road/Asda junction) and 10 (flood defence works) following grant of planning permission
054758 Outline application for an employment led mixed use development incorporating logistics and technology park (B1, B2, B8), residential (C3), local retail centre (A1), Hotel (C1), Training and skills centre (C2, D1) new parkland, conversion of buildings, demolition of barns, and associated infrastructure comprising construction of accesses, roads, footpaths, cycle paths, earthworks, and flood mitigation. Approved 02.03.18

054758 Variation of conditions 6, 9 and 42 and removal of condition nos. 17, 18, 19 and 20 attached to planning permission ref: 050125 Approved 16.03.16.

050125 Employment-led mixed-use development, incorporating Logistics and Technology Park (B1,B2,B8) with residential(C3),local retail centre (A1), hotel (C1), training and skills centre(C2,D1),new parkland; conversion of buildings, demolition of barns; and associated infrastructure comprising construction of accesses, roads, footpaths/ cycle paths, earthworks and flood mitigation/drainage works approved 13.05.14

6.00 PLANNING POLICIES

6.01 Flintshire Unitary Development Plan

STR1 – New Development

STR4 – Housing

STR7 – Natural Environment

GEN1 – General Requirements for Development

D1 – Design Quality, Location & Layout

D2 – Design

D3 – Landscaping

TWH1 – Development Affecting Trees & Woodlands

TWH2 – Protection of Hedgerows

L1 – Landscape Character

WB1 – Species Protection
WB2 – Sites of International Importance
WB3 – Statutory Sites of National Importance
AC13 – Access & Traffic Impact
AC18 – Parking Provision & New Development
HSG1 – New Housing Development Proposals
HSG2A – Strategic Mixed Use Development, Land NW of Garden City
HSG8 – Density of Development
HSG9 – Housing Mix & Type
HSG10 – Affordable Housing within Settlement Boundaries
SR5 – Outdoor Playing Space & New Residential Development
EWP12 – Pollution
EWP13 – Nuisance
EWP14 – Derelict and Contaminated Land
EWP17 – Flood Risk

Adopted Supplementary Planning Guidance

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.

National

Planning Policy Wales Edition 11, February 2021
TAN 2: Planning & Affordable Housing.
TAN 5: Nature Conservation & Planning
TAN 11: Noise
TAN 12: Design
TAN 15: Development and Flood Risk
TAN 16: Sport, Recreation & Open Space
TAN 18: Transport

As the site forms part of the strategic mixed use allocation of HSG2A the principle of development is acceptable.

7.00 PLANNING APPRAISAL

7.01 Introduction

The Northern Gateway site comprises of the former Corus Garden City site and the former RAF Sealand site. The Northern Gateway site spans a vast area and is owned by Praxis Real Estate Management Ltd (Praxis) and Pochin Goodman Northern Gateway Ltd (PGNGL). The northern part of the wider Northern Gateway (former RAF Sealand – The Airfields) site is owned by Praxis with the southern part (former Corus site) owned by PGNGL.

- 7.02 The outline permission for the PGNGL area of land grants the principle delivery of up to 770 residential dwellings on their site.
- 7.03 This application is for the erection of 100no. residential dwellings and associated internal infrastructure on plot 1b of the PGNGL site.
- 7.04 Site Description
The application site extends for 2.48 hectares and is currently open land which is bounded by Farm Road to the north. Farm Road is a residential road serving a number of dwellings. Generally, the other areas surrounding the site are farmland / fields.
- 7.05 Phase 1b specifically, has also been the subject of the recently approved enabling and infrastructure works. As such the works undertaken include increasing the land levels in line with the Strategic Flood Mitigation Strategy, the installation of swales and improved culvert systems and informal landscaping/ public open space to the periphery, including utility services to facilitate the delivery of the proposed residential development.
- 7.06 The site sits immediately adjacent to the defined settlement boundary of Garden City with the majority of the settlement located to the south. Sealand Primary School is located adjacent to the site off Farm Road. Taking in the wider context of the site, further north is Deeside Industrial park which comprises of commercial and industrial units whilst to the west is the industrial complex of Tata Street. Queensferry is the nearest larger settlement located to the south where there is access to a range of amenities.
- 7.07 Proposed Development
The application proposes the erection of 100 new dwellings with associated infrastructure and on-site public open space. The proposed development comprises a mix of 1, 2, 3 and 4 bed properties in a variety of 2 storey house types, ranging from apartment units, semi-detached and terraced dwellings together with a limited number of bungalows.
- 7.08 Some dwellings will have shared parking areas. Each dwelling will benefit with parking provision, ranging from 1 space per 1 bed apartment unit to 2 no. spaces per 2 and 3 bed dwelling, with the larger 4 bed dwellings having 3 spaces.
- 7.09 The application site will be accessed from one point of access from the southern boundary, feed from the spine road. The site access has been provided as part of the recently approved enabling works as a means to service the site and facilitate development.
- 7.10 Separation distances are achieved between proposed dwellings and the highways infrastructure and sustainable drainage infrastructure such as swales. These are located outside of the red line boundary of

the current application, but fall within the scope of the wider infrastructure works being implemented to date.

- 7.11 Overall, dwellings are set back from the road with a front garden and driveway area. Dwellings are proposed to address street corners and enhance natural surveillance throughout the development. Each dwelling is proposed with a front and rear garden and 1, 2 or 3 car parking spaces either to the front or side of the respective unit. All properties are provided with designated areas for storage of waste and recycling bins.
- 7.12 A number of different house types are proposed but remain similar in terms of materials and design.
- 7.13 Furthermore, the proposals include an area of 400sqm of onsite public open space (POS) of recreational value. This is located to the north of the site and connects with the informal public open space which is provided outside the application site, but in line with the approved green infrastructure plan. These include footpath connections to accommodate cycle / footpath links towards the other residential plots and towards the commercial development at the north west of the site. The proposals have also been developed to connect through the site providing a key active travel route across the proposals. Boundary treatment comprises a mix of hedgerows and planting as well as close boarded fencing to residential gardens and railings to the site entrance and around the play area. Some rear gardens back onto site boundaries however access to swales for maintenance has been incorporated into the layout.
- 7.14 Principle of Development
The site forms part of the strategic mixed use development allocation HSG2A land North West of Garden City within the Flintshire Unitary Development Plan.
- 7.15 The Airfields and the Former Corus, Garden City site together make up the 'Northern Gateway', a comprehensive mixed use redevelopment which takes advantage of the strategic location and the availability of previously developed land. Both component sites have the benefit of outline planning permission which as part of the approved mixed use includes a residential contribution of 1,400 new homes (cumulative) to be delivered over a phased period. This is far greater than the 650 dwellings envisaged originally for the site. The Former Corus, Garden City site alone has an agreed principle of 770 residential units.
- 7.16 The Northern Gateway Strategic site continues to remain an allocated site commitment in the emerging LDP currently at examination. As such the development of this site is a key part to supporting the overall housing delivery as part of the current UDP and the supply going forward as part of the LDP.

7.17 As identified above, the site is located immediately adjacent to the settlement boundary of Garden City in the Flintshire Unitary Development Plan, which is a Category 'B' settlement with an array of employment opportunities and a selection of facilities and services, as the site's allocation for mixed use reflects both the strategy of the Flintshire Unitary Development Plan and the principles embodied in PPW11. In this context therefore, there is a clear policy framework supporting the principle of residential development on this site.

Viability Assessment

7.18 The application is supported with a financial assessment, which argues viability implications in respect of the obligatory developer contributions sought as part of SPGN No23 (education). This is the only contribution applicable, as the scheme is a 100% affordable residential development which also provides on-site public open space.

The Education request is as follows:

7.19

Contribution Calculator		
Factor	Primary	Secondary
Net Number of Dwellings	98.	98.
Multiplier	0.24	0.174
Potential Child Yield from Development	23.52	17.052
Potential Child Yield from Development (2)	24.	17.
Contributions per Pupil	£12,257.00	£18,469.00
Potential Amount of Contributions Sought	£294,168.00	£313,973.00
Potential Child Yield from Development (2)	24.	17.
Number on Roll	167.	1,133.
Potential Number on Roll	191.	1,150.
Potential Number on Roll	191.	1,150.
Trigger for Contributions	204.	1,088.
Number of Contributions Sought (3)	-13.	62.
Potential Number of Contributions Sought	-13.	62.
Potential Child Yield from Development	24.	17.
Number of Contributions Sought (4)	-	17.
Maximum Number of Contributions Sought	.	17.
Contributions per Pupil	£12,257.00	£18,469.00
Total Contributions Sought	£.00	£313,973.00

Education colleagues were consulted on the application and advised that in line with SPGN No.23 the nearest and most suitable schools to the development are Sealand Primary and Hawarden High School. They determine that based on the size of the development it is reasonable to calculate that a further 17 no. pupil places for secondary would be generated. However, the development would not trigger an increase in the number of primary pupil places.

7.20 The assessment was independently assessed on behalf of the Council by an appointed valuer in March 2022. This included a breakdown of construction costs, benchmark land values; site acquisition; estimated

sales and marketing values of the properties and gross development value to determine the profit to be made.

- 7.21 The valuer concluded that the full developer contributions as triggered by policy, education financial contributions of £313,973.00 towards Hawarden High School, would render this 100% affordable development unviable.
- 7.22 PPW11 paragraph 4.2.21 states that matters concerning viability is for the decision maker to decide on, having regard to all the circumstances of the case ensuring that the request for community benefits is not so unrealistic that it would unreasonably impact upon the site's delivery. As such, it is considered that the delivery of a 100% affordable housing development which meets the immediate demand, but also secures the provision of available units for future need is given considerable weight in the viability case. It is therefore the Council's intention not to seek the full education contribution for Hawarden High School as otherwise it would risk the delivery of such a valuable and needed development for the Garden City and wider area.
- 7.23 Flood Risk
The outline planning permission for this site required that for each reserved matters application an updated Flood Consequences Assessment (FCA) be undertaken.
- 7.24 A Flood Consequences Assessment has been submitted in support of this reserved matters application although, it is noted that the FCA relies upon some earlier work undertaken at the site which was prepared in support of the reserved matters application for the enabling works associated with Phases 1b, 2 and 3 (planning reference 062409). This FCA established the development platform levels and flood mitigation measures including the creation of flood storage areas.
- 7.25 The earlier FCA presents an assessment of flood risk based on the hydraulic modelling work submitted by Arcadis in support of application ref 062409, which identifies the site to be at risk of flooding from fluvial (Garden City Drain) and tidal (River Dee) sources in the baseline scenario. The key mitigation measures established under the agreed flood mitigation plan are outlined within the FCA, and include setting the development platform levels at 5.50 m AOD and setting the finished floor levels of all properties at 5.95 m AOD.
- 7.26 These measures ensure that the flood risk posed in the 1% AEP fluvial event with an allowance for climate change (including blockage) and the 0.5% AEP breach event with an allowance for climate change are appropriately mitigated. As such, the development platform level has already been approved under application ref 062409.

- 7.27 The updated FCA as submitted states that finished floor levels will set at 5.95 m AOD. It is considered that the mitigation measures are therefore in accordance with the agreed flood mitigation plan. This is replicated in the submitted drawings which show the proposed levels at 5.95m AOD.
- 7.28 In respect to the impact on flood risk elsewhere, the enabling works for the Phase 2 works have been considered under application ref 062409. This includes the creation of the development platforms and compensatory storage required to offset the impact of the raised platforms. Therefore the proposal considered under this application is not expected to have an impact on flood risk elsewhere. This is supported by the pre and post development modelling undertaken in support of application ref. 062409.
- 7.29 Subject to the development being undertaken in accordance with the detailed proposed level plans submitted with the application and outlined in the FCA then the development is considered compliant with policy EWP17 of the Flintshire Unitary Development Plan and the national guidance set out in TAN15.
- 7.30 Highways
The primary access to the site has been provided from the vehicular access road approved as part of previous reserved matters approval (ref. 062409) for the enabling works on residential phases 1b, 2 and 3. The locations of this access has therefore already been assessed by the Local Highway Authority and approved.
- 7.31 Overall, the vehicular access to the proposed development will be provided from the residential spine road providing a direct link to the B5441 Welsh Road. The supporting information sets out the details of the proposed access including pedestrian and cycle links. The internal access arrangements to the residential development provide footways to adoptable standards. The layout proposes a network of pedestrian footways, shared spaces and pedestrian only routes to provide good permeability across the site. The footways are located along the spine road and within the internal network. The footways will also provide access to the bus stops located on Welsh Road
- 7.32 The details submitted include an “approved Green Infrastructure plan” which indicates the provision of a number of offsite pedestrian routes however a number of these routes are omitted from the layout plans. The Transport Assessment submitted in support of the application make reference to the importance and encouragement of Active Travel. External links that are indicated for pedestrian use must be designed to accommodate shared cycle use. On balance, it is considered that the Active Travel proposals can be adequately achieved on site and this can be secured by way of a condition on any grant of permission.

- 7.33 There will be a mix of parking provision across the site with 1 car parking space for the 1 and 2 bedroom apartments whilst the larger dwellings will be provided with 2 and 3 car parking spaces. The submitted parking layout therefore complies with the requirements of the outline approval and the maximum parking standards as set out in SPGN 11.
- 7.34 Furthermore, consultations have been carried out with Welsh Government Trunk Roads Authority who whilst raising no objection to the proposed development, do request the imposition of a condition which follows the conditions imposed upon the outline consent. This condition requires the off-site highway works as identified on the outline consent and as triggered by the cumulative development of the Northern Gateway, are undertaken prior to occupation of the proposed development.
- 7.35 In conclusion, subject to the inclusion of conditions as noted in paragraph 2.0, no objections to the proposal are raised from the position of Highway safety.
- 7.36 Ecological Matters
The loss of habitats was fully assessed as part of the original outline planning application for this site and was considered to be acceptable subject to proposed mitigation. Overall, the habitats management plan as submitted with this application report demonstrates that the proposed landscaping on this site (together with other mitigation proposed outside the boundary of this application) is considered to be sufficient to mitigate for the loss of any habitats caused by the proposed development at The former Corus site as a whole.
- 7.37 The proposed landscaping details will support those mitigation measures and for that reason the Council's Ecologist raises no objection.
- 7.38 Character & Appearance
The site and areas to the north and north east, with the exception of the Deeside Industrial Park, are predominantly rural in character, with areas beyond the site now being made ready for future commercial/employment development. However, to the north, north east, west and south lies new (Keepmoat Homes ref. 060411 and The Airfields Residential approved commitments ref. 059514 and ref. 062898) and established residential development whereby the prevailing house types reflect that proposed within this reserved matters application, and the existing pattern beyond comprising semi-detached two storey properties. A positive outcome for the immediate locality as a result of the residential development at the Northern Gateway, is that there is now a much wider range of different types, sizes and tenures of housing available on the market.

- 7.39 The existing dwellings in Garden City consist of a mix of architectural styles with no overarching character. They include a range of materials including pebble dash, red brick and rendering.
- 7.40 The development comprises a majority two storey scheme. The development would deliver a mix of apartment, terraced and semi-detached properties together with a limited number of bungalows. All units would be designed with pitched roofs and velux roof lights. The external materials of which will be tiled roofs with a mixture of brick and render walls, with solid course detailing to the surrounds of window and door openings. This combined with roof lights, brick opening details all adds variation and interest to the development.
- 7.41 The site layout is conventional in style and is considered to reflect the general layout of surrounding roads and properties where the dwellings directly front onto the access and estate roads. The character and design of the proposed development has been informed in part by the pattern and appearance of the existing and recent new build developments seen on the approved residential phases on the Northern Gateway and that seen within the County, all of which are of a modern suburban appearance, and in part informed by the need for a development that responds not only to the physical constraints of the site, but also to the current housing market requirements and the demonstrated need on the affordable housing register.
- 7.42 The latter indicates that there remains a need for smaller 1 and 2 bed units, and 3 bed units to accommodate the average family. However, the register does reflect a need for a small number of 4 bed affordable dwellings to accommodate larger families, but also low density bungalow type units to cater for the elderly population. This application therefore seeks to cater for a variety of affordable accommodation types which would meet the immediate need but also provides an availability of units to meet future demand as interest grows within the area.
- 7.43 Whilst the proposed density is significantly more than the stipulated minimum of 30 dwellings per ha in accordance with Policy HSG8 due to the proposed apartment type units, the approved details of the outline consent set density and height parameters for the mixed use site, for which it was agreed that the density range for the residential development would be set between 25 – 40 dwellings per ha. The proposed layout, scale and density of the development remains in accordance with the outline permission. This approach is also supported by PPW11 as part of the good place-making principles, stating at paragraph 3.51 that “higher densities should be encouraged in urban centres and near major public transport nodes or interchanges, to generate a critical mass of people to support services such as public transport, local shops and schools.”

- 7.44 A detailed landscaping scheme forms part of the submitted details, which shows the landscaping proposals to comprise of grass and shrubbery strips to the sides of the driveways to provide visual interest as well as demarcate the boundaries between public and private spaces and between units. Existing planting and trees would be retained where possible, however the majority of vegetation was cleared as part of the site clearance works for the enabling and infrastructure works. Acknowledging the loss, new planting, shrubbery and a mixture of trees to the front gardens, landscaped area and the public open space areas will compensate the initial loss, encourage ecological enhancements, support climate change principles and add to the rural feel of the development.
- 7.45 Impact on Existing and Proposed Residents
It is considered that the distances between proposed and existing properties on neighbouring parcels comprising Keepmoat Homes scheme and those properties situated along Farm Road, meets and in most cases exceeds the minimum distance separation guidelines outlined in SPGN no. 2 Space Around Dwellings.
- 7.46 In the few cases where the interface distances on site with proposed dwellings falls short, safeguarding design measures against overlooking and to protect amenity have been incorporated, this has resulted in these properties being positioned at angles or facing diagonal to a flank wall (blank gable) to offset direct interface relationships with opposing elevations with habitable rooms. Overall however, the interface distances are in accordance with the SPGN no. 2 guidance, with facing elevation distances ranging from 22m to 28m and side elevations to flank walls ranging from 12-16m.
- 7.47 In consideration of the siting, orientation and distance of the proposed dwellings relative to existing residential properties, it is not considered that the proposed dwellings would cause any unacceptable reduction or harm to the amenities of the existing occupiers in terms of privacy, loss of light or obtrusiveness. However, it is noted that an objection received has raised that the development will result in a devaluation of properties values. The value of a property is however not a material planning consideration, and is therefore given limited weight in the balance of this application.
- 7.48 Furthermore, all proposed properties with the exception of the 1 bed apartment units, are provided with private rear amenity space, with garden depths ranging from 9-14m and overall useable garden areas exceeding the SPGN no. 2 guide of 70sqm for properties with 3 bedrooms or more.
- 7.49 With consideration to the proposed site layout and the guidance set out in SPGN no. 2, it is considered that the development is compliant and represents good place-making within the context of PPW11.

7.50 Other Matters

The matter of increased noise has been raised but there is no evidence to substantiate that the volume of noise from this development would be significantly greater than any other use in this urban location. Notwithstanding this, site operation hours are restricted by condition on the outline consent, with Sunday and bank holiday working prohibited. The matter raised regarding the devaluation of property and the loss of a private view are not matters that are considered to be material planning considerations and therefore cannot be given sufficient weight in the determination of this application.

7.51 Furthermore, whilst the comment in relation to access to healthcare or lack of is noted, the Council is not responsible for maintaining or securing the provision of this service. This responsibility lies with the Health Board, Betsi Cadwaladr who have been included as consultee as part of the preparation and consultation of the emerging LDP. As such, the Council has appraised the Health Board of the LDP's planned development and housing allocation, therefore allowing them to consider whether there is additional need for healthcare facilities within the areas identified for future growth such as the Northern Gateway. To date, no indication of a capacity issue has been confirmed by the health board.

8.00 CONCLUSION

The site forms part of the strategic mixed use development allocation HSG2A land North West of Garden City within the Flintshire Unitary Development Plan. It is also located immediately adjacent to the settlement boundary of Garden City in the Flintshire Unitary Development Plan, which is a Category 'B' settlement with access to a variety of employment opportunities and a selection of facilities and services, as the site's allocation for mixed use reflects both the strategy of the Flintshire Unitary Development Plan and the principles embodied in Planning Policy Wales. In this context therefore, there is a clear policy framework supporting the principle of residential development on the site.

This report details in full the areas that required approval following the outline consent. These matters include the viability claim, flood risk, highways, ecology, character and appearance and the impact on occupiers both existing and new.

It is considered that these matters have been satisfied, and I therefore recommend that planning permission is granted subject to the imposition of conditions, and the completion of a legal agreement as set out within paragraph 2.01 of this report

8.01 Other Considerations

The Council has had due regard to its duty under Section 17 of the Crime and Disorder Act 1998 and considered that there would be no

significant or unacceptable increase in crime and disorder as a result of the recommended decision.

The Council has acted in accordance with the Human Rights Act 1998 including Article 8 of the Convention and in a manner which is necessary in a democratic society in furtherance of the legitimate aims of the Act and the Convention.

The Council has had due regard to its public sector equality duty under the Equality Act 2010.

The Council has had due regard to its duty under Section 3 of the Wellbeing of Future Generations (Wales) Act 2015 and considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the recommended decision.

LIST OF BACKGROUND DOCUMENTS

Planning Application & Supporting Documents
National & Local Planning Policy
Responses to Consultation
Responses to Publicity

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